



Woking Borough Council

Development Management Policies Development Plan Document

Self assessment of the legal and procedural requirements and the tests of soundness

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Produced by the Planning Policy Team

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Self Assessment of the Legal and procedural requirements and the tests of soundness

1.0 Introduction

- 1.1 Woking Borough Council adopted its Core Strategy in October 2012. It postdates the publication of the National Planning Policy Framework (NPPF), and its requirements were judged by the Inspector of the Secretary of State to be in general conformity with the NPPF. Paragraph 1.10 of the Core Strategy commits the Council to prepare the Development Management Policies Development Plan Document (DM Policies DPD) and the Site Allocations DPD to facilitate the comprehensive delivery of the Core Strategy. The policies of the DM Policies DPD offer detailed, often criteria-based policies in areas of policy where further detail is needed beyond that contained in the Core Strategy. Each policy in the DM Policies DPD is linked to a policy in the Core Strategy that it seeks to help deliver.
- 1.2 The Planning and Compulsory Purchase Act 2004 (as amended) requires the Council to submit the DM Policies DPD for examination when it thinks it is ready to be submitted. Paragraph 182 of the NPPF reiterates this guidance by emphasising that the Council should submit the DM Policies DPD for examination which it considers is sound. The Council submitted the DM Policies DPD to the Secretary of State for examination on 29 February 2016. The DM Policies DPD will be examined by an Independent Inspector whose role is to assess whether it has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements, and whether it is sound. The Council has submitted a statement to the Secretary of State to demonstrate how the requirements of the Duty to Cooperate have been met. This statement is the Council's evidence to demonstrate that the legal and procedural requirements and the tests of soundness have also been met.

2.0 Legal requirements

- 2.1 The Planning and Compulsory Purchase Act 2004 requires a Plan to meet the following legal and procedural requirements:
- The Plan should be prepared in accordance with national planning policy;
 - The Plan should be prepared in accordance with the Community Strategy;
 - The Plan should be prepared in accordance with timescales set out in the Local Development Scheme;
 - The preparation of the Plan should comply with the Statement of Community Involvement;
 - The Council must carry out a Sustainability Appraisal (SA) of the Plan and prepare a report of the findings of the SA.
 - The Plan should be prepared in accordance with other Local Development Documents.

2.1.0 Conformity with national planning policy and the Community Strategy

2.1.1 The Woking Core Strategy was adopted in October 2012. The Core Strategy that the DM Policies DPD seeks to deliver was comprehensively assessed against the requirements of the NPPF and the Surrey and Woking Community Strategies at the Core Strategy Examination. The Inspector concluded that the Core Strategy is in general conformity with the NPPF and would support the delivery of the Community Strategies. The Inspector's Report can be accessed by: <http://www.woking2027.info/corestrategy/pinsreport.pdf>. Because the DM Policies DPD expands on the policies of the Core Strategy by providing detailed policies for determining day to day planning applications, the Council takes the view that the DM Policies DPD will also similarly be in general conformity with the provisions of the NPPF. Nevertheless, the Council has provided a summary of how the policies of the DM Policies DPD conform to, and will help to deliver the core planning principles of the NPPF. This assessment is set out in Table 1.

Table 1

Core planning principles of the NPPF	Policies of DM Policies DPD
Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs (paragraph 18 – 28 of NPPF).	The Core Strategy sets out the overall quantity of development to meet the objectively assessed needs of the area and their broad distribution to ensure sustainable development. The following policies in the DM Policies DPD will help bring forward the necessary development in a sustainable manner to drive and support economic development and thriving local places – DM9, DM10, DM11, DM12, DM14, DM15, DM18, DM19 and DM16.
Seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (Paragraphs 56 – 68 of NPPF).	Policy CS21 of the Core Strategy provides the strategic policy framework for ensuring high quality design of development in the area. The following DM Policies DPD re-enforces Policy CS21 by providing detailed policies for specific types of development that detailed attention is needed – DM10, DM13, DM14, DM17, DM18, DM19 and DM20. The following policies will also promote good design – DM1, DM2, DM4, DM5 and DM7. These will make a significant contribution towards ensuring good quality design of development.
Promoting the vitality of main urban areas, protecting the Green Belt around them, recognising the intrinsic character of the countryside and supporting thriving rural communities within it. (Paragraphs 23 – 28, 79 – 92 of NPPF).	The following policies will help enhance the vitality of the main urban areas and the Green Belt around them - DM15, DM14, DM9, DM13, DM3, DM4 and DM18.
Supporting the transition to a low carbon future in a changing climate, taking full account of flood risk, and encourage the reuse of existing resources, including conversion of existing buildings. (Paragraphs 109 – 125 of NPPF).	The following policies will help minimise any adverse impacts on climate change – DM1, DM2, DM6, DM9 and DM11.

Contributing to conserving and enhancing the natural environment and reducing pollution. (Paragraph 109 – 125 of NPPF).	The following policies will contribute to conserving and enhancing the natural environment and reducing pollution – DM1, DM2, DM4DM5, DM6, DM7 and DM8.
Encourage the effective use of land by reusing land that has been previously developed. (Paragraphs 18 – 22 of NPPF)	The following policies will facilitate the reuse of previously developed land – DM9, DM11.
Promote mixed use developments and encourage the multiple benefits from the use of land in urban and rural areas. (Paragraphs 23 – 28 of NPPF).	The following policies will help promote mixed use development – DM9.
Conserve heritage assets in a manner appropriate to their significance. (Paragraphs 126 – 141 of NPPF).	The following policies will help conserve the heritage assets of the area – DM20, DM18.
Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling. (Paragraphs 29 – 41 of NPPF)	The following policies will encourage the use of sustainable travel modes such as public transport, walking and cycling - DM21.
To deliver sufficient community and cultural facilities and services to meet local needs. (Paragraphs 69 – 77 of NPPF)	The following policies will help deliver community and cultural facilities and services – DM17, DM21 and DM22.

2.1.2 The Council is satisfied that the DPD does not contain any policies that are not consistent with national policy. As demonstrated by the evidence in Table 1, all the policies add value to the core planning principles of the NPPF. The policies of the DM Policies DPD are in general conformity with national planning policy.

2.1.3 The Core aims of the Woking and Surrey Community Strategies for Woking are:

- Creation of a strong community spirit with a clear sense of belonging and responsibility to promote a clean, healthy and safe environment;
- A transport system that is accessible and has good links, recognising Woking's potential as a transport hub;
- Giving local people and key workers access to good quality and affordable housing;
- A community which values personal health and well being;
- Providing opportunities and encouraging people to participate in learning throughout their lives, so they progress and reach their potential.

A number of the policies of the DM Policies DPD will support these aims. Examples of relevant policies include – DM17, DM1, DM2, DM9, DM12, DM11, DM3, DM5, DM6 and DM7.

2.1.4 The above complements the self assessment undertaken to support the Core strategy, and based on the evidence the Council is satisfied that the policies of the DM Policies DPD are also in general conformity with the Surrey and Woking Community Strategies. The self assessment that was carried out to demonstrate how the Core Strategy meets the requirements of national planning policy and the Community Strategies can be assessed via:

<http://www.woking2027.info/corestrategy/cssubmission/selfass>.

2.1.5 At the heart of the NPPF is the presumption in favour of sustainable development. The presumption in favour of sustainable development ensures that development which is sustainable can be approved without delay. For decision taking, it means:

- Approving development proposals that accord with the development plan without delay; and
- Where the development plan is absent, silent or relevant policies are out of date, granting permission unless:
 - Any adverse impacts of doing so would significant and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or
 - Specific policies in the NPPF indicate development should be restricted.

2.1.6 Together with the Core Strategy, the DM Policies DPD will provide the necessary and up to date policy framework to facilitate the determination of planning applications without delay. More importantly, it will ensure that the development that is approved is of high quality standard and sustainable.

2.2.0 The Local Development Scheme (LDS)

2.2.1 The latest version of the Council's LDS was approved by the Council in January 2016. The LDS identifies the DM Policies DPD as one of the Development Plan Documents to be prepared by the Council. The LDS can be accessed by this link: <http://www.woking2027.info/lvs/lvs2015>. The LDS sets out specific timescales for the preparation of the DM Policies DPD. The DM Policies DPD has been prepared in accordance with the timescales set out for all the specific key milestones of the DPD preparation process. Table 2 below demonstrates how the key milestones have been met:

Table 2

	LDS timescales	How timescale have been met by Council
Publication of draft DPD for Regulation 18 consultation	February – April 2015	DPD published for Regulation 18 consultation between 19 February and 3 April 2015
Publication of draft DPD for Regulation 19 consultation	October – December 2015	DPD published for Regulation 19 consultation between 26 October and 7 December 2015
Submission to Secretary of State	February 2016	29 February 2016.

2.2.2 The Council publishes an Annual Monitoring Report by 31 December of each year. The AMR monitors progress on the preparation of the Council's DPD against the timescales set out in the LDS, and publish the outcome for public information. The Council is satisfied that the DM Policies DPD has been prepared to the timescales set out in the LDS.

2.3.0 Statement of Community Involved (SCI)

2.3.1 The Council has an up to date SCI that was approved in February 2015. The SCI sets out how the community will be involved in the preparation of the Council's Local Development Documents and the determination of planning applications. The SCI can be accessed via this link: <http://www.woking2027.info/community/sci2015>. The SCI is also part of the Submission Documents sent to the Secretary of State. The Council has published a Consultation Statement to demonstrate how the requirements of the SCI have been met. The Consultation Statement has been submitted to the Secretary of State and can be accessed by the following link: <http://www.woking2027.info/management/dmdpds/dmdpdc>. The Council is satisfied that the DPD has been prepared in accordance with the provisions of the SCI.

2.4.0 Sustainability Appraisal (SA) Report

2.4.1 The Council has carried out a Sustainability Appraisal of the DM Policies DPD. It has done so with the continuous input from the statutory consultees. The Council has published a SA Report of the findings of the SA. The SA Report has evolved through the key stages of the preparation of the DPD and is an integral and an iterative part of the DPD process and takes into account comments received during both the Regulations 18 and 19 consultations. The SA Report has been submitted to the Secretary of State and can be accessed by the following link: <http://www.woking2027.info/management/dmdpds/dmdpdc>. Subject to the proposed modifications submitted to the Secretary of State for consideration, the Council is satisfied that the SA Report has been prepared to the requirements of the European Union Directive on the preparation of Strategic Environmental Assessment, the Planning Act and the Regulations regarding the preparation of Sustainability Appraisals. How these requirements have been met is set out in Table 1 of the SA Report. The SA and the Habitats Regulations Assessment have ensured that the principles of sustainable development are firmly rooted in the policies of the DPD.

2.5.0 Woking Core Strategy

2.5.1 The Woking Core Strategy provides the local strategic policy context for the preparation of Local Development Documents. The Core Strategy has been prepared to be in general conformity with the NPPF and other international requirements. The DM Policies DPD expands in detail the policies of the Core strategy to facilitate the determination of day to day planning applications. The Core Strategy sets out a clear vision and objectives to address the challenges of the area. The policies of the Core Strategy are driven by its objectives. Overall, the DM Policies DPD will help promote the delivery of the vision, objectives and policies of the Core Strategy. The spatial vision is set out in paragraph 3.2 of the Core Strategy. The vision is about high quality environment, promotion of economic prosperity, sustainable community where the benefits of growth and prosperity are shared. It is also about well designed development, easy access to green spaces and green infrastructure and sustainable multi modal transport to connect people to jobs, key services and facilities.

2.5.2 The relevant policies of the DM Policies DPD and the objectives of the Core Strategy that they seek to promote are demonstrated by Table 3:

Table 3

Core Strategy objectives	Policies of DM Policies DPD
1. To enable a diverse range of development such as offices, housing, shops, leisure and cultural facilities in Woking Town Centre.	DM9, DM10, DM11, DM12 and DM14.
2. To enable attractive and sustainable development of the District and Local Centres to provide convenient access to everyday shops and local services, local community facilities, parks and open spaces.	Entire DPD will promote sustainable development, DM17, DM21, DM22.
3. To enable the provision of well designed homes of different types, tenure and affordability to meet needs of all sections of the community.	DM9, DM10, DM11, DM12, DM14.
4. To protect the integrity of the Green Belt and to harness its recreational benefits for the community.	DM1, DM3, DM14, DM18.
5. To enable a buoyant local economy	DM16, DM18.
6. To lead the way in high quality sustainable development that minimises the adverse impacts on climate change.	DM1, DM2, DM5.
7. To maintain and improve air quality and water quality and manage effectively the impacts of noise and light pollution.	DM4, DM5, DM6, DM7 and DM8.
8. To encourage the high quality design of buildings, neighbourhoods and the public realm that creates a sense of place where people feel safe to spend time and interact without fear of crime.	DM17
9. To ensure that the provision of community infrastructure, including key services and facilities keeps pace with the growth of the Borough.	DM 21, DM22.
10. To work in partnership with Surrey County Council and other stakeholders with an interest transport provision to deliver a transport system that enables people to access key services, facilities and jobs by all relevant modes of travel.	
11. To provide an integrated and effective transport interchange that has an improved Woking Railway Station as a focus.	

12. To preserve and enhance the cultural, historic, biodiversity and geodiversity features of the Borough and make them accessible to the benefit of residents.	DM1, DM2, DM4, DM20.
13. To significantly reduce both absolute and relative deprivation in Sheerwater, Maybury and the Lakeview Estate in Goldsworth Park.	The entire DPD

2.5.3 Based on the above, there is a clear link to how the DM Policies DPD will promote the delivery of the main aim and objectives of the Core Strategy.

2.5.4 Each policy of the DM Policies DPD also seeks to deliver and/or clarify in detail a Core Strategy policy. The parent Core Strategy policies that the policies of the DM Policies DPD seek to deliver is demonstrated by Table 1 of paragraph 1.4 of the DM Policies DPD. It is clear from the Table that each policy in the DM Policies DPD is linked to a parent policy in the Core Strategy. For easy reference, a summary of the relationship between the policies of the DM Policies DPD and the policies of the Core Strategy is set out in Table 4 below. It is emphasised that Table 4 only summarises the main parent policies in the Core Strategy that the DM Policies DPD seeks to deliver. There are other Core Strategy policies that each of the policies of DM Policies DPD will help to deliver as set out in the Policy Link Box of each of the policies of the DM Policies DPD. Based on this evidence, the Council is satisfied that the DM Policies DPD is in general conformity with the policies of the Core Strategy, and also takes full account of national planning policy and European Union Directives. The Core Strategy has been submitted to the Secretary of State, and can be accessed by this link:

<http://www.woking2027.info/corestrategy/adoptedcorestrategy>.

Table 4

Policies in DM Policies DPD	Parent policies in Core Strategy that DM Policies seek to deliver and or are in general conformity
DM1	CS17
DM2	CS24
DM3	CS17
DM4	CS17
DM5	CS9 and CS21
DM6	CS9 and CS17
DM7	CS21
DM8	CS9 and CS21
DM9	CS2, CS3, CS4 and CS21
DM10	CS21
DM11	CS10
DM12	CS11
DM13	CS6
DM14	CS6
DM15	CS4
DM16	CS15

DM17	CS21
DM18	CS20 and CS21
DM19	CS20 and CS21
DM20	CS20
DM21	CSCS16 and CS19
DM22	CS16

3.0 The Town and Country Planning (Local Planning) (England) Regulations 2012

3.1 The Planning and Compulsory Purchase Act requires the Council to comply with the relevant Regulations when preparing Local Development Documents. Table 5 sets out how the relevant requirements of the Regulations have been met.

Table 5		
Relevant Regulations	Summary of requirements	Evidence of how Regulations have been met
Regulation 18	Notification of the prescribed bodies of the subject of the Local Plan which the Council propose to prepare and inviting them to make representations to the Council about what the Local Plan with that subject should contain.	<p>A letter was sent to all the prescribed bodies and other key stakeholders in May 2012 to notify them of the Council's intention to prepare the DPD and to invite them to make representations about what the DPD should contain. The letter and the responses received are at Appendix 2 of the Consultation Statement. The Consultation Statement is via this link: http://www.woking2027.info/management/dmdpds/ub/dmdpdcs. A further e-mail was sent to them on 8 August 2013 with a list of policies and the topics and the scope they would cover and invited them to make representations about whether they were sufficiently comprehensive and/or they felt they raise any strategic issues. The e-mail and the responses received are at Appendix 3 of the Consultation Statement. Responses received were taken into account before the DPD was formally published for Regulation 18 consultation.</p> <p>Resident Groups, Chambers of Commerce and Developers Forum were briefed on the Council's intention to prepare the DPD and throughout the process.</p>
Regulation 18	Publication of draft DPD for formal consultation.	<p>The DPD was published for formal Regulation 18 public consultation between 19 February 2015 and 3 April 2015 for a period of six weeks. Direct mails were sent to over 2,000 individuals and organisations on the Consultation Database to notify them of the publication of the DPD for consultation, the consultation period and where documents can be inspected and where representations can be sent. There was also a public notice in the local newspapers specifying the date of the consultation period, where the relevant documents can be inspected and at what time and where any representations should be sent. Hard copies were deposited at all the main libraries for inspection. Hard copies were made available for inspection at the Council Offices as well. The DPD and supporting documents were also put on the website. The number of people who were sent direct mails is at Appendix 1 of the Consultation Statement. Appendix 8 of the Consultation Statement is a copy of the letter that was sent. Appendix 9 is the public notice. Appendix 10 is the summary of representations, how the Council have responded and taken into account the representations received and the proposed modifications to inform the subsequent</p>

		stages of the DPD.
Regulation 19	A requirement for the Council to make a copy of each of the submission documents and a statement of the representations procedure available for inspection at the Council Offices and other appropriate areas, publish on the website before submitting to the Secretary of State for Examination.	The draft DPD and the statement of representations procedure were made available for inspection and for representations to be sent between 26 October 2015 and 7 December 2015. This was for a period of six weeks. Direct mails were sent to over 2,000 individuals and organisations on the Consultation Database to notify them of the publication of the document for inspection and invited them to make representations, where documents can be inspected and where representations can be sent. The letter included a request to notify the Council if consultees wish to be notified of when the DPD is submitted, the Inspector's Report and the adoption of the DPD. It also set out the next stages of the DPD process. There was also a public notice in the local newspapers of the statement of representation procedure specifying the publication period, where the relevant documents can be inspected and at what time and where any representations should be sent. Hard copies were deposited at all the main libraries for inspection. Hard copies were made available for inspection at the Council Offices. The DPD and supporting documents were also put on the website. The number of people who were sent direct mails is at Appendix 1 of the Consultation Statement. Appendix 15 of the Consultation Statement is a copy of the letter that was sent. Appendix 16 is the public notice and statement of representation procedure. Appendix 17 is the summary of representations, how the Council have responded and taken into account the representations received and the proposed modifications. Appendix 18 is a Schedule of Proposed Modifications sent to the Secretary of State for consideration at the Examination. Each of the general consultation bodies were notified and paper copies sent to them and invited to make representations.
Regulation 20	Representations received on the Local Plan that the Council proposes to submit to the Secretary of State.	Representations were received during the publication period prescribed by the statement of representations procedure. Paper copies of the representations are deposited at all the main libraries in the Borough and the Council Offices for Inspection. The representations have also been sent to the Secretary of State.
Regulation 22	Deals with the submission of documents and information to the Secretary of State for Examination	The DPD and its supporting documents were submitted to the Secretary of State on 29 February 2016 in accordance with the timescale set out in the Local Development Scheme. The following documents were submitted: <ul style="list-style-type: none"> • The draft Development Management

		<ul style="list-style-type: none"> • Policies DPD (Regulation 19 version); • The draft Development Management Policies DPD (Regulation 18 version); • Sustainability Appraisal Report; • Habitats Regulations Assessment; • A Consultation Statement setting out bodies and persons invited to make representations under Regulation 18, how they were invited to make representations under Regulation 18, summary of the main issues raised by representations made under Regulation 18, how the representations had been taken into account, the number and summary of representation in accordance with Regulation 20; • Copies of representation received in accordance with Regulation 20, • Summary of representations, Council's response and proposed modifications in accordance with Regulation 20; • Schedule of Proposed Modifications; • Equalities Impact Assessment; • Duty to Cooperate Statement • Statement of Community Involvement; • Local Development Scheme; and • Working Core Strategy. <p>Paper and electronic (CD) copies were both sent. All the submission documents have been put on the website.</p> <p>Direct mails were sent to over 2,000 individuals and organisations on the Consultation Database, (including anyone who had requested to be notified) to notify them of the submission of the DPD to the Secretary of State for Examination and where the submission documents can be inspected. There was also a public notice in the local newspapers to confirm the submission of the documents to the Secretary of State, the documents submitted and when they were submitted. Hard copies of the submission documents were deposited at all the main libraries for inspection. Hard copies were made available for inspection at the Council Offices as well.</p> <p>The statutory bodies were sent a direct letter with links to the submission documents.</p>
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4.0 International and other obligations

4.1 Habitats Regulations Assessment – The need for Appropriate Assessment for a Plan such as the DM Policies DPD is set out within Article 6 of the EC Habitats

Directive 1992, and interpreted into British law by the Conservation of Habitats and Species Regulations 2010. The ultimate aim of the Habitats Directive is to maintain or restore, at favourable conservation status, natural habitats and species of wild fauna and flora of community interest. There are a number of designated Thames Basin Heaths Special Protection Areas within Woking Borough. In this regard, the Council has carried out a Habitats Regulations Assessment Screening in accordance with the Directive to establish whether an appropriate assessment will be needed for the delivery of the policies of the DPD. The conclusions of the Habitats Regulations Assessment Report is that the Woking Draft DM Policies have been screened out as having no likelihood of leading to significant adverse effects on European sites either alone or in combination with other plans or projects. The Habitats Regulations Assessment can be accessed by the following link:

<http://www.woking2027.info/management/dmdpdpreg19/hradmddpd19.pdf>.

4.2 Equalities Impact Assessment – The Equality Act 2010 requires the Council to have due regard to the need to:

- Eliminate unlawful discrimination, harassment, victimisation and any other conduct prohibited by the Act;
- Advance equality of opportunity between people who share a protected characteristic and people who do not share it; and
- Foster good relations between people who share a protected characteristic and people who do not share it.

The Council takes sufficient care to make sure that equality is taken into account in its decision making process and actions. It has carried out an Equalities Impact Assessment (EIA) to make sure that the DPD meets the above requirements. Based on the assessment it is not considered that any measures are required to mitigate against any adverse impacts that a policy may have because it would discriminate against any of the protected characteristics. The Equalities Impact Assessment can be assessed via: <http://www.woking2027.info/management/dmdpdpdsub/dmdpdeia.pdf>.

5.0 Conclusion (legal and procedural requirements)

5.1 Based on the above, the Council is satisfied that it has met the relevant legal and procedural requirements in preparing the Development Management Policies DPD.

6.0 Tests of Soundness

Paragraph 182 of the NPPF sets out that the Local Plan will be examined by an Independent Inspector whose role is to assess whether the plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements, and whether it is sound. A local Planning Authority should submit a plan for Examination which it considers sound. The NPPF provides a description of what is meant by 'sound' as:

- Positively prepared – the plan should be prepared based on a strategy which seeks to meet the objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with sustainable development;

- Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- Effective – the plan should be deliverable over its period and based on effective joint working on cross boundary strategic priorities; and
- Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

The following demonstrates how these requirements have been met.

6.1 Positively prepared - the Woking Core Strategy makes provision for the delivery of:

- 4,964 net additional dwellings between 2010 and 2027, and annual housing requirement of 292 dwellings;
- 28,000 sq.m of additional office floor space and 27,000 sq.m of warehouse floorspace;
- 93,900 sq.m of additional retail floorspace.

6.2 The Core Strategy has already established the above objectively assessed development requirements for the area, in accordance with the Duty to Cooperate and the requirements of the NPPF. The Core Strategy was judged by the Inspector of the Secretary of State to have been positively prepared and found sound. The Council had prepared an Infrastructure Delivery Plan to identify the nature, type and scale of the infrastructure needed to support the overall scale of development. This was also scrutinised at the Core Strategy examination. The Council adopted the Community Infrastructure Levy Charging Schedule in October 2014 with an approved Regulation 123 list that will contribute towards the delivery of the identified infrastructure. The Charging Schedule came into effect from 1 April 2015 and can be accessed by this link:

<http://www.woking2027.info/infrastructure/httpwwwwoking2027infoinfrastructurechargingchedule.pdf>. The Council is committed to the comprehensive delivery of the Core strategy and has demonstrated a clear path to achieve that. Section 6 of the Core Strategy deals with the implementation and monitoring of the Core strategy. The DM policies DPD will significantly help to achieve the sustainable development of the above requirements by ensuring that development are of the right quality environmental and design standards. The DPD will also facilitate speedy decision making of the development management process with high quality outcomes in accordance with the presumption in favour of sustainable development. Overall, the DPD will contribute positively to the delivery of all the three aspects of sustainable development – environmental, social and economic as set out in paragraph 7 of NPPF.

6.3 The planning application process is one of the key means identified to ensure the delivery of the Core Strategy. It will make sure that development is sustainable and are of the right quality standards in accordance with the strategic requirements of the Core Strategy. By committing to the preparation of the DM Policies DPD, the Council is taking a significant positive step towards the delivery of the Core Strategy and eventually to promote sustainable development in the area. The DM Policies DPD will provide the necessary detailed policies for determining day to day planning applications for development proposals that will be coming forward on the back of the

Core Strategy. For example, paragraph 5.58 of the Core Strategy states that new residential development within the urban area will be provided through redevelopment, change of use, conversion and refurbishment of existing properties or through infilling. Policies DM9 and DM11 of the DM Policies DPD will make sure that these types of development come forward in sustainable manner. The necessity for preparing the DPD is highlighted in paragraph 1.10 of the Core Strategy.

- 6.4 The Council has published a Duty to Cooperate Statement to demonstrate that the DM Policies DPD does not raise any issues of cross boundary significance. Nevertheless, the Council has positively engaged with the statutory consultees, neighbouring authorities and key stakeholders throughout the DM Policies DPD process to take into account any detailed comments they had to enhance the quality of the DPD. The Consultation Statement provides evidence of the extent of the engagement and how any representations have been taken into account. An SA has been prepared to assess the social, economic and environmental implications of the policies of the DPD. It concluded that the DPD will overall promote sustainable development. The SA of options of the Core Strategy and the SA Report of the DM Policies DPD are both on the Council's website (www.woking.gov.uk). There is a clear audit trail of how the representations of key stakeholders and the general public have helped enhance the quality of the DPD. (See the Consultation statement).
- 6.5 The DPD is informed by up to date evidence base as set out at Appendix 1 of the DPD. The DPD has a clear vision as set out in the Core Strategy and reference in paragraph 1.17 of the DPD. The vision, the evidence base, the policies and the path for implementation are an indication of how the DPD has been positively prepared. The policies are positively phrased to support development unless there is a reason to confirm that the necessary policy requirements cannot be met. It provides application information to aid applicants. Each policy of the DPD has a Policy Link Box that includes where an applicant can get other supporting guidance. There is an in-built monitoring framework to monitor the performance of the policies of the DPD (see Appendix 3 of the DM Policies DPD). It has been demonstrated above that the DPD is in general conformity with the Core Strategy and the NPPF. Overall, the Council is satisfied that the DPD has been positively prepared.
- 6.6 **Justified** – The Core Strategy is the most appropriate strategy when compared against other reasonable alternatives. The DM policies DPD seeks to deliver the requirements of the Core Strategy. An SA of the DM Policies DPD has been carried out and has concluded that the DM Policies DPD will help deliver sustainable development. The DPD is informed by up to date evidence as set out at Appendix 1 of the DPD. Each policy of the DM Policies DPD has a clear link to the Core Strategy policy that it seeks to deliver. Each policy has a box listing the lead policies in the Core Strategy that it delivers. Overall, the Council is satisfied that the policies of the DPD are justified.
- 6.7 **Effective** – The DPD will be delivered through the planning application process. Section 8 of the DPD sets out its path for implementation and monitoring. It is clear about how and who will deliver the requirements of the DPD. The Development Management Team of the Council had been positively engaged throughout the process to make sure that the policies have practical application to day to day

determination of planning applications. The Council will also continue to work with applicants through pre-application discussion to make sure that the requirements of the DPD are considered and taken into account right from the beginning of the development process.

6.8 Appendix 3 of the DPD is a monitoring framework to measure how the policies will be performing against their intended objectives. There are indicators to enable the effective monitoring of the policies. The monitoring outcomes will be reported in the Council's Annual Monitoring Report.

7.0 Consistent with national policy – the Council's self assessment has demonstrated that the policies of the DPD are in general conformity with the NPPF.

8.0 Conclusion (tests of soundness)

Based on the above evidence, the Council is satisfied that the DM Policies DPD has been submitted to the Secretary of State on the basis that it is sound.

9.0 Overall conclusion – Based on the evidence highlighted in this self assessment, the Council is satisfied that the DM Policies DPD has been prepared in accordance with the relevant legal and procedure requirements and has been submitted on the basis that it is sound.