



Executive Decision by an Officer

Subject:

Core Strategy – Minor amendments following December Examination Hearing

Decision:

To make minor amendments to provide clarity, consistency and address factual inaccuracies as per the attached schedule. Authority to make such changes delegated by Executive on 6 December 2012.

Reason for decision:

To ensure that the final Core Strategy is up to date, consistent and accurate. Changes are proposed to provide additional clarity, ensure consistency of terminology and to ensure that the Core Strategy reflects the latest national policy and local evidence.

Alternative options:

The alternative option of not making the minor amendments was rejected on the basis that not making these changes could lead to confusion, whilst making the changes can overcome potential future confusion and would not result in substantive changes to the document as already agreed by the Executive.

Attachment: Schedule of minor amendments (Dec 2013)

Signed:

Head of Service



KEO Leary

Dated:

12 / 12 / 13

Schedule of Minor Amendments (Dec 2013)

Page	Policy/ Paragraph	Modification
11	3.12	The borough has a variety of natural landscapes, which support a wide range of biodiversity interests, from the North Downs on the edge of outer London (largely included within the Surrey Hills Area of Outstanding Natural Beauty <u>and currently designated as an Area of Great Landscape Value</u>)...
17	5.1.14	It also allows for sufficient time to properly plan any <u>sustainable</u> urban extensions that are required ...
21	Box 4: Area 2	Up to 1,000-1,400 homes through <u>sustainable</u> urban extensions
21	Box 4: Area 3	Up to 200 homes through small scale <u>sustainable</u> urban extensions
21	Box 4: Footnote	* Figures suggested for each broad location area of search for <u>sustainable</u> urban extensions are indicative and subject to detailed testing through the DMP ...
27	CS1b (now CS3)	4. ... a. Consideration of the purposes of the Green Belt to inform the identification of land for sustainable urban extensions within the broad locations <u>areas of search</u> identified in policy CS4 and revisions to Green Belt boundaries ...
32	6.2.7	Our spatial strategy therefore recognises that some development on land currently outside the urban area will be needed to accommodate <u>sustainable</u> urban extensions providing up to 1,600 homes. If identified urban opportunities fail to come forward, <u>sustainable</u> urban extensions will be required ...
32	6.2.8	Three broad locations <u>areas of search</u> have been identified for <u>sustainable</u> urban extensions to deliver housing ...
32	6.2.10	Following identification of sites in the DMP, masterplans may be prepared to ensure that any <u>sustainable</u> urban extensions (or other allocations) are located, planned, designed and delivered sustainably...
38	6.4.4	...Some suburban settlements, particularly in the north-west of the area, have reasonable accessibility and provide significant opportunities for residential intensification
43	6.6.9	Future expansion potential: The area to the East of Redhill, and East of Merstham, has been identified as a broad geographic location <u>area of search</u> for <u>sustainable</u> urban extensions with capacity for approximately 500-700 new homes.
44-46	Policy CS6 2a (now CS8)	*Figures suggested for each broad geographic location <u>area of search</u> for <u>sustainable</u> urban extensions are indicative and subject to detailed testing through the DMP ...
47-48	6.7.9	Future expansion potential: The area to the South and South West of Reigate has been identified as a broad geographic location <u>area of search</u> for <u>sustainable</u> urban extensions with capacity for approximately 500-700 new homes.
49-50	Policy CS6 2b (now CS8)	*Figures suggested for each broad geographic location <u>area of search</u> for <u>sustainable</u> urban extensions are indicative and subject to detailed testing through the DMP ...
52	6.8.8	Future expansion potential: The opportunity for some small scale <u>sustainable</u> urban extensions adjoining the Horley urban area has been identified.
53-54	CS6 Area 3	Table 1: Scale and location of development ... Housing... Sustainable Urban Extensions* ... <u>Approximately Up to 200</u>
53-54	Policy CS6 3 (now CS8)	*Figures suggested for each broad geographic location <u>area of search</u> for <u>sustainable</u> urban extensions are indicative and subject to detailed testing through the DMP ...
59	New para 7.2.6	The Government has stated its intention to wind down the Code for Sustainable Homes <u>and replace it with nationally described standards and/or revised Building Regulations. As appropriate, the Council may introduce national standards (justified by local evidence of need and viability if required) through the DMP or other DPD. This would then supersede the requirements of Policy CS9 in relation to the Code.</u>

59	CS9 (now CS11)	1. ... a. New housing: to a minimum of Code for Sustainable Homes Level 4, or <u>future nationally described standards (justified by local evidence if required)</u> . To achieve Level 4, the Council may require (through the DMP) or encourage (through supplementary guidance) minimum standards for some tradeable code elements to be provided in particular locations or for particular types of housing development.
62	7.4.5	Broad locations <u>areas of search</u> for sustainable urban extensions to accommodate the additional housing required to deliver the housing target (up to 1,600 homes) have therefore been identified and are set out in policy CS4. Where these broad locations <u>areas of search</u> are within areas of Green Belt, land will only be removed from the Green Belt if <u>exceptional circumstances can be demonstrated in accordance with policy CS1b</u> .
62	7.4.6	The release of sites for <u>sustainable</u> urban extensions will be triggered...
62	7.4.7	The DMP will take account of site specific factors in allocating and phasing <u>sustainable</u> urban extension sites for development.
62	CS11 (now CS13)	Sites allocated for <u>sustainable</u> urban extensions <u>within the broad areas of search set out in policy CS4</u> will be released when such action is necessary to maintain a five year supply of deliverable sites (based on the residual annual housing requirement). The phasing of <u>sustainable</u> urban extension sites will be set out in the DMP and take account of strategic infrastructure requirements.
64	7.6.6	Similarly, consideration will be given to maximising opportunities for affordable housing delivery on any <u>sustainable</u> urban extensions....
67	7.8.5	...In accordance with national policy, developments that generate significant amounts of movement will be required to provide travel plans <u>and transport assessments</u> . The requirement to provide a travel plan will be determined with reference to guidance issued by the County Council <u>and the requirement to provide a transport assessment will be determined in line with the Department for Transport's 'Guidance on Transport Assessments' (2007)</u> .
68	CS15	...3.d. Requiring the provision of travel plans <u>and transport assessments</u> for proposals which are likely to generate significant amounts of movement...
80	8.8	Allocated <u>Sustainable</u> urban extension sites will be released for development if the Council is unable to demonstrate a five year land supply

