

DRAFT SOUTH EAST PLAN EiP
PRELIMINARY LIST OF MATTERS AND PARTICIPANTS
30.08.2006

REGIONWIDE DEBATES

MATTER 1 APPROACH AND LEVELS OF GROWTH

Sub-matter 1A STRATEGIC ISSUES, VISION AND OBJECTIVES

1A.1 What are the key spatial strategy challenges facing the South East and is the response of the draft RSS adequate? (To include reference to the results of monitoring performance against RPG9, and recent, post-RPG9, developments in national policy e.g. the Sustainable Communities Plan and emerging planning policy statements).

1A.2 Are the draft RSS's vision and objectives clear and appropriate? How will this vision of a healthier region be achieved (section C, para 2.2.1)?

1A.3 Is the draft RSS right to adopt "a cautionary approach" to growth over the long-term (section B, para 7.4.1), and to plan to meet the "reasonable needs" of the region (Statement of Policy, section C, para 2.2.1)? What is meant by the concept of reasonableness?

1A.4 Has the draft RSS been properly informed by Sustainability Appraisal?

Participants

Boyer Planning 8024¹ for Redrow Homes and others
CBI South East 7413
CPRE South East 7124
District Councils in the South East 7273
Environment Agency 7511
GOSE² 7447 with DCLG (re Sustainable Communities Plan and emerging planning policy statements)
GVA Grimley for Arlington Business Parks Partnership (GB) Ltd 7590
Home Builders Federation 8130
J. Phillips for Taylor Woodrow 8042
Milton Keynes Council 8092
National Housing Federation 8129
Natural England 7484/English Heritage 7400
New Forest District Council 7103
RPS for Cala Homes 8086 and others
South East County Leaders 7128

¹ Where an agent represents several clients, the client named on the list is one where the representation is particularly pertinent to the topic under discussion

² All references to GOSE should be taken to mean that they will be supported by Government Departments as appropriate. Where the Panel specifically invites a representative from a particular Government Department this is identified in the draft list for that sub-matter

SEEDA 7532
SEERA
South East Forum For Sustainability 7404
T O'Rourke for Legal and General 8055 and others
South East Public Health Group – Panel invite

Sub-matter 1B INTER-REGIONAL AND INTERNATIONAL ISSUES

1B.1 Has the draft RSS taken sufficient account of the effects of globalisation and likely changes to European policy and funding? Does the draft RSS incorporate sufficient future proofing, including effects of technological change and change in lifestyles?

1B.2 Is the draft RSS founded on a robust understanding of the importance of the South East for the national economy? Is there sufficient alignment between draft RSS and draft RES, including assumptions on GVA and sectoral growth?

1B.3 Does the Plan adequately address the relationship between the South East and adjoining regions, particularly London, having regard to such cross-boundary linkages as:

- **households and migration?**
 - **employment and commuting?**
 - **transport and infrastructure?**
- (including Policy CC7 and the cross-boundary growth areas).**

Participants

CBI South East 7413
Diamonds for Growth LAs 7341 (hot-seat)
East of England Regional Assembly 7433
GOSE 7447
Greater London Authority 7450
GVA Grimley for Arlington Business Parks Partnership (GB) Ltd 7590 and
GlaxoSmithKline 8173
Home Builders Federation 8130
Kent County Council 7296
Milton Keynes Economy & Learning Partnership 8167
Partnership for Urban South Hampshire 7138 (hot-seat)
Pegasus for Genesis 8050 and others
South East County Leaders 7128
SEEDA 7532
SEERA
South West Regional Assembly 7550
Surrey Economic Partnership 7084
TCPA 7189
Vale of White Horse District Council 7297
Warborough Parish Council 7047
West Midlands Regional Assembly 7541/ East Midlands Regional Assembly 126 (hot-seat)

Sub-matter 1C CLIMATE CHANGE AND RESOURCE CONSUMPTION

1C.1 Does the Plan take sufficient account of the implications of Climate Change? Does Policy CC2 provide appropriate guidance to stakeholders on the measures that should be taken to mitigate the effects of climate change and to adapt to risks and opportunities, and is this guidance carried forward into subsequent policies, including on transport and renewable energy?

1C.2 Is the regional target for the reduction in CO₂ emissions appropriate and justified (Policy CC2)? Is it clear how this might be achieved, including the issue of not penalising new development while not addressing existing sources of emissions? Would it be appropriate to set additional and/or more specific targets?

1C.3 Is the objective of stabilising the ecological footprint of the Region by 2016 and reducing it by 2026 appropriate and realistically achievable, bearing in mind the results of the Sustainability Appraisal (Policy CC3)? If not, what changes are required?

1C.4 Does the Plan set out a coherent strategy and set of policies that will assist in controlling and reducing the ecological footprint, particularly in respect of influencing behavioural change?

Participants

Arun District Council 7309/ East Hants District Council 8007 (hot-seat)
Barton Willmore for the South East Consortium 8021
Environment Agency 7511
Farming and Rural Issues Group 7629
GOSE 7447
Highways Agency 7081
Home Builders Federation 8130
Institute of Civil Engineers SE 8147
Natural England 7484
South East Confederation of Green Parties 7501
SEEDA 7532
SEERA
South East Climate Change Partnership 7119
South East Forum for Sustainability 7404/ Friends of the Earth South East 7132 (hot-seat)
Surrey County Council 7275
TCPA 7189
WWF 7523
South East Public Health Group – Panel Invite

Sub-matter 1D INFRASTRUCTURE AND DEMAND MANAGEMENT

1D.1 Does the draft RSS strike an appropriate balance between encouraging demand management/making the best use of existing infrastructure and seeking the provision of new infrastructure (including Policies T1 and NRM1)? Can the approach taken be reconciled with the sustainable development aspirations of the Plan?

1D.2 Has sufficient account been taken of infrastructure capacity and delivery mechanisms in setting the development framework for the region?

1D.3 How realistic is the principle that the scale and pace of development should be dependent on there being sufficient infrastructure capacity (Policy CC5)?

Participants

Crawley Borough Council 7314/Mid Sussex District Council 7697/Horsham District Council 7255 (hot-seat)

District Councils in South East 7273

Drivers Jonas for National Grid 8118

Environment Agency 7511

GOSE 7447 with DfT Rail

Highways Agency 7081

Home Builders Federation 8130

Milton Keynes Council 8092

Natural England 7484

SEEDA 7532

SEERA

South Central/ South East Coast Strategic Health Authorities 7509 (hot-seat)

South East County Leaders 7128

South East Forum for Sustainability 7404

Surrey County Council 7275

TCPA 7189

Wokingham District Council 7265

Woolf Bond for Martin Grant Homes 7095

Sub-matter 1E WATER

1E.1 Given that EA modelling shows that much of the region will be in deficit by 2025 what is the evidence that a twin track approach of demand management and investment will meet the water supply needs of the region (Policy NRM1)?

1E.2 In terms of water efficiency, what else needs to be done at regional level to ensure that demand for water can be controlled and provided for? Is something more practical required in terms of monitoring and implementation?

1E.3 How far is the partnership approach adequate as a mechanism for clarifying and meeting future supply requirements (Policy NRM2)?

1E.4 Have the cumulative effects of growth and the implications of providing additional water and waste treatment capacity been taken fully into account, including on river water quality (Policies NRM1 - 2)?

1E.5 Has sufficient account been taken of flood risk assessment in setting the development framework for the region?

Participants

Adams Hendry for SE Water 8182 and Southern Water 8184 and Mid Kent Water 8185
Barton Willmore for South East Consortium 8021
Basingstoke and Deane Borough Council 7600
CPRE Kent 7150
Environment Agency 7511
Friends of the Earth South East 7132
GOSE 7447
Home Builders Federation 8130
Kent County Council 7296
Mid Sussex District Council 7697
Natural England 7484
South East Confederation of Green Parties 7501
South East County Leaders 7128
SEERA
Surrey Heath Borough Council 7485
Thames Water 7510

Sub-matter 1F SOCIAL, CULTURAL AND HEALTH

1F.1 Have social factors, including the needs of an aging population, been adequately taken into account in the preparation of draft RSS, and have they been sufficiently influential on the regional strategy (section D11, Policy CC11)?

1F.2 Does the strategy take proper account of the needs of all sections of the community, including vulnerable groups and other hard-to-reach groups?

1F.3 Are the policies on health, social and cultural matters sufficiently well articulated and integrated with the rest of draft RSS (Policies S1 – S8)?

Participants

Barton Willmore for Berkshire Shared Services 8012
Brethren's Gospels Trust 7448
Culture South East 7142
District Councils in South East 7273
East Sussex Fire & Rescue Service 7438
Federation of Small Businesses 7641
GOSE 7447
Hampshire Police 7439
Home Builders Federation 8130
Learning and Skills Council 7401
Savills for The Consortium (Prudential Assurance Company, Crown Estate and Wilky Property Holdings) 8174
South Central/ South East Coast Strategic Health Authorities 7509 (hot-seat)
South East County Leaders 7128
SEERA
South East Employers 7424

Surrey County Council 7275
University of Surrey 7131
NW Kent Racial Equality Council – Panel invite
Social Inclusion Partnership SE/RAISE – Panel invite
South East England Faith Forum - Panel invite

Sub-matter 1G ECONOMY, AND JOBS - HOUSING ALIGNMENT

1G.1 Are the provisions of the draft RSS consistent with its own assumption of achieving 3% growth in GVA to 2016?

1G.2 Is there sufficient alignment between the expectations of employment growth and new housing provision at the regional and sub-regional levels?

1G.3 How will the region and sub-regions/regional partners seek "smart growth", and how realistic is this objective (section D2, paras 1.20-1.21, Policy WCBV5)?

1G.4 What is the scope for labour market adjustments to offset the projected labour supply shortfall (section B, para 7.3.5)?

Participants

Barton Willmore for the South East Consortium 8021
Bracknell Forest Borough Council 7468
CPRE South East 7124
Dartford Borough Council 7422
Development Land and Planning Consultants for Strategic Land Planning Trust 8069
Districts in the South East 7273
East Sussex County Council 7451
GOSE 7447
GVA Grimley for Arlington Business Parks Partnership (GB) Ltd 7590
Kent County Council 7296
Savills for The Consortium (Prudential Assurance Company, Crown Estate and Wilky Property Holdings) 8174
South East County Leaders 7128
SEEDA 7532
SEERA
Surrey Economic Partnership 7084
Swindon Borough Council 7108

Sub-matter 1H HOUSING LEVELS

1H.1 Is the demographic evidence, including migration assumptions, underpinning the draft RSS clear and reasonable, bearing in mind the latest Government population and household projections?

1H.2 Is appropriate weight given to assessments of overall housing need, taking account of any housing needs outstanding at the start of the Plan period, the best available evidence on future housing demand and need, and affordability concerns?

1H.3 Taking account of all relevant factors (eg overarching vision, demographic, economic, environmental and social factor, capacity and public opinion) does the draft strategy plan for an appropriate and deliverable total level of housing growth in the period 2006 to 2026?

Participants

Barton Willmore for the South East Consortium 8021
CPRE South East 7124
Development Land and Planning Consultants for Strategic Land Planning Trust 8069
GOSE 7447
Greater London Authority 7450
Hampshire County Council 7338
Home Builders Federation 8130
Kent County Council 7296
National Housing Federation 8129 and 8176
Oxford City Council 7534
Pegasus Planning for Martin Grant Homes 8044
SEEDA 7532
SEERA
Sellwood Planning for Berkeley Strategic 8166
South East Confederation of Green Parties 7501
South East County Leaders 7128
South East Forum for Sustainability 7404
South East Protected Landscapes 7488
TCPA 7189
Wokingham District Council 7265

MATTER 2 SPATIAL STRATEGY

Sub-matter 2A SPATIAL DISTRIBUTION

2A.1 Is the spatial strategy clear and based on a reasoned approach? Have a sufficiently wide range of spatial options for accommodating new development (form and location) been tested?

2A.2 Is draft RSS's focus of concentrating development in urban areas appropriate? Is draft RSS's target of 60% of new housing on previously developed land sufficiently challenging (Policy CC8a)?

2A.3 How do the spatial strategy elements, particularly the regional Hubs, relate to the Diamonds in draft RES, and to the potential Growth Points? Is there a need for a hierarchy within the Hubs?

2A.4 Are the sub-regions identified appropriate and necessary? Does the draft RSS pay sufficient attention to the inter-relationships between sub-regions and the functional relationships between the sub-regions and other parts of the region and beyond? Is there sufficient recognition of the roles of districts outside the sub-regions?

2A.5 Hypothetically, if a case were made for higher regional housing levels, what would be the most appropriate approach to distribute the additional dwellings arising from these, taking account of economic, environmental and social implications?

Following the sub-regional debates

2A.5 To be revisited

2A.6 Hypothetically, what would be the implications of higher regional housing levels on:

- **water supply and waste water treatment;**
 - **transport infrastructure;**
 - **landscape, heritage and biodiversity assets;**
- and to what extent could these be addressed?**

Participants

Barton Willmore for Slough Estates 8015 & others
Berkshire Joint Strategic Planning Unit 4092
CPRE South East 7124
Didcot Town Council 7581
District Councils in South East 7273
English Partnerships 7153
Environment Agency 7511
Fareham Borough Council 7094
GOSE 7447 with DCLG (re growth points)
Greater London Authority 7450
GVA Grimley for Defence Estates 7449
Kent County Council 7296
Maidstone Borough Council 7295
Natural England 7484
Pegasus Planning for Persimmon 7500 & others
Reigate and Banstead Borough Council 7257/Crawley Borough Council 7314(hot-seat)
South East County Leaders 7128
SEEDA 7532
SEERA
Terence O'Rourke for East Oxford Consortium 8170 and others

Sub-matter 2B GREEN BELTS AND STRATEGIC GAPS

2B.1. Are policies CC10a and CC10b consistent with the emphasis of the spatial strategy on urban areas and regional Hubs?

2B.2 Is there a case for a strategic review of the Green Belt?

If there is a case i) are there any particular locations in the Region that should be identified for review (for the purposes of additions to or deletions from the Green Belt), ii) what are the criteria for review that should be specified in the Plan?

2B.3 Is it appropriate to encourage the identification of strategic gaps in certain circumstances? If yes, are the criteria defined in Policy CC10b appropriate and justified?

Participants

Aylesbury Vale District Council 7351
Barton Willmore for Slough Estates International 8015 & others
Chilterns Society 7125
District Councils in South East 7273
GOSE 7447
GVA Grimley for Arlington Business Parks Partnership (GB) Ltd 7590
Hampshire and Isle of Wight Wildlife Trust 7486
Highways Agency 7081
Home Builders Federation 8130
Kent County Council 7296
Medway Council 7278
Partnership for Urban South Hampshire 7138 (hot-seat)
SEERA
Smart Futures 8149
South East County Leaders 7128
Surrey County Council 7275
TCPA 7189
The London Greenbelt Council – Panel Invite

Sub-matter 2C RURAL, SMALL TOWNS AND BUILT ENVIRONMENT

2C.1 Is there sufficient focus/explicit policy on rural issues (Box B1, Policy RE2, Policies H3, BE5&6)?

2C.2 Are the needs of smaller towns adequately recognised in draft RSS (including Policy BE5)?

2C.3 Is the draft RSS's approach to the Built Environment soundly based and sufficiently regionally specific, particularly on suburban renewal and on the urban rural fringe (Policies BE3 and BE4)

Participants

CABE 7436
Committee for Rural Hants 7182
CPRE South East 7124
Development Land and Planning Consultants for Hallam 8126
Farming and Rural Issues Group 7629/ National Farmers Union 7577 (hot-seat)
GOSE 7447
Home Builders Federation 8130
Kent County Council 7296
Lewes District Council 8006
Natural England 7484
North West (London) Green Arc 7085
SEERA

South East Rural Affairs Forum 7597
Surrey County Council 7275
The Country Land and Business Association 8189
The Marlow Society 7533
W.H. Deakin for the Attwood Trust 875
Winchester City Council 7410

MATTER 3 REGIONAL TRANSPORT STRATEGY

- 3.1 How well does the RTS reflect and complement the proposed spatial strategy?**
- 3.2 Should RTS include a more spatially specific policy on demand management in general, or road user charging in particular, having regard to the potential for raising new sources of revenue for transport schemes (Policy T6)?**
- 3.3 Is the guidance on car parking standards, specifically for B1 uses, sufficient and appropriate (Policy T7)?**
- 3.4 Does the Plan give enough emphasis to freight, logistics and distribution (Policies T10-T13)? Should there be greater specificity on the location of inter-modal freight interchanges (Policy T13)?**
- 3.5 Does the strategy provide an adequate framework for the development of ports bearing in mind the current Government review of ports policy (Policy T8)?**
- 3.6 Should the draft RTS have reflected to a greater extent the provisions of the Air Transport White Paper, particularly at Gatwick (Policy T9)?**

Participants

Adams Hendry for Associated British Ports 8183
BAA plc 7130
Barton Willmore for Rosemound 8018 and others
Brighton & Hove Council 7072
Buckinghamshire County Council 7546
CTC 7454
Dover Harbour Board 7493
Friends of the Earth South East 7132
Gatwick Area Consultative Committee 7050
GOSE 7447 with DfT
Greater London Authority 7450
Hastings Borough Council 7291
Highways Agency 7081
Nathaniel Lichfield for Peel Ports 7553
Network Rail 7494
RPS for DMI 7551
South East Confederation of Green Parties 7501
SEEDA 7532
SEERA
Smart Futures 8149

Surrey County Council 7275
Confederation of Passenger Transport -- Panel invite

MATTER 4 DETAILED HOUSING POLICIES

Sub-matter 4A AFFORDABLE HOUSING

4A.1 Does the regional strategy give sufficient weight to the delivery of affordable housing (by scale and type)?

4A.2 Is the regional level affordable housing target of 25% social rented and 10% intermediate housing appropriate, bearing in mind needs and viability (Policy H4)?

4A.3 What is the relationship between the level of future housing provision and the delivery of affordable housing, and how does this vary between urban and rural areas?

Sub-matter 4B OTHER HOUSING POLICIES

4B.1 Does draft RSS provide appropriate guidance on the type and size of new housing (Policy H6)?

4B.2 Does draft RSS provide appropriate guidance on densities in the light of recent Government guidance (Policy H5)? Will this provide the right type of housing?

4B.3 Does the strategy give a sufficiently strong steer to the adoption of higher sustainability standards in the region's housebuilding (Policies CC4, EN1, NRM1)?

Participants

Barton Willmore for Elmbridge Housing Trust 8020
CBI South East 7413
Charles Planning Associates for Swan Hill 7587
Civic Trust South East 7200
Development Land and Planning Consultants for Hallam Land Management 8126 & others
East Hampshire District Council 8007
GOSE 7447
Greater London Authority 7450
Home Builders Federation 8130
Milton Keynes Council 8092
National Housing Federation 8129 & 8176
Places for People 8136
Reading Borough Council 7300
RPS for Fairview 8046
SEERA
Shelter 7505
South East County Leaders 7128
South East Forum for Sustainability 7404

South East Rural Affairs Forum 7597
Surrey County Council 7275
Housing Corporation - Panel invite

MATTER 5 ECONOMIC DEVELOPMENT

Sub-matter 5A EMPLOYMENT LAND POLICIES

5A.1 Should the draft RSS include indicative employment growth targets or employment land/floorspace targets?

5A.2 Does the draft RSS provide appropriate guidance on the scale and location of employment land needed (Policy RE2 and sub-regional strategies)? Should strategic employment sites be identified (section D2, para 3.1)?

5A.3 Does the draft RSS provide appropriate guidance to deliver regeneration in those areas that need it? How successful are the tools set out in Policy CC9 and RE5 likely to be in reducing intra regional disparities?

Participants

Barton Willmore for the South East Consortium 8021
CBI South East 7413
CPRE South East 7124
Crawley Borough Council 7314
District Councils in the South East 7273
Dover Harbour Board 7493
East Sussex Economic Partnership 7640
Engineering Employers Federation 7420
Federation of Small Businesses 7641
GOSE 7447
Greater London Authority 7450
GVA Grimley for Arlington Business Parks Partnership (GB) Ltd 7590 and others
Hampshire County Council 7338
Kent County Council 7296
Learning and Skills Council 7401
Roger Miles Planning for Prudential Property Investment Managers 8072
Savills for The Consortium (Prudential Assurance Company, Crown Estate and Wilky Property Holdings) 8174
SEEDA 7532
SEERA
Surrey County Council 7275

Sub-matter 5B TOWN CENTRES

5B.1 Does Section D9 Town Centres provide a clear vision and strategy for the future development of town centres in the region that is consistent with the rest of the RSS (for retail and other town centre uses)? Specifically, is the role of regional Hubs properly reflected in the network of town centres and is the selection of centres soundly based (Policy TC2)?

5B.2 a) Does draft RSS provide appropriate guidance for LDFs on the respective role and potential of the centres identified, and about the quantity and distribution of future growth for retail? Should the RSS provide a more detailed hierarchy of town centres?

b) Is further guidance needed on appropriate mechanisms for cross-boundary working within and beyond the Region, particularly in relation to the assessment of catchment areas and expenditure growth?

5B.3 Is the strategy's proposed inclusion of Bluewater/ Ebbsfleet as a Primary Regional Centre (Policy TC2) appropriate and consistent with draft RSS as a whole, and with policy in PPS6? In particular:

(a) Is there clear evidence to justify the proposed designation?

(b) How would the designation complement the existing network of centres and how would the proposed centre function?

(c) What are the potential implications for the vitality and viability of other centres in its catchment, if this designation were to lead to any further development?

(d) Should the potential growth of this centre be limited over the strategy period, and if so, to what level?

5B.4 In all other respects how does Section D9 relate to PPS6, particularly in relation to edge-of-centre and out-of-centre development?

Participants

Barton Willmore for Slough Estates International 8015

Burgess Hill Town Council 7076

Dartford Borough Council 7422

Diamonds for Growth LAs 7341 (hot-seat)

Drivers Jonas for Lendlease Blueco 7101

Eastbourne Borough Council 7619

English Heritage 7400

Essex County Council 7347

Federation of Small Businesses 7641

GOSE 7447

Greater London Authority 7450/ Association of London Government 7709(hot-seat)

GVA Grimley for British Land Corporation 8158 and others

Kent County Council 7296

Nathaniel Lichfield and Partners for Morley Fund Management 8059 and Capital

Shopping Centres 7077 and others

Oxford Architectural and Historical Society 7566

RPS for Westfield Shoppingtowns Ltd 8095

SEERA

Surrey County Council 7275

Thanet District Council 7582

Woolf Bond for Martin Grant Homes 7095

British Council of Shopping Centres – Panel Invite

MATTER 6 ENVIRONMENT

Sub-matter 6A BIODIVERSITY

6A.1 Have the needs of all the areas of international significance for nature conservation been adequately reflected in the draft RSS? What are the implications of the Appropriate Assessment undertaken since the draft Plan's submission?

6A.2 Does Policy NRM4 provide appropriate guidance on the protection and enhancement of biodiversity?

6A.3 a) Are the Regional Biodiversity Targets summarised in Figure NRM2 appropriate and achievable?

b) Are the Areas of Strategic Opportunity for Biodiversity Improvement adequately expressed (Map NRM4) and how will they be implemented?

c) Overall, are the targets and areas of strategic opportunity fully integrated with the rest of the Plan?

Participants

Committee for Rural Hampshire 7182

Environment Agency 7511

Friends of the Earth South East 7132

GOSE 7447 with DEFRA

Hampshire County Council 7338

Home Builders Federation 8130

Natural England 7484

RSPB 7491

SEERA

South Downs Joint Committee 8085

South East England Biodiversity Forum 7512

South East Forum for Sustainability 7404

Surrey County Council 7275

Surrey Heath District Council 7485/Waverley Borough Council on behalf of Thames

Basin Heath grouping of Local Planning Authorities 7452

Sussex Wildlife Trust 7508/ South Hampshire & Isle of Wight Wildlife Trust 7486/

Kent Wildlife Trust 7552 (hot-seat)

Swale Borough Council 8105

Sub-matter 6B COUNTRYSIDE AND COAST

6B.1 Does the Plan set out a positive, integrated strategy for the Region's countryside in general? Would it be appropriate to include a 'Countryside Quality' Indicator as a measure of the success of the strategy?

6B.2 Does the Plan set out a positive vision for National Parks and AONBs that reflects the opportunities they provide for the region and beyond? Is the policy

guidance on New Forest and proposed South Downs National Parks appropriate (Policies C1a, C1b and C2)?

6B.3 Is there a need for regional guidance on the River Thames Corridor? What should this contain?

6B.4 Would it be appropriate to provide more regionally-specific guidance on the opportunities that may be available to improve land-use management and access including in the designated Green Belt?

6B.5 Does the Plan provide appropriate, regionally-specific guidance on coastline planning and management (Policy NRM6)? In particular:

a) are realistic forecasts of the impacts of climate change on the coast taken into account in framing policies for managing coastal development?

b) are the expectations for areas subject to Shoreline Management Plans, Coastal Habitat Management Plans and Estuary Management Plans made sufficiently clear?

c) should draft RSS be more clear about the actions at regional and sub-regional levels that need to be taken to protect Heritage Coasts?

Participants

Beds Berks & Oxon Wildlife Trust 7514

Brighton & Hove Council 7072

Chichester District Council 8010/Test Valley District Council 7616 (hot-seat)

English Heritage 7400

Environment Agency 7511

GOSE 7447 with DEFRA

Hampshire County Council 7338

National Farmers Union 7577/ Country Land and Business Association 8189/ Farming and Rural Issues Group 7629 (hot-seat)

Natural England 7484

New Forest National Park Authority 7453/ Council for National Parks 7460 (hot-seat)

North West (London) Green Arc 7085

Portsmouth City Council 7272

River Thames Society 7522

SEERA

South Downs Joint Committee 8085

South East Forum for Sustainability 7404

South East Protected Landscapes 7488

South East Rural Affairs Forum 7597

Surrey County Council 7275

West Sussex County Council 7246

MATTER 7 WASTE AND MINERALS

Sub-matter 7A WASTE

7A.1 Is the proposed apportionment of London waste fair and appropriate (Policy W3)?

7A.2 Is the proposed approach to hazardous waste sufficiently clear (Policy W15)?

Sub-matter 7B MINERALS

7B.1 Is the proposed apportionment of secondary and recycled materials fair and appropriate (Policy M2)?

Berkshire Authorities Joint Strategic Planning Unit 4092

Biffa 278

Buckinghamshire County Council 7546

East Sussex County Council 7451/Brighton & Hove Council 7072 (hot-seat)

Environment Agency 7511

GAIN 7644

Gloucestershire County Council 8093

GOSE 7447

Greater London Authority 7450

Hampshire County Council 7338

Kent County Council 7296

Oxfordshire County Council 7344

Robert Brett and Sons 7674

Scott Wilson for Waste Recycling Group 7549

SEERA

South East Forum for Sustainability 7404

Surrey County Council 7275

Viridor 7520

West Sussex County Council 7246

MATTER 8 SUB-REGIONAL STRATEGY

Sub-matter 8A SUSSEX COAST

8Ai Role and Economy

8Ai.1 What is the rationale for and role of the sub-region, having regard to the particular environmental attributes of and challenges facing the Sussex Coast (Policy SCT1)?

8Ai.2 Are the economic assumptions realistic and is there sufficient provision for employment land throughout the sub-region, particularly in West Sussex (Policies SCT3, SCT4)?

8Ai.3 Is there the right balance of emphasis between the coastal towns and does the Plan give enough recognition to their regeneration needs? If not, what more could be done (Policies SCT2, SCT6)?

8Ai.4 Are economic development opportunities identified with sufficient clarity, for example at Shoreham Harbour (Policy SCT3)?

Participants

Adur District Council 7377
Brighton & Hove Council 7072
Chichester District Council 8010
Cluttons for Folkington Estate 7499
Development Land and Planning for Strategic Land Planning Trust 8069
East Sussex Economic Partnership 7640
East Sussex County Council 7451
Eastbourne Borough Council 7619
Federation of Sussex Amenity Societies 7201
Friends of the Earth South East 7132
GOSE 7447
Lewes Town Council 8006
Newhaven Town Council 7345
Savills for Crest 8141 and others
SEEDA 7532
SEERA
Sussex Wildlife Trust 7508
West Sussex County Council 7246
West Sussex Economic Partnership 7416

8Aii Housing and Infrastructure

8Aii.1 Is housing provision set at the right level in the Sussex Coast, having regard to the assumptions about local employment, and does it “help meet wider regional needs” (Policy SCT7, para 2.3)?

8Aii.2 Is a 40% affordable housing appropriate in the Sussex Coast (Policy SCT8)?

8Aii.3 Has the potential for additional housing in the areas identified for development in structure plans been fully explored (Policy SCT7)?

8Aii.4 Have the water supply and waste water treatment, and transport implications of the growth proposals been adequately considered (and is there a case for a more co-ordinated sub-regional approach to infrastructure) (Policies SCT6, SCT9, para11.1)?

8Aii.5 Are the proposals in the Implementation Plan³ (including for social and green infrastructure) clear, justified and well related to the spatial strategy? What are the priorities?

Participants

Arun District Council 7309 / Worthing District Council (Panel invite) / Adur District Council 7377 (hot-seat)

Barton Willmore for Bellway Homes Ltd 8019

Brighton & Hove Borough Council 7072

Chichester District Council 8010

East Sussex Transport 2000 7489

East Sussex County Council 7451

Eastbourne Borough Council 7619/ Wealden District Council (Panel invite) /Lewes District Council 8006 (hot-seat)

Friends of Lewes Society 7181

GOSE 7447

Hastings Borough Council 7291/Rother District Council 7333 (hot seat)

Network Rail 7494

Savills for Crest Nicholson 8141 and others

SEERA

South Downs Society 7163

Surrey and Sussex Strategic Health Authority 7509

Sussex Wildlife Trust 7508

T O'Rourke for J S Bloor 7696 and others

West Sussex County Council 7246

White Young Green for a Consortium 8065 & others

Wolf Bond for George Wimpey 8114

³ To be updated by SEERA prior to EiP

8B SOUTH HAMPSHIRE

8Bi Strategy and Economy

8Bi.1 Does the proposed strategy provide a positive steer that will achieve economic development in the sub-region while taking account of the environmental assets of South Hampshire and its surroundings?

8Bi.2 Is the proposal to seek an increase in GVA of 3.5% per annum in the sub-region soundly based? How can this be achieved in the absence of a region-wide economic growth target for the post-2016 period?

8Bi.3 Is there sufficient guidance about what action needs to be taken by LPAs to assist the achievement of this GVA growth rate, in term of identification of employment land and of priorities for employment sites?

8Bi.4 Does the proposed strategy adequately reflect the role and potential of Southampton and Portsmouth, including Southampton Airport and Southampton Port?

8Bi.5 Is there sufficient focus on the needs and potential of the city centres? Are the proposals for office development appropriate and properly justified, having regard to the guidance in PPS6 (Policy SH8⁴)?

Participants

BAA plc 7130

Development Land and Planning Consultants for Strategic Land Planning Trust 8069

Dorset County Council 4162/ South West Regional Assembly 7550 (hot-seat)

Friends of the Earth South East 7132

GOSE 7447

Hampshire and Isle of Wight Wildlife Trust 7486

Hampshire County Council 7338

Hampshire Economic Partnership Transportation & Logistics Task Group 7490/

Investment, Land and Property Task Group 8053 (hot-seat)

New Forest National Park Authority 7453

Partnership for Urban South Hampshire Authorities 7138 (3 hot-seats)

Portsmouth City Council 7272

SEEDA 7532

SEERA

Smart Futures for Prudential Property Investment Managers 8148

South East Hampshire Green Party 7051

South Hampshire Unheard Voices 7140

Southampton City Council 7298

Southampton Container Terminals 7517

Turley Associates for Pressmile Ltd 8120

⁴ Note that a revised form of Policy SH8 is given in the PUSH rep 7138

8Bii Housing and Countryside

8Bii.1 Is the proposed housing provision figure for the sub-region at the most appropriate level, taking account of social, environmental, economic and other factors (Policy SH12)?

8Bii.2 Is the level of affordable housing justified and capable of being implemented (Policy SH13)?

8Bii.3 Are the proposals for the SDAs justified and appropriate (Policy SH2)? How will they contribute to meeting the need for socio-economic regeneration of parts of the sub-region, particularly in its urban centres? In the absence of detailed assessment, is the specificity about the SDA locations appropriate? Is the approach to phasing set out in paragraph 2.6 realistic and achievable?

8Bii.4 In all other respects, is the proposed apportionment of the overall housing provision figures to the Districts at the most appropriate level, taking account of socio-economic and environmental factors?

8Bii.5 How should the relationship between employment growth and release of housing land be managed (Policy SH5)?

8Bii.6 Is the policy for Strategic Gaps properly justified (Policy SH3)?

Participants

Bovis 7127

CPRE SE 7124

GOSE 7447

Gosport & Fareham Friends of Earth 7557/ Friends of the Earth SE 7132 (hot-seat)

Hampshire County Council 7338

Hampshire and Isle of Wight Wildlife Trust 7486 / South East England Biodiversity Forum 7512 (hot-seat)

Home Builders Federation 8130

Natural England 7484

New Forest National Park Authority 7453 / New Forest District Council 7103

Partnership for Urban South Hampshire Authorities 7138 (3 hot-seats)

Portsmouth City Council 7272

SEEDA 7532

SEERA

Smart Futures for Prudential Property Investment Managers Ltd 8148

South East Hants Green Party 7051

South Hampshire Unheard Voices 7140

Southampton City Council 7298

Terence O'Rourke for North Hedge End Consortium and others 8193

Wolf Bond for George Wimpey 8114

8Biii Infrastructure and Implementation

8Biii.1 To what extent are the development proposals dependent on implementation of key infrastructure?

8Biii.2 Are the proposals in the Implementation Plan⁵ (including for social and green infrastructure) clear, justified and well related to the spatial strategy? What are the priorities?

8Biii.3 Will the proposed mechanisms for implementation be effective (Policies SH4 and SH11)? Would it be appropriate to include a requirement for a tariff-based approach to be applied to all new development in this sub-region?

Participants

Boyer Planning for the Grainger Trust 8029
CPRE South East 7124
Environment Agency 7511
GOSE 7447
Hampshire County Council 7338
Highways Agency 7081
Network Rail 7494
North Hedge End Consortium 8193
Partnership for Urban South Hampshire Authorities 7138 (2 hot-seats)
Portsmouth City Council 7272
SEEDA 7532
SEERA
Smart Futures 8148
Southampton & Fareham Chamber of Commerce 7415
Southampton City Council 7298
Southampton City PCT 7098
Solent Transport – Panel Invite

⁵ To be updated by SEERA prior to EiP

8C THAMES GATEWAY

8Ci Economy & Environment

8Ci.1 Are the interrelationships among the Thames Gateway towns and between them and the adjoining areas, particularly in terms of economic prospects and travel patterns, sufficiently recognised in the draft RSS (Policies KTG7, KTG11, KTG12, para2.5)?

8Ci.2 Are the economic development assumptions realistic in scale and location and is the employment land provision clearly related to that expected economic growth (Policies KTG4, KTG5, KTG6)?

8Ci.3 Is the emphasis on “higher value activity” appropriate in Policy KTG4, bearing in mind that much recent pressure in Kent Thames Gateway has been for logistics and distribution activities?

8Ci.4 Can the policy on Strategic Gaps in KTG11ii be justified?

Participants

Association of London Government 7709

Dartford Borough Council 7422

Essex County Council 7347

GOSE 7447

Gravesham Borough Council 7274

Kent & Medway Economic Board 7429

Kent County Council 7296

Medway Council 7278

Nathaniel Lichfield for Peel Ports 7553

Paul Sharpe Associates for Lasalle Investment Managers 8151

RSPB 7491

SEEDA 7532

SEERA

Swale Borough Council 8105

The North Downs Society 4329

Vincent & Gorbing Planning Associates for Trenport 7061

8Cii Housing

8Cii.1 Is the overall housing provision at the right level having regard to the status of the sub-region as part of a Growth Area, as well as local constraints, opportunities and building rates (KTG1)?

8Cii.2 Is the statement in para 2.2 that delivery of the housing capacity figures is not practical by 2016 justified by the evidence? What are the implications of this shortfall compared to the capacity data?

8Cii.3 How will the split between social and intermediate housing (mentioned in Policy H4) be handled in the sub-region?

8Cii.4 Is the distribution and phasing of housing development within the sub-region (for example Medway/Swale before Dartford) appropriate and consistent with the Inter-regional Planning Statement (Policy KTG1)?

8Cii.5 Is the approach to brownfield land in Policies KTG3i and KTG7v justified by the evidence?

Participants

Boyer for Persimmon and Taylor Woodrow 8034
Dartford Borough Council 7422
DTZ for Church Commissioners 7548
G Warren for Medway Magna 8187
GOSE 7447
Gravesham Borough Council 7274
Gravesham Friends of the Earth 7040
GVA Grimley for Defence Estates 7449
Home Builders Federation 8130
Kent County Council 7296
Medway Council 7278
National Housing Federation 8129
Pegasus Planning for Persimmon 7500
SEEDA 7532
SEERA
Swale Borough Council 8105

8Ciii Infrastructure and Implementation

8Ciii.1 Have the water supply and waste water treatment, and transport implications of the growth proposals been adequately considered (paras 2.25-27)?

8Ciii.2 Is the sub-regional development policy sufficiently robust to respond to the outcome of the strategic flood risk assessments as required by Policy KTG9?

8Ciii.3 Are the proposals in the Implementation Plan⁶ (including for social and green infrastructure) clear, justified and well related to the spatial strategy(KTG12)? What are the priorities and is the organisational structure adequate?

Participants

Association of London Government 7709
Civic Trust South East 7200
Dartford Borough Council 7422
East of England Regional Assembly 7433
Environment Agency 7511
Essex County Council 7347
GOSE 7447
Gravesham Borough Council 7274

⁶ To be updated by SEERA prior to EiP

Kent County Council 7296
Medway Council 7278
Network Rail 7494
RSPB 7491
SEEDA 7532
SEERA
Swale Borough Council 8105

8D EAST KENT AND ASHFORD

8Di Strategy and Economy

8Di.1 Does the proposed strategy appropriately identify and respond to the differing circumstances within this sub-region, within the context of its environmental attributes?

8Di.2 Does draft RSS make appropriate provision for significant growth in economic activity (Policies EKA3-7, RE5)?

Participants

Ashford Borough Council 7349
Canterbury City Council 4004
CPRE Kent 7150
Development Land and Planning Consultants for Hallam 8126 and others
Dover District Council 7348
Dover Harbour Board 7493
GOSE 7447
Imperial College 8054
Kent County Council 7296
Kent Downs AONB 7554
Kent Wildlife Trust 7552
London Ashford Airport 7060
Malcolm Dyer 19 (Keep the Marsh Special Alliance)
SEEDA 7532
SEERA
Shepway District Council 7093
Swale Borough Council 8105
Thanet District Council 7582
W.H.Deakin for Attwood Trust 875
Wye Futures Group 7174

8Dii Ashford

8Dii.1 Does the level of housing provision proposed at Ashford post 2016 take appropriate account of its growth area status, local constraints and opportunities, and current build rates (Policy EKA1)?

8Dii.2 Is the level of 30% affordable housing justified and capable of being implemented (Policy EAK3)?

8Dii.3 How valid is the concept of reducing housing numbers particularly at Ashford in the event of delays in the provision of infrastructure, services and employment (Policy EKA1) and how would this be applied?

Participants

Ashford Borough Council 7349
Barton Willmore for South East Consortium 8021

CPRE Kent 7150
Development Land and Planning Consultants for Hallam 8126 and others
DTZ for Church Commissioners 7548
GOSE 7447
Kent County Council 7296
Places for People 8136
Rydon Homes 8049
Scott Brownrigg for Kier 277
SEERA
Sellwood for Berkeley Strategic 8166
Surrey and Sussex Strategic Health Authorities 7509
Westwell Parish Council 7649

8Diii East Kent and Ashford sub-region outside Ashford

8Diii.1 Does the draft RSS adequately recognise the potential for housing growth in Dover District given its economic prospects and regeneration needs (Policy H1 and EKA1)?

8Diii.2 Do the level and distribution of housing provision proposed in East Kent outside Ashford take appropriate account of regeneration objectives, the role of regional hubs, and forecast local needs and environmental sensitivities (Policy EKA1)?

8Diii.3 Is the level of 30% affordable housing justified and capable of being implemented (Policy EAK3)?

Participants

Ashford Borough Council 7349
Barton Willmore for South East Consortium 8021
Canterbury City Council 4004
D Jarvis for Somerlee 8071
Dover District Council 7348
GOSE 7447
GVA Grimley for Defence Estates 7449
Jennifer Owen for Pelham Homes 7712
Kent County Council 7296
Rydon Homes 8049
SEEDA 7532
SEERA
Sellwood Planning for Berkeley Strategic 8166
Shepway Borough Council 7093
Swale Borough Council 8105
Thanet District Council 7582
W.H.Deakin for Attwood Trust 875
Whitfield Action Group 7129

8Div Implementation and Format

8Div.1 Have the water supply and waste water treatment, and transport implications of the growth proposals been adequately considered?

8Div.2 Are the proposals in the Implementation Plan⁷ (including for social and green infrastructure clear), justified and well related to the spatial strategy? What are the priorities?

8Div.3 Does the proposed sub-regional policy framework (14 policies) provide an appropriate level of guidance for LDDs?

Participants

Adams Hendry for Southern Water Services 8184
Ashford Borough Council 7349
Canterbury City Council 4004
Cinque Port Town of New Romney 7264
CPRE Kent 7150
Dover District Council 7348
Dover Harbour Board 7493
DTZ for Church Commissioners 7548
English Partnerships 7153
GOSE 7447
Highways Agency 7081
Kent County Council 7296
Monserat Properties Limited 7647
Network Rail 7494
SEEDA 7532
SEERA
Shepway District Council 7093
Swale Borough Council 8105
Thanet District Council 7582
Veolia Water 7542
Ashford Local Delivery Vehicle - Panel Invite

⁷ To be updated by SEERA prior to EiP

8E CENTRAL OXFORDSHIRE

8Ei Role and Economy

8Ei.1 What is the rationale for and role of the sub-region? Does the proposed strategy take proper account of the environmental attributes and constraints affecting the sub-region?

8Ei.2 Does the proposed strategy make sufficient allowance for the growth of the Oxford/Central Oxfordshire economy (Policies CO1 and 2)?

8Ei.3 How realistic is the focus on previously developed land to accommodate employment needs in Policies CO1 and CO5?

Participants

Barton Willmore for Slough Estates International 8015
Berks, Bucks and Oxon Wildlife Trust 7514
Carter Jonas for Worcester College and Kier Properties 8163
Cherwell District Council 7524
CPRE Oxfordshire 3423
Development Land and Planning Consultants for Strategic Land Planning Trust 8069
GOSE 7447
GVA Grimley for Arlington Business Parks Partnership 7590
Kemp and Kemp for Harwell Science and Innovation Centre Site Organisations 8153
Nathaniel Lichfield & Partners for Capital Shopping Centres 7077
Oxford Architectural and Historical Society 7566
Oxford City Council 7643
Oxfordshire County Council 7344
Oxfordshire Economic Partnership 7584
Savills for Magdalen College/Thames Water 8150
SEEDA 7532
SEERA
South Oxfordshire District Council 7446
Turnberry for University of Oxford 8076

8Eii Housing and Green Belt

8Eii.1 Are the housing provision figures set at the most appropriate level, taking account of the economic pressures and environmental assets of the area? (Policy CO2)?

8Eii.2 Is a level of "at least 50%" affordable housing justified and capable of being implemented (Policy CO4)?

8Eii.3 Has the potential for expansion of Oxford itself been sufficiently recognised? Is there a case for a strategic review of the Oxford Green Belt (Policy CO3)?

8Eii.4 How realistic is it to rely on a continuation of the "country towns" strategy? Are there constraints to delivery in focusing growth at Didcot, Wantage and Grove, and Bicester, and if so how might they be overcome (Policies CO1 & CO2)?

8Eii.5 Does the proposed housing distribution core strategy provide sufficient housing opportunities to support the social and economic well-being of local communities outside the main locations for development (Policy CO1, last para)

Participants

Boyer Planning for Redrow Homes 8033
Cherwell District Council 7524
CPRE Oxfordshire 3423
David Lock Associates for Hallam & Bloor 8127
Didcot Town Council 7581
GOSE 7447
GVA Grimley for Defence Estates 7449
Oxford City Council 7534
Oxford Green Belt Network 7022
Oxfordshire County Council 7344
Pegasus Planning for Kilbride 8045
RPS for Fairview and North Witney Consortium 8047 and others
Savills for Magdalen College and Thames Water 8150
SEERA
South Oxfordshire District Council 7446
Terence O'Rourke for the East of Oxford Consortium 8170
Turnberry for University of Oxford 8076
Vale of White Horse District Council 7297
West Oxfordshire District Council 8008
Woolf Bond for Reading University 8115

8Eiii Infrastructure and Implementation

8Eiii.1 Have the water supply and waste water treatment, and transport implications of the growth proposals been adequately considered (including Policy CO6)?

8Eiii.2 Are the proposals in the Implementation Plan⁸ (including for social and green infrastructure) clear, justified and well related to the spatial strategy? What are the priorities?

Participants

Abingdon Town Council 7104
Barton Willmore for Slough Estates International 8015
Cherwell District Council 7524
CPRE Oxfordshire 3423
East West Rail Consortium 7135
Environment Agency 7511

⁸ To be updated by SEERA prior to EiP

Friends of the Earth South East 7132
GOSE 7447
Highways Agency 7081
Kemp and Kemp for Harwell Science and Innovation Centre Site Organisations 8153
Network Rail 7494
Oxford City Council 7534
Oxfordshire County Council 73441
Oxfordshire Economic Partnership 7584
Reservoir Affected Parishes 7065
SEERA
South Oxfordshire District Council 7446
Swindon Borough Council 7108
Thames Water 7510
Vale of White Horse District Council 7297
West Oxfordshire District Council 8008

8F MILTON KEYNES AND AYLESBURY VALE

8Fi Strategy and Implementation

8Fi.1 Are the interrelationships between Milton Keynes and Aylesbury Vale, and with adjoining sub-regions, particularly in terms of economic prospects and travel patterns, sufficiently recognised in the draft RSS?

8Fi.2 How workable is the concept of monitoring new housing delivery against district-wide job gains at the rate of one for one, and how would this be applied (section E8, para 5.2)?

8Fi.3 Have realistic assumptions been made about transport and infrastructure provision in the proposed strategy?

Participants

Anglian Water Services Ltd 7518
Aylesbury Vale District Council 7351
Barton Willmore for SE Consortium 8021
Bedfordshire County Council 7355
Berks, Bucks and Oxon Wildlife Trust 7514
Buckinghamshire County Council 7546
Development Land and Planning Consultants for Strategic Land Planning Trust 8069
Drivers Jonas for National Grid Property 8118
East-West Rail Consortium 7135
GOSE 7447
Highways Agency 7081
Milliken & Co for Broughton Trust 2323
Milton Keynes Council 8092
Milton Keynes Economy and Learning Partnership 8167
Milton Keynes Partnership 8040
Milton Keynes PCT 7434
Northamptonshire County Council 7342
SEERA
Thames Water 7510

8Fii Milton Keynes

8Fii.1 Does the level of housing provision proposed for Milton Keynes post 2021 take appropriate account of its growth area status, local constraints and opportunities, and current build rates?

8Fii.2 To what extent should the RSS incorporate the findings of the Strategy for Growth to 2031 by the Milton Keynes Partnership, including the implied housing apportionment by district post 2016 (Policy MKAV1)?

8Fii.3 What, if any, tools are needed to manage the impact of Milton Keynes expansion on surrounding towns and villages?

8Fii.4 What level of housing provision should be made for those parts of Milton Keynes Borough beyond Milton Keynes city?

Participants

Aylesbury Vale District Council 7351
Bletchley and Fenny Stratford Town Council 7445
Buckinghamshire County Council 7546
Development Land and Planning Consultants for South West Milton Keynes Consortium 8061
GOSE 7447
Mid Bedfordshire District Council 7539
Milton Keynes Council 8092
Milton Keynes Forum 7193
Milton Keynes Green party 7502
Milton Keynes Partnership 8040
Newton Longville Parish Council 7324
Pegasus Planning for Genesis and others 8050
REASON 7197
Savills for South East Milton Keynes Consortium 8146
SEERA
Sellwood Planning for Berkeley Strategic 8166
Star Planning and Development for Bovis 8066
Terence O'Rourke for O&H Properties 8169

8Fiii Aylesbury Town and Aylesbury Vale

8Fiii.1 Does the draft RSS give sufficient priority to strengthening the economy of Aylesbury town, and how will this be achieved (section E8, para 5.3)?

8Fiii.2 Does the level of housing provision proposed for Aylesbury town post 2021 take appropriate account of its growth area status, local constraints and opportunities, and current build rates (Policy MKAV2)?

8Fiii.3 What is the justification for the proposed affordable housing target of 40% for Aylesbury town, and how deliverable will it be (Policy MKAV2)?

8Fiii.4 Does the proposed housing provision for the Rest of Aylesbury Vale post 2016 (excluding any growth associated with an expansion of Milton Keynes), provide sufficient allowance for these areas to meet cross border (Leighton Linlade) and local needs (Policy MKAV2)?

Participants

Aylesbury Vale District Council 7351
Barton Willmore for Aylesbury College 8013 and others
Buckingham Town Council 7071
Buckinghamshire County Council 7546
Charles Planning Associates for Swan Hill Homes 7587
Chiltern Conservation Board 7556
Chiltern Society 7125

CPRE South East 7124
David Lock Associates for Gleeson Land 8122
GOSE 7447
Milliken & Co. for Broughton Trust 2323
National Trust 7027
SEERA
South Bedfordshire District Council 7057
White Green Young for Linden Homes 8078
Aylesbury Vale Advantage (the LDV) - Panel Invite

8G GATWICK AREA

8Gi Role and Economy

8Gi.1 What is the rationale for and role of this sub-region, having regard to its geography and functional relationships?

8Gi.2 Is the sub-regional strategy an appropriate response to the economic potential and the social and environmental attributes of the area?

8Gi.3 Is Policy GAT4 sufficient to guide LPAs and other stakeholders on the steps that should be taken to foster the future development of the sub-regional economy?

8Gi.4 Does the proposed strategy adequately reflect the role and potential of Crawley, including the role of Gatwick Airport as an economic driver?

Participants

BAA plc 7130

Barton Willmore for Slough Estates International 8015

Burgess Hill Town Council 7076

CPRE Surrey Branch 7152 / CPRE South East 7124 (hot-seat)

Crawley Borough Council 7314

GOSE 7447

Greater London Authority 7450

Horsham District Council 7255

Mid Sussex District Council 7697

Reigate & Banstead Borough Council 7257

Savills for The Consortium (Prudential Assurance Company, Crown Estate and Wilky Property Holdings) 8174

SEEDA 7532

SEERA

South London Partnership 7043

Surrey County Council 7275

West Sussex County Council 7246

West Sussex Economic Partnership 7416/ Surrey Economic Partnership 7084 (hot-seat)

8Gii Housing and Environment

8Gii.1 Is the proposed housing provision for the sub-region at the most appropriate level, having regard to social, economic and environmental considerations?

8Gii.2 Is the target that 40% of new housing should be affordable justified and appropriate (Policy GAT3)? Is it capable of being achieved?

8Gii.3 Is the proposed apportionment of the overall housing provision to the Districts at the most appropriate level, taking account of socio-economic and environmental factors?

8Gii.4 How should the potential of transport corridors, including their relationship with adjacent sub-regions and with London, be taken into account in the spatial strategy (Policies GAT1 and GAT2)?

8Gii.5 How should the uncertainty regarding expansion of Gatwick be reflected in the housing distribution?

8Gii.6 Has the sustainability of developing Green Belt land for housing and mixed uses been properly considered?

8Gii.7 Is the approach to Strategic Gaps properly justified (Policy GAT1)

Participants

Association of London Government 7709
BAA plc 7130
Barton Willmore for South East Consortium 8021 and Taylor Woodrow Developments Ltd and others 8041
CPRE Surrey Branch 7152/ CPRE South East 7124 (hot-seat)
Crawley Borough Council 7314
Development Land and Planning Consultants for the Strategic Land
GOSE 7447
Horsham District Council 7255
Judith Ashton for Burgess Hill Land Co 8060
Leonard Martin 8119
Lewes District Council 8006
Mid Sussex District Council 7697
Mid-Sussex Association of Town Councils 7268
Miller Strategic Land 8048
Mole Valley District Council 7293/Tandridge District Council 7294 (hot-seat)
Natural England 7484
Planning Trust 8069
Reigate & Banstead Borough Council 7257
SEERA
Surrey County Council 7275
Sussex Wildlife Trust 7508
West Sussex County Council 7246

8Giii Infrastructure and Implementation

8Giii.1 To what extent does the sub-regional strategy depend on the provision of key infrastructure? What are the key elements?

8Giii.2 Are the proposals in the Implementation Plan⁹ (including for social and green infrastructure) clear, justified and well related to the spatial strategy? What are the priorities?

⁹ To be updated by SEERA prior to EiP

Participants

Barton Willmore for Taylor Woodrow Developments Ltd and others 8041
Crawley Borough Council 7314
Environment Agency 7511
Gatwick Airport Consultative Committee 7050
GOSE 7447
Highways Agency 7081
Horsham District Council 7255
Leonard Martin 8119
Mid Sussex District Council 7697
Mole Valley District Council 7293
Network Rail 7494
Reigate & Banstead Borough Council 7257
SEERA
Southern Water 8182
Surrey and Sussex Strategic Health Authority 7509
Surrey County Council 7275
Sutton and East Surrey Water 7513
Tandridge District Council 7294
West Sussex County Council 7246

8H LONDON FRINGE

8Hi Role and Economy

8Hi.1 Bearing in mind its geography and complex interrelationships with other sub-regions and London, what is the rationale for and the role of this sub-region?

8Hi.2 Is the sub-regional strategy an adequate response to the area's importance to London and to the South East more generally (Policy LF1)? Does it take proper account of the environmental attributes and constraints affecting the sub-region?

8Hi.3 Do Policies LF1 (i-iii) and LF6 provide appropriate and clear guidance on the steps that should be taken by LPAs and other stakeholders to secure the future development of the sub-regional economy (Policies LF1 and LF6)?

8Hi.4 What are the implications of the apparent serious misalignment of houses and jobs?

8Hi.5 Does the proposed strategy adequately reflect the role and potential of Guildford, Woking and Redhill (Policies LF4 and LF7)?

Participants

Barton Willmore for Slough Estates International 8015
CPRE Surrey 7152
Development Land and Planning Consultants for Hallam Land 8126
DTZ for Pinewood and Shepperton Studios 8052
GOSE 7447
Greater London Authority 7450
Guildford Borough Council 8106
Guildford Society 8004
Kent County Council 7296
Nathaniel Lichfield & Partners for Morley Fund Management 8059
Reigate & Banstead Borough Council 7257
SEEDA 7532
SEERA
Sevenoaks District Council 7244
Smart Futures 8149
South London Partnership 7043
Spelthorne Borough Council 7562
Surrey County Council 7275
Surrey Economic Partnership 7084
Woking Borough Council 7299

8Hii Housing and Green Belt

8Hii.1 Is the proposed housing provision for the sub-region at the most appropriate level, having regard to social, environmental and economic considerations (Policy LF2)?

8Hii.2 Is the target that 40% of new housing should be affordable justified and appropriate (Policy LF3)? Is it capable of being achieved?

8Hii.3 Is the proposed apportionment of the overall housing provision to the Districts at the most appropriate level, taking account of socio-economic and environmental factors (Policy LF2)?

8Hii.4 Has the sustainability of developing Green Belt land for housing and mixed uses been properly considered?

8Hii.5 Is the proposed link between housing provision and infrastructure provision reasonable and capable of being implemented (Policy LF5)?

Participants

Banstead Residents Association 7198/Ottershaw Society 7185 (hot-seat)
Barton Willmore for Crest Nicholson Developments and Morley Fund Management
8023 and for South East Consortium 8021 and others
CPRE Surrey 7152
DTZ for Legal and General Assurance 7087
Elmbridge Borough Council 7267/Epsom and Ewell 7618 /Runnymede Borough
Council 7612/Spelthorne Borough Council 7562 (2 hot-seats)
GOSE 7447
Greater London Authority 7450
Guildford Borough Council 8106/Woking Borough Council 7299/ Reigate &
Banstead Borough Council 7257 (2 hot-seats)
GVA Grimley for Defence Estates 7449
Home Builders Federation 8130
Kent County Council 7296
Mole Valley District Council 7293/Sevenoaks District Council 7244/Tandridge District
Council 7294 (1 hot-seat)
SEERA
Surrey County Council 7275
Surrey Hills AONB Partnerships 7428
University of Surrey 7131
Woolf Bond for George Wimpey 8114 and others

8Hiii Infrastructure and Implementation

8Hiii.1 To what extent is the sub-regional strategy dependent on the provision of key infrastructure? What are the key elements?

8Hiii.2 Are the proposals in the Implementation Plan¹⁰ (including for social and green infrastructure) clear, justified and well related to the spatial strategy? What are the priorities?

8Hiii.3 Would it be appropriate to include a requirement for a tariff-based approach to be applied to all new development in the sub-region (Policy LF5)?

¹⁰ To be updated by SEERA prior to EiP

Participants

Barton Willmore for South East Consortium 8021

Environment Agency 7511

GOSE 7447

Greater London Authority 7450

Guildford Borough Council 8106

Highways Agency 7081

Kent County Council 7296

Network Rail 7494

Reigate & Banstead Borough Council 7257

SEERA

Spelthorne Borough Council 7562

Surrey County Council 7275

Woking Borough Council 7299

Surrey Community Action – Panel Invite

8HIV & 8JIV COMBINED THAMES BASIN HEATHS SPA

8Hiv/8Jiv.1 What are the implications of the Assessor's Report¹¹ on the ability of the two sub-regions to achieve the housing provision figures in draft RSS, and on any alternative growth levels and spatial options examined?

8Hiv/8Jiv.2 What would be involved in a review of levels and distribution from first principles if a resolution cannot be found (Policies WCBV3 and LF11)?

8Hiv/8Jiv.3 What would provide an appropriate policy for the protection of the SPA while enabling acceptable development to proceed (Policies WCBV9 and LF11)?

Participants

Berks, Bucks and Oxon Wildlife Trust 7514/ Hampshire and Isle of Wight Wildlife Trust 7486 (hot-seat)
Basingstoke & Deane Borough Council 7600/Hart District Council 7292 (hot-seat)
Berkshire Joint Strategic Planning Unit 4092
Bracknell Forest Borough Council 7468
Development Land and Planning Consultants for the Strategic Land Planning Trust 8069
GOSE 7447 with DEFRA
Guildford Borough Council 8106/Elmbridge Borough Council 7267/Mole Valley District Council 7293 (1 hot-seat)
GVA Grimley for Defence Estates 7449
Hampshire County Council 7338
Home Builders Federation 8130
Natural England 7484
RSPB 7491
Runnymede Borough Council 7612
Rushmoor Borough Council 4158
SEERA
Surrey County Council 7275
Surrey Heath Borough Council 7485/Waverley Borough Council 7258 (and 7452) (hot-seat)
Thames Valley New Homes for 29 builders 7091
Woking Borough Council 7299
Wokingham Borough Council 7265

¹¹ To be prepared following preparatory technical meetings, for details see EiP website

8J WESTERN CORRIDOR AND BLACKWATER VALLEY

8Ji Role and Economy

8Ji.1 Bearing in mind its complex spatial and administrative structure what is the rationale for and role of the sub-region? Is it appropriate to combine Western Corridor and Blackwater Valley (Policy WCBV7) ?

8Ji.2 Are the economic forecasts realistic and is the provision for employment land adequate in relation to these economic assumptions (Policy WCBV4, paras 2.4.5 and 2.8-2.12)?

8Ji.3 What are the implications of the apparent serious misalignment of houses and jobs?

8Ji.4 Is the policy on Smart Growth sufficiently clear in its aims and realistic in its prospects for delivery (Policy WCBV5)?

8Ji.5 Does the proposed strategy adequately reflect the role of Reading, Basingstoke, Slough and Wycombe?

Participants

Association of London Government 7709/London Borough of Hillingdon 7271 (hot-seat)

Basingstoke and Deane District Council 7600

Berkshire Authorities Joint Strategic Planning Unit 4092

Buckinghamshire County Council 7546

CPRE SE 7124

GOSE 7447

GVA Grimley for Centrica 7519 and Arlington 7590

Hampshire County Council 7338

Reading Borough Council 7300

Roger Miles Planning for Prudential Property Investment Managers 8072

SEEDA 7532

SEERA

Slough Borough Council 7277

Surrey County Council 7275

Swindon Borough Council 7108

Thames Valley Economic Partnership 7578

Woolf Bond for Reading University 8115

Wycombe District Council 7352

8Jii Housing

8Jii.1 Are the housing figures set at the most appropriate level, taking account of the environmental assets and the infrastructure constraints and the economic pressures in the area?(Policies WCBV2, WCBV3 and Table WCBV1)?

8Jii.2 Is the regional affordability target the most appropriate guidance for this sub-region?

8Jii.3 Have all the options for locating housing development been fully explored, including new locations and settlements as well as urban extensions (Policies WCBV1, WCBV2 WCBV3)?

8Jii.4 Bearing in mind the development pressures does Policy WCBV2 offer sufficient environmental protection?

Participants

Barton Willmore for Slough Estates International 8015
Basingstoke & Deane District Council 7600
Berkshire Authorities Joint Strategic Planning Unit 4092
Boyer for UK Land Investments Group 8039 and Heron 8031 and others
Bracknell Forest District Council 7468/ Surrey Heath Borough Council 7485 /Guildford District Council (1 hot-seat)
Broadway Malyan for Kings Fund 7462 and others
Buckinghamshire County Council 7546/Wycombe District Council 7352/ South Buckinghamshire District Council 7563 (1 hot-seat)
CPRE Western Corridor Group 7148/ Reading Friends of the Earth 7560 (hot-seat)
GOSE 7447
GVA Grimley for Defence Estates 7449
Hampshire County Council 7338
Odiham PC 7302/ Hartley Witney Parish Council 8011 (hot-seat)
Reading Borough Council 7300/ Windsor & Maidenhead Borough Council 7276/
Slough Borough Council 7277 (hot-seat)
Roger Miles Planning for Prudential Property Investment Managers 8072
Rushmoor Borough Council 4158 /Hart District Council 7292 (hot-seat)
SEERA
Surrey County Council 7275
West Berkshire District Council 7245/ Newbury Town Council 7304 (hot-seat)
Wokingham District Council 7265/ Earley Town Council 2513
Woolf Bond for Wimpey 8114 and others

8Jiii Infrastructure and Implementation

8Jiii.1 Have the water supply and waste water treatment, and transport implications of the growth proposals been adequately considered (Policies WCBV1, WCBV3)?

8Jiii.2 Are the proposals in the Implementation Plan¹² (including for social and green infrastructure) clear, justified and well related to the spatial strategy? What are the priorities (Policies WCBV1, WCBV6)?

Participants

Basingstoke & Deane Borough Council 7600
Berkshire Association of Local Councils 7380

¹² To be updated by SEERA prior to EiP

Berkshire Authorities Joint Strategic Planning Unit 4092/ Bracknell Forest Borough Council 7468
Broadway Malyan for Kings Fund 7462
Buckinghamshire County Council 7546/Wycombe District Council 7352 (hot-seat)
Country Watch 7112
Cross London Rail Links 7456
DP9 for Airtrack Railways Ltd 8116
Environment Agency 7511
GOSE 7447
Hampshire County Council 7338/ Rushmoor District Council 4158 (hot-seat)
High Wycombe Society 7090
Highways Agency 7081
Network Rail 7494
Reading Borough Council 7300
SEERA
Surrey County Council 7275 / Surrey Heath District Council 7485 (hot-seat)
Thames Valley Economic Partnership 7578/ Surrey Economic Partnership 7084 (hot-seat)
Thames Valley Strategic Health Authority 7435
Wokingham District Council 7265

MATTER 9 REST OF COUNTY AREAS

9A REST OF CENTRAL HAMPSHIRE, NEW FOREST AND ISLE OF WIGHT

9A.1 What is the rationale for and role of the Isle of Wight Special Policy Area? Does the proposed strategy provide a positive steer to achieve economic regeneration, while recognising the Island's environmental attributes and sensitivities?

9A.2 Are the housing provision figures set at the most appropriate level, bearing in mind the particular characteristics of the Island's housing market and economy, and infrastructure needs (Policy IW5)? Is the regional affordability target the most appropriate guidance for the Island (Policy H4)?

9A.3 Does the strategy take proper account of the capacity of towns/locations in the New Forest, Test Valley, Winchester and East Hampshire areas for sustainable development (including Policy H1)? If not, how would any additional growth here impact on the South Hampshire sub-regional strategy?

Participants

Barton Willmore for Wates and Redrow 8014 and Eagle Star Estates 8022
Boyer Planning for Easterton 8025 and others
CBRichard Ellis for BAe Systems 7419
East Hampshire District Council 8007
Environment Agency 7511
GOSE 7447
GVA Grimley for Defence Estates 7449
Hampshire County Council 7338
Isle of Wight AONB Partnership 7426/ Hampshire and Isle of Wight Wildlife Trust 7486 (hot-seat)
New Forest District Council 7103/ New Forest National Park Authority 7453 (hot-seat)
RPS for Cala Homes 8086
Sandown TC 7015
SEEDA 7532
SEERA
Stoneleigh Planning for Peel Investments (North) Ltd 8062
Test Valley Borough Council 7616
White Young Green for Harvington Properties 8080
Whitehill/Borden local Steering Group 7461
Winchester City Council 7410
Isle of Wight Council - Panel invite

9B REST OF KENT

9B.1 Does the strategy take proper account of the capacity of towns/locations in the rest of Medway, Dartford and Gravesham and Sevenoaks, and Tonbridge & Malling, Maidstone and Tunbridge Wells for sustainable development (including Policy H1 bearing in mind recent building rates, existing commitments and local housing needs?)

9B.2 How does the role of Maidstone as a regional hub relate to the Thames Gateway (Policy KTG11)?

9B.3 What is the role of Tonbridge-Tonbridge Wells as a double-regional-hub (Policy CC8b)?

9B.4 How does the policy on Strategic Gaps relate to the Green Belt in Kent and can it be justified (Policies KTG3 and KTG11)?

Participants

Ashford Borough Council 7349
Bovis Homes South East 7127
Boyer for Redrow, Taylor Woodrow and D Wilson Homes 8035
CPRE Maidstone 7151
Gleeson Land 8088
GOSE 7447
Highways Agency 7081
Kent County Council 7296
Knight Frank Rutley for Kilmartin Properties (TW) Ltd 8043
Maidstone Borough Council 7295
Medway Council 7278/Gravesham Borough Council 7274/Dartford Borough Council 7422/ Swale District Council 8105 (1 hot-seat)
SEERA
Sevenoaks District Council 7244
South East Rural Community Council 7572
Tonbridge & Malling Borough Council 7337
Tonbridge Wells Borough Council 7346
Woolf Bond for George Wimpey 8114

9C REST OF OXFORDSHIRE

9C.1 Does the strategy take proper account of the capacity of towns/locations in the rest of Cherwell, South Oxfordshire, Vale of White Horse and West Oxfordshire for sustainable development (including Policy H1)? If not, how would any additional growth here impact on the Central Oxfordshire, Milton Keynes and Aylesbury Vale, and Western Corridor Blackwater Valley sub-regional strategies?

Participants

Association of North Thames Amenity Societies 7199
Banbury Town Council 7332
Buckinghamshire County Council 7546
Cherwell District Council 7524
GOSE 7447
Miller Strategic Land 8048
Oxfordshire County Council 7344
SEERA
Sellwood Planning for Berkeley Strategic 8166
Smith Stuart Reynolds for Banner, Gleeson and Timms Homes 8077

South Oxfordshire District Council 7446
Stansgate Planning Consultants for Brasenose College 7020
Vale of White Horse District Council 7297
West Oxfordshire District Council 8008

9D REST OF EAST AND WEST SUSSEX

9D.1 Does the strategy take proper account of the capacity of towns/locations in the rest of Chichester, Lewes (except northern part), Wealden, and Rother for sustainable development (including Policy H1)? If not, how would any additional growth here impact on the Sussex Coast and South Hants sub-regional strategies?

9D.2 Does the strategy take proper account of the capacity of towns/locations in the rest of Horsham, Mid Sussex and the northern part of Lewes for sustainable development (including Policy H1)? If not, how would any additional growth here impact on the Gatwick sub-regional strategy?

Participants

Arun District Council 7309
Barton Willmore for Bellway Homes 8019
Boyer Planning for Devine Homes 8027
Chichester District Council 8010
CPRE Sussex 7149
East Sussex County Council 7451
GOSE 7447
Horsham District Council 7255
Lewes District Council 8006
Mid Sussex District Council 7697
Rother District Council 7333
South Downs Campaign 7407
S Pulling 7207
Savills for Diver Trust 8144
SEERA
West Sussex County Council 7246
Action in Rural Sussex – Panel Invite
Wealden District Council - Panel invite

9E REST OF SURREY, NORTHERN HANTS, W BERKS AND REST OF BUCKS

9E.1 Does the strategy take proper account of the capacity of towns/locations in the rest of Surrey, northern Hampshire, West Berkshire for sustainable development (including Policy H1)? If not, how would any additional growth here impact on the Western Corridor Blackwater Valley and London Fringe sub-regional strategies?

9E.2 Does the strategy take proper account of the potential of towns/locations in Chiltern and rest of Wycombe for sustainable development (including Policy H1)? If not, how would any additional growth here impact on the Milton Keynes Aylesbury Vale, and Western Corridor Blackwater Valley sub-regional strategies?

Participants

Basingstoke & Deane Borough Council 7600

Boyer for David Wilson Estates 8037

Buckinghamshire County Council 7546

Chiltern District Council 7232

CPRE Surrey 7152

Dunsfold Park Ltd 7126

GOSE 7447

Hampshire CC 7338

Hart District Council 7292

Mole Valley District Council 7293/ Guildford Borough Council 8106/ Tandridge

District Council 7294 (1 hot-seat)

SEERA

Stop Dunsfold New Town Campaign 7162

Surrey County Council 7275

Waverley Borough Council 7258

West Berkshire Council 7245

Wolf Bond for George Wimpey 8114

Wycombe District Council 7352

MATTER 10 IMPLEMENTATION AND MONITORING

Sub-matter 10A IMPLEMENTATION

10A.1 Do the proposed implementation mechanisms and delivery agencies in draft RSS, as supplemented by the Implementation Plan¹³, establish a clear means for translating RSS policies into action?

10A.2 Is there a role for the Regional Assembly to coordinate strategic reviews of land holdings (Policy CC6)?

10A.3 To what extent is the Implementation Plan¹⁴ affordable and realistic?

Participants

Environment Agency 7511
Friends of the Earth South East 7132
GOSE 7447
Hampshire County Council 7338
Highways Agency 7081
Institute of Civil Engineers South East 8147
Kent County Council 7296
Leonard Martin 8119
Milton Keynes Partnership 8040
Natural England 7484
Network Rail 7494
Reading Borough Council 7300
SEERA
South Central/South East Coast Strategic Health Authorities 7509
South East County Leaders 7128
South East Forum for Sustainability 7404
Star Planning and Development for Bovis 8066
TCPA 7189

Sub-matter 10B MONITORING, REVIEW AND FORMAT OF RSS

10B.1 Are the proposed means of measuring progress towards achieving the RSS objectives appropriate, including the proposed monitoring indicators (section F)?

10B.2 Is draft RSS sufficiently explicit about how the plan monitor and manage approach is intended to work (Policy H1 & H2)?

10B.3 Is draft RSS clear enough about the other circumstances that would trigger its review?

10B.4 Is the presentation of the strategy sufficiently clear and regionally specific to facilitate its implementation? Is the balance between regional and sub-regional

¹³ Section G to be updated by SEERA prior to the EiP

¹⁴ Section G to be updated by SEERA prior to the EiP

policy components appropriate? In the interests of producing a succinct document, how could the draft RSS be simplified?

Participants

Barton Willmore for Elmbridge Housing Trust 8020

Berkshire Joint Strategic Planning Unit 4092

CBI South East 7413

CPRE South East 7124

District Councils in the South East 7273

Environment Agency 7511

Friends of the Earth South East 7132

GOSE 7447

Home Builders Federation 8130

Kent County Council 7296

National Housing Federation 8129

Natural England 7484

SEERA

Sellwood Planning for Berkeley Strategic 8166

South East Forum for Sustainability 7404

South East Protected Landscapes 7488

Star Planning and Development for Bovis 8066