

1) *Spatial vision*

- a) Does the CS present a clear spatial vision for the Borough?
- b) Will it deliver sustainable development in accordance with national and regional policy?
- c) Is the approach in the CS consistent with the requirement in Paragraph 4.5 of PPS12 that the CS should make clear spatial choices about where development should go in broad terms?
- d) Does the topic based approach hinder the expression of a spatial strategy to an unacceptable extent? Should the topic based visions be drawn together to provide a strategic spatial policy so as to provide a clearer picture of the intended development pattern?
- e) Does the strategy pay due regard to those of neighbouring authorities?

2) *Location and supply of new homes*

- a) Will the strategy deliver the number of new homes required to meet the RSS requirements?
- b) Is the CS consistent with PPS3 particularly in respect of the following:
 - i) the requirement to address housing delivery for at least 15 years from the date of adoption;
 - ii) bearing in mind that Green Belt releases may be necessary, does the CS provide the appropriate context and give adequate guidance for a subsequent site allocations DPD readily to identify the land needed without having to re-visit strategic considerations;
 - iii) Is there sufficient flexibility and will the CS deliver a continuous supply of housing land?
- c) Are the broad locations identified for the supply of new housing the most appropriate when considered against all reasonable alternatives?
- d) Is there adequate evidence to support the requirements of Policy CS7 (Housing mix)?
- e) Is Policy H6 (Gypsy and Traveller sites) consistent with the advice in circular 01/2006 and the RSS, notably the CS only deals with provision to 2011. Is there evidence that the criteria proposed are reasonable and that sites will be allocated?
- f) Is there adequate evidence of local circumstances that both warrant and allow the introduction of local policies in relation to CSH and BREEM standards (Policies ENV9 and ENV10), in accordance with PPS1 Supplement on Climate Change especially paragraphs 31-33?
- g) Is there evidence to demonstrate that the requirements of policy H6 (lifetime homes) will not have an unacceptable impact on the deliverability (viability) of new housing?

3)

Affordable Housing

- a) Is Policy H4 consistent with the requirements of PPS3, notably the requirement at paragraph 29 to reflect an assessment of the likely economic viability of land for housing within the area?

4) *Employment and Economic Development.*

- a) Will the Core Strategy ensure that sufficient land is available to meet the additional jobs required by the RSS in the most appropriate locations?

5) *Infrastructure Requirements (including transport)*

- a. Does the CS clearly identify critical infrastructure to support the development proposed, and does it articulate what, when and by whom it will be provided?
- b. Are critical decisions which should be made in the Core Strategy being delegated to the Transport SPD?
- c. Is there adequate evidence to demonstrate that the requirements of the proposed standard charges are reasonable and will deliver the infrastructure necessary to support new development?
- d. Is there adequate justification to depart from the PPS13 requirement that parking standards should be expressed as maxima? (Policy T8)

6) *Retailing and Town Centre Uses*

- a) Does the Core Strategy establish the strategic context for the preparation of AAPs for Rayleigh, Rochford and Hockley?

7) *Flood Risk*

- a) Is the Core Strategy and supporting evidence consistent with the requirements of PPS25, particularly with regard to proposed development at Stambridge Mills?

8) *Monitoring*

- a) Does the Core Strategy contain effective mechanisms for monitoring?

9) *Habitats Regulations*

- a) Is the Core Strategy in compliance with the requirements of the Habitats Regulations?