



WOKING LOCAL DEVELOPMENT FRAMEWORK

LOCAL DEVELOPMENT SCHEME

October 2011



Deputy Chief Executive
Woking Borough Council
Civic Offices
Gloucester Square
Woking
Surrey
GU21 6YL

www.woking.gov.uk

01483 743871

CONTENTS

	Page
1.0 Introduction	3
1.1 What is the Local Development Scheme?	3
1.2 What are the current planning policies for Woking?	4
2.0 Annual Monitoring Report	5
Table 1 – Schedule Of Proposed Development Plan Documents	6
Table 2 – Core Strategy And Core Development Management Policies	8
Table 3 – Site Allocations	10
Table 4 – Development Management Policies DPD	11
3.0 Supporting Statement	14
3.1 About the area	14
3.2 Regional & Strategic Planning Context	14
3.3 The Sustainable Community Strategy & Other External Strategies	14
3.4 Joint Working	15
3.5 Resources	15
3.6 Programme Management & Responsibilities	15
3.7 Council Procedures and Reporting Protocols	15
3.8 Risk Assessment	16
3.9 Evidence Base, Monitoring, Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA).	18
3.10 Statement of current housing supply	19
4.0 Identified Priorities	20
4.1 How the Local Development Framework Fits Together	20
Glossary	22
Diagram 1 - How the Local Development Framework Fits Together	23
Appendix 1 – Schedule of saved Woking Borough Local Plan policies	25
Appendix 2 – Schedule Woking Borough Local Plan policies that are no longer saved	31

1.0 Introduction

1.1 What is the Local Development Scheme?

- 1.1.1 Council approved on the 21 October 2010 a revised timetable to form the basis of any future revision to the Local Development Scheme. A further revision to the timetable was approved by the Council's Executive on 13 October 2011. This Local Development Scheme has been revised to incorporate the new timetable.
- 1.1.2 The Local Development Scheme (LDS) is a programme management plan which sets out a timetable for the production of Development Plan Documents that will form part of the Local Development Framework (LDF). Development Plan Documents contain planning policies and are subject to examination by an independent Planning Inspector.
- 1.1.3 The LDS also outlines the current planning policies in the adopted Local Plan which apply in Woking and which new policies, documents and plans will replace. It provides a timetable for production and review, milestones to monitor progress and identifies the resources required together with potential constraints.
- 1.1.4 The purpose of LDF documents is to provide the planning policy framework for Woking. The documents that make up the LDF will, collectively, deliver the spatial planning strategy for Woking Borough, integrating it with other policies and programmes. LDF policies will be used to inform the determination of planning applications considered by the Borough Council.
- 1.1.5 The LDF forms part of the development plan for Woking, together with the South East Plan, the Regional Spatial Strategy (RSS) for the South East. The final South East Plan was published on 6 May 2009.
- 1.1.6 The development plan system of RSSs and LDFs introduced by the Planning and Compulsory Purchase Act 2004 replaced the previous system of Regional Planning Guidance, Structure and Local Plans. The Woking Borough Local Plan 1999 and the Surrey Structure Plan 2004 were saved for use in their entirety for an initial transitional period until September 2007. The Surrey Structure Plan has now been completely replaced by the South East Plan but the majority of the Local Plan policies have been saved and will continue to be used until they are superseded by relevant policies in the LDF.
- 1.1.7 The LDS includes reference to the preparation of the following Development Plan Documents. The timescales for the preparation of these documents is set out in Table 1.
- Core Strategy
 - Site Allocations
 - Development Management Policies
 - Proposals Map
- 1.1.8 The Council has already adopted a number of Supplementary Planning Documents (SPDs) and plans to prepare a number of others. Further details of these can be found on the Planning Policy pages of the Council's website at www.woking.gov.uk/ldf. SPDs provide

guidance on the application of planning policies that are set out in DPDs or Local Plan policies that have been saved for continued use as part of the LDF.

- 1.1.9 On the 14 July 2011, the Council adopted a revised Statement of Community Involvement which sets out when and how people will be involved during the preparation of the documents making up the LDF. The Statement of Community Involvement is available to view on the Council's website.

1.2 What are the current planning policies for Woking?

- 1.2.1 The statutory development plan is the South East Plan 2009, the policies of the Woking Borough Local Plan 1999 that have been saved as part of the Local Development Framework, and the Minerals and Waste Development Framework prepared by Surrey County Council which comprises the Surrey Waste Plan 2008 and the Surrey Minerals Plan Core Strategy and Primary Aggregates DPD 2011.
- 1.2.2 The Woking Borough Local Plan 1999 was initially saved in its entirety until September 2007. In September 2007, the Council received a direction from the Secretary of State confirming that the majority of these policies will continue to be saved and used until they are replaced by policies set out in the LDF. These are set out at Appendix 1. However, 14 policies have not been saved and are no longer in use. These are set out at Appendix 2.
- 1.2.3 In addition the Council has the following Supplementary Planning Guidance (SPG), which will continue to apply whilst saved policies in the WBLP, to which the SPG relates, remain in place.
- Housing Density (March 2000)
 - Plot-Subdivision: Infilling and Backland Development (March 2000)
 - Urban Areas of Special Residential Character (April 2000)
 - Outlook, Amenity, and Privacy (July 2008)
 - Residential Boundary Treatment (July 2000)
 - Telecommunication Masts and Antennae (November 2000)
 - House Extensions (November 2001)
 - Mount Hermon Conservation Area - Character Appraisal & Design Guidance (September 2001)
 - Old Woking Conservation Area - Character Appraisal & Design Guidance (September 2001)
 - High Density Housing Development (April 2003)
 - Ashwood Road Conservation Area Statement - Character Appraisal & Design Guidance (March 2003)
 - Byfleet Corner/Rosemount Parade and Station Approach, West Byfleet - Conservation Areas - Character Appraisal & Design Guidance (March 2003)
 - Horsell Conservation Area - Character Appraisal & Design Guidance (July 2002)
 - Pond Road Conservation Area Statement - Character Appraisal & Design Guidance (July 2002)
 - Affordable Housing (2004)

2.0 Annual Monitoring Report

- 2.1 The Council is required to monitor annually how effective its policies and proposals are in meeting the objectives of the Core Strategy DPD. The AMR will be published by the Borough Council at the end of December each year to cover the period up to the end of March.
- 2.2 Through the AMR, the Council will assess:
- whether the timetable for producing DPDs is on track and, if not, the reasons why;
 - what impact DPD policies, in addition to saved policies of the Woking Borough Local Plan, are having on other targets set at national, regional or local level;
 - whether any policies need to be replaced to meet sustainable development objectives;
 - what action needs to be taken if policies need to be replaced.
- 2.3 As a result of monitoring the Council will consider what changes, if any, need to be made and will bring forward any such changes through the review of the LDS in December each year.
- 2.4 Tables 2, 3 and 4 set out a summary of three of the separate Development Plan Documents that the Council intends to prepare.
- 2.5 The fourth is the Proposals Map. The current Proposals Map (with inset maps) is the version that forms part of the adopted Woking Borough Local Plan, as updated to show adopted policies of the Surrey Waste Plan 2008. A Proposals Map to accompany the Core Strategy (Publication Document July 2011) was approved for pre-submission consultation by the Council on the 14 July. This map will be updated as required during the adoption process for the Core Strategy, and following adoption will be updated each time a DPD that requires an amendment to the Proposals Map is adopted.

TABLE 1

TIMETABLE FOR THE PRODUCTION OF PROPOSED DEVELOPMENT PLAN DOCUMENTS

Document Title	Status	Brief Description	Chain of Conformity	Consult statutory bodies on scope of Sustainability Appraisal	Consultation during preparation	Publication and Consultation	Date for Submission to S of S	Estimated Date of Pre-Hearing Meeting	Estimated Date of Examination	Estimated Date for Adoption	Update Proposals Map
Core Strategy	Development Plan Document	Sets out vision, objectives, Borough spatial development strategy, Strategic Development Management Policies	Must be in general conformity with South East Plan and national planning policy	June - July 2009	July 2009 onwards	July – September 2011	December 2011	February 2012	March/April 2012	September 2012	September 2012
Proposals Map	(status and timetable as above)										Core Strategy 2012; Site Allocations 2014.
Site Allocations	Development Plan Document	Identifies sites for period to 2027	With Core Strategy and SE Plan.	March – April 2011	October 2011 onwards	October – November 2012	January 2013	March 2013	May 2013	January 2014	January 2014
Development Management Policies	Development Plan Document	Sets out detailed policies for determining planning applications	With Core Strategy and SE Plan.	March – April 2011	October 2011 onwards	October – November 2012	January 2013	March 2013	May 2013	January 2014	January 2014

TABLE 2	
Core Strategy	
Overview	
Role & Subject	Strategic document setting out the Vision and Spatial Strategy for meeting known and anticipated development requirements to 2027, including number of dwellings required. It will include generic development management policies in addition to an affordable housing policy. It will also include a key diagram to show broad locations to meet specific requirements, key transportation elements, main patterns of movement and relationships to other strategies & with other local authority areas.
Coverage	Borough-wide, excludes site allocations.
Status	Development Plan Document.
Relationship to Proposals Map	The Proposals Map will illustrate geographically policies of the Core Strategy as necessary. The Proposals Map will be updated upon adoption of the Core Strategy.
Relationship to Woking Borough Local Plan 1999	Will roll forward the approach in the Local Plan and in particular Chapter 2 Strategy and Objectives.
Conformity	With national guidance, the South East Plan and having regard to the Surrey Sustainable Community Strategy and the Woking Sustainable Community Strategy.
Timetable	
Stage	Dates
Consult statutory bodies on scope of Sustainability Appraisal	June - July 2009
Consultation during preparation	July 2009 onwards
Publication and Consultation	July - September 2011
Date For Submission To Secretary of State	December 2011
Estimated Date of Pre-Hearing Meeting	February 2012
Estimated Date of Examination	March/April 2012
Estimated Date for Adoption	September 2012
Update Proposals Map	September 2012
Arrangements for Production	
Organisational Lead	Planning Policy Manager
Political Management	<ul style="list-style-type: none"> Executive Decision for all pre-submission stages. Local Development Framework Working Group will review evidence and results of consultation at each stage and make recommendation to Executive.

TABLE 2	
Core Strategy	
Political Management continued	<ul style="list-style-type: none"> • Full Council Resolution required for submission and adoption stages.
Internal Resources	<ul style="list-style-type: none"> • Planning Policy Team • GIS technical support • Representatives from Development Enabling.
External Resources	<ul style="list-style-type: none"> • Facilitator to run focus groups with stakeholders. • Consultants to update the LDF evidence base as necessary. • Consultants to validate ongoing SA/SEA work. • Partner LPAs. • Critical Friend to review progress and advice on gaps
Stakeholder Resources	<ul style="list-style-type: none"> • Woking Partnership (incorporating the Local Strategic Partnership (LSP)) to provide key link to community planning. • Representatives of stakeholder groups to attend meetings and focus groups. • Development Industry expertise. • Technical advice needed from specific consultation bodies.
Community and Stakeholder Involvement	<p>Prior to consultation on options, specific and general consultation bodies will be canvassed for their views on issues and advice will be sought from the Woking Partnership (LSP) on realistic and reasonable options. Stakeholder involvement will be integral to each stage of the process.</p>

TABLE 3	
Site Allocations	
Overview	
Role & Subject	To identify and allocate sites for development. In particular, sufficient employment and housing land to cover the period to 2027, in accordance with requirements, vision and spatial strategy set out in the Core Strategy.
Coverage	Borough-wide site-specific allocations.
Status	Development Plan Document.
Relationship to Proposals Map	The Proposals Map will illustrate geographically policies and proposals of the Site Allocations DPD. The proposals map will be updated upon adoption of the Site Allocations DPD.
Relationship to Woking Borough Local Plan 1999	Will roll forward the policies for provision and identify sites fitting within the framework of the Core Strategy. In particular, policies HSG2, 5, 6, and 12, of the 1999 Local Plan will be superseded by this document.
Conformity	With the South East Plan and the emerging Core Strategy, in accordance with national planning guidance and having regard to the Surrey Sustainable Community Strategy and the Woking Sustainable Community Strategy.
Timetable	
Stage	Dates
Consult statutory bodies on scope of Sustainability Appraisal	March 2011
Consultation during preparation	October 2011 onwards
Publication and Consultation	October – November 2012
Date For Submission to Secretary of State	January 2013
Estimated Date of Pre-Hearing Meeting	March 2013
Estimated Date of Examination	May 2013
Estimated Date For Adoption	January 2014
Update Proposals Map	January 2014
Arrangements for Production	
Organisational Lead	Planning Policy Manager
Political Management	<ul style="list-style-type: none"> Executive Committee Decision for all pre-submission stages. Local Development Framework Working Group will review evidence and results of consultation at each stage and make recommendation to Executive. Full Council Resolution required for submission and adoption stages.
Internal Resources	<ul style="list-style-type: none"> Planning Policy Team Representatives from Development Enabling

TABLE 3	
Site Allocations	
	<ul style="list-style-type: none"> • Housing Manager.
External Resources	<ul style="list-style-type: none"> • Facilitator to run focus groups with stakeholders. • Consultants as required to provide specialised evidence base. • Consultants will be brought in to validate ongoing SA/SEA work and to assist with Examination work.
Stakeholder Resources	<ul style="list-style-type: none"> • The Woking Partnership (incorporating the Local Strategic Partnership (LSP)) to provide key link to community planning. • Representatives of stakeholder groups to attend meetings and focus groups. • Development Industry expertise. • Technical advice needed from specific consultation bodies.
Community and Stakeholder Involvement	<p>Prior to consultation on options, specific and general consultation bodies will be canvassed for their views on issues and advice will be sought from the Development Industry and the Woking Partnership (LSP) on realistic and reasonable options that accord with the emerging Core Strategy.</p>

TABLE 4	
Development Management Policies	
Overview	
Role & Subject	To set out detailed development management policies that could not be included in a Core Strategy because of its nature and content. It will compliment the Core Strategy in setting the policy framework for determining planning applications.
Coverage	Borough-wide.
Status	Development Plan Document.
Relationship to Proposals Map	The Proposals Map will illustrate geographically policies and proposals of the Development Management Policies DPD. The proposals map will be updated upon adoption of the Development Management Policies DPD.
Relationship to Woking Borough Local Plan 1999	Will roll forward the policies that are not superseded by the Core Strategy and other LDF documents.
Conformity	With the South East Plan and the Core Strategy, in accordance with national planning policy guidance and having regard to the Surrey Sustainable Community Strategy and the Woking Sustainable Community Strategy.
Timetable	
Stage	Dates
Consult statutory bodies on scope of Sustainability Appraisal	March 2011
Consultation during preparation	October 2011 onwards
Publication and Consultation	October – November 2012
Date For Submission to Secretary of State	January 2013
Estimated Date of Pre-Hearing Meeting	March 2013
Estimated Date of Examination	May 2013
Estimated Date For Adoption	January 2014
Update Proposals Map	January 2014
Arrangements for Production	
Organisational Lead	Planning Policy Manager
Political Management	<ul style="list-style-type: none"> Executive Committee Decision for all pre-submission stages. Local Development Framework Working Group will review evidence and results of consultation at each stage and make recommendation to Executive. Full Council Resolution required for submission and adoption stages.
Internal Resources	<ul style="list-style-type: none"> Planning Policy Team

TABLE 4	
Development Management Policies	
	<ul style="list-style-type: none"> • Representatives from Development Control • Housing Manager.
External Resources	<ul style="list-style-type: none"> • Facilitator to run focus groups with stakeholders. • Consultants as required to provide evidence base. • Consultants will be brought in to validate ongoing SA/SEA work and to assist with Examination work.
Stakeholder Resources	<ul style="list-style-type: none"> • The Woking Partnership (incorporating the Local Strategic Partnership (LSP)) to provide key link to community planning. • Representatives of stakeholder groups to attend meetings and focus groups. • Development Industry expertise. • Technical advice needed from specific consultation bodies.
Community and Stakeholder Involvement	<p>Prior to consultation on options, specific and general consultation bodies will be canvassed for their views on issues and advice will be sought from the Development Industry and the Woking Partnership (LSP) on realistic and reasonable options that accord with the emerging Core Strategy.</p>

3.0 Supporting Statement

3.0.1 This statement explains and justifies the approach set out in the LDS. In addition, it explains how resources and the evidence base will be managed across the programme.

3.1 About the area

3.1.1 The Borough of Woking covers 6,359 hectares. It mainly comprises a continuous urban area, centred on Woking Town Centre but stretching from Byfleet and West Byfleet in the east to Knaphill in the west, surrounded by open Green Belt countryside. Within the surrounding countryside there are small settlements, the largest of which are the villages of Brookwood and Mayford. The area protected by Green Belt comprises around 60% of the Borough.

3.2 Regional & Strategic Planning Context

3.2.1 The South East Plan require Woking Borough Council to make provision for 5,840 dwellings across the Borough from 2006 to 2026.

3.2.2 The Council will ensure that the Core Strategy is in conformity with the South East Plan May 2009.

3.3 The Sustainable Community Strategy & Other External Strategies

3.3.1 The Woking Community Strategy has been updated on an ongoing basis with key partners since it was first published in 2002. It is currently being reviewed alongside the preparation of the Core Strategy, and in the light of the Surrey Sustainable Community Strategy and Local Area Agreement for Surrey.

3.3.2 The LDF will have regard to the Sustainable Community Strategies for both Woking and Surrey and will ensure that land-use requirements arising from the Woking Sustainable Community Strategy are addressed. In turn, as it is updated, the Woking Sustainable Community Strategy is expected to address issues that arise from those development requirements driven by the South East Plan and ensure that partners have their plans in place to support development requirements.

3.3.3 There are economies of scale in synchronising community and stakeholder engagement for both the Woking Sustainable Community Strategy and Local Development Framework, provided statutory requirements for consultation are met.

3.3.4 To this end, the LSP was actively engaged in preparation of the Statement of Community Involvement (SCI), which sets out when and how stakeholders and the community will be engaged in the preparation of the documents that make up the LDF. The Woking Partnership will also be involved in any review of the SCI. This will ensure that stakeholder and community engagement will be synchronised with Sustainable Community Strategy work wherever possible.

3.3.5 The LDF documents will be prepared taking into account other Council strategies that have land-use implications. These include:

- Housing Strategy
- Cultural Strategy
- Community Safety Strategy
- Climate Change Strategy

3.3.6 The Surrey Local Transport Plan and the Regional Transport Strategy will have a key influence on future development patterns. Surrey County Council Highways and Woking Borough Council have set up Transport for Woking, a partnership also involving rail, bus and community transport operators amongst others, to ensure that land use and transport implications of growth are considered and addressed together. This partnership will be important in the development of LDF documents.

3.3.7 In addition to the above there are other public sector strategies relating to health, education, community etc provision that will have land use implications that will influence future development patterns. The spatial implications of the Borough Council and other public sector strategies will be elaborated.

3.4 Joint Working

3.4.1 It is not the intention of the Council to set up a joint planning board with neighbouring authorities. However, the Council has a track record of working with neighbouring authorities and with the County Council.

3.4.2 It is not proposed to prepare any joint local development documents requiring adoption of one document by all parties.

3.4.3 The Borough Council will be working with neighbouring authorities to assess the impacts of proposed future development on Special Protection Areas and Special Areas of Conservation.

3.5 Resources

3.5.1 The following in-house resources will be made available for preparing Local Development Documents.

- Planning Policy Manager 40%
- 2 x Senior Planning Policy Officers 90%
- 3x Planning Policy Officers (one 0.6 fte) 90%

3.5.2 Consultants will be engaged on specific projects where there is a lack of expertise or capacity in house.

3.5.3 Adequate resources will be made available to cover the work necessary to produce the documents set out in this LDS.

3.6 Programme Management & Responsibilities

3.6.1 Tables 1 – 4 above sets out the timetable for DPD production. At this stage, assumptions have had to be made about the exact availability of the Planning Inspectorate to hold the examinations but arrangements will be firmed up as work progresses.

3.6.2 The details set out in Section 3 identify management responsibilities for each area of work. The key contact is the Planning Policy Manager, who is responsible for programme overview; overseeing stakeholder and community engagement; links to the Sustainable Community Strategy, auditing of processes; day to day programme, staff & resource management.

3.6.3 Weekly meetings are held between the Planning Policy Manager and the Planning Policy Team to ensure lines of communication are working and to review progress.

3.6.4 All officers engaged on the project are linked by email and shared work directories to facilitate joint working.

3.6.5 The preparation of the LDF is assessed by an independent planning consultant, employed by the Council as a 'critical friend' to advise on soundness and approach.

3.7 Council Procedures and Reporting Protocols

3.7.1 For each DPD the levels of political responsibility are as follows.

- Executive Committee decision for all pre-submission stages.
- Local Development Framework Working Group will review evidence and results of consultation at each stage and make recommendation to the Executive Committee.
- Full Council Resolution required for submission and adoption stages.

3.7.2 The role of the Local Development Framework Working Group is to ensure that the evidence base is robust, that meaningful community and stakeholder engagement takes place and that the LDF accords with overall Council and Sustainable Community Strategy objectives.

3.7.3 There may be a need to prepare a DPD that is not programmed in the LDS. If this circumstance arises approval will be sought from the Executive for a recommendation to be put to Council to prepare the DPD and revise the LDS.

3.8 Risk Assessment

3.8.1 In preparing the LDF, the main areas of risk relate to:

- **Staff turnover.** The Council has undergone reorganisation and the Planning Policy Team is now fully staffed. The Council addressed staff shortages during reorganisation, when there was a freeze on recruitment, by employing temporary staff. .
- **Capacity of PINS and other agencies to cope with demand nation-wide.** This is out of the Council's hands but an early warning of the Council's programme will be sent to PINS.
- **Soundness of DPDs.** The Council will minimise the risk of DPDs being found unsound by working closely with the Government Office and PINS at all milestone stages and in the run up to submission of DPDs, as well as by employing an independent planning consultant to act as a 'critical friend'.
- **Legal Challenge.** The Council will minimise the risk of legal challenge by ensuring that DPDs are sound and founded on a robust evidence base and well-audited stakeholder and community engagement systems.
- **Community Strategy Review.** The impact of the review of the Community Strategy on the preparation of Development Plan Documents will be minimised through close liaison and involvement in the preparation of the new Sustainable Community Strategy so the implications are clear at an early stage.
- **Major community / stakeholder opposition.** The risk of this occurring will be minimised by effective community engagement with key community/stakeholders in the early stages of the process.
- **Timetable for Site Allocations DPD.** The timetable for the preparation of this DPD could mean that sites, which may need to be identified in the DPD, come forward prior to its adoption. It is intended to overcome this issue by producing planning briefs, as and when necessary, which would provide direction for the development of these sites by supplementing the policies of the Core Strategy. However, it should be stressed that this does not necessarily mean that individual sites will be identified in the Core Strategy although strategic sites may be.

- **Estimated date for adoption of Core Strategy.** Adoption of the Core Strategy has been scheduled for September 2012. This is based on the assumption that the Inspector's binding report will be received by no later than May 2012. There is a risk that there may not be a scheduled meeting of full Council to enable adoption of this document. In order to address this, if necessary, a special meeting of full Council will be arranged once the anticipated date for delivery of the Inspector's report has been announced at the last programmed session of the Examination.

3.9 Evidence Base, Monitoring, Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA).

3.9.1 The requirements of the European Strategic Environmental Assessment (SEA) Directive have been linked with UK Regulations covering Sustainability Appraisal. From this flows the need for the process of DPD preparation to:

- Identify strategic alternatives;
- Collect base-line monitoring information;
- Predict significant environmental effects more thoroughly;
- Secure greater consultation with the public and environmental authorities;
- Address and monitor the significant environmental effects of the plan.

3.9.2 As part of the process, the Council must:

- Prepare an Sustainability Appraisal (SA) report on the significant effects of options and the draft plan;
- Carry out consultation on the draft plan and accompanying SA report;
- Take into account the SA report and the results of consultation in decision making;
- Provide information when the plan is adopted and show how the results of the SEA have been taken into account.

3.9.3 The following studies and monitoring regimes have provided the necessary evidence base for the LDF and secured baseline information for the SA & SEA:

Study	Timescale/Source
Biodiversity & Planning In Surrey	November 2010 (Surrey Wildlife Trust and Surrey Biodiversity Partnership)
Character Study	(October 2010)
Climate Change Study	(June 2010)
Draft Infrastructure Delivery Plan	(July 2011)
Economic Viability Assessment	(July 2010)
Employment Land Review - Employment Position Paper	(2010)
Employment Land Review – Market Appraisal	(April 2010)
Gypsies and Traveller Accommodation Assessment	(April 2007)
Habitats Regulation Assessment	(June 2011)
Heritage of Woking – An Historic Conservation Compendium	(2000)
Housing Land Supply Position Statement	(2010 and 2011)
Housing Topic Paper	(2010)
Infrastructure Requirements Study	(2006)
Open Space, Sports and Recreation Facilities Audit	(2008)
Population Paper	(2010).
Social and Community Facilities Audit	(July 2011)
Social and Community Infrastructure Requirements Study	(2006)
Strategic Flood Risk Assessment	(July 2009)
Strategic Housing Land Availability Assessment	(2009, 2010 and 2011)

Study	Timescale/Source
Strategic Housing Market Assessment	(2009)
Surrey Hotel Futures	(September 2004)
Surrey Infrastructure Capacity Study	2009
Sustainability Appraisal Report	(June 2010 and July 2011)
Thames Basin Heaths Special Protection Area Avoidance Strategy	(2010-2015)
The Surrey Transport Plan (Local Transport Plan Third Edition – LTP3)	(2011)
Town, District and Local Centres Study	(September 2009)
Transport and Accessibility Topic Paper	(2011)
Transport Assessment	(June 2010)
Woking and Surrey Sustainable Community Strategy	(2006 and 2010)

All of the above documents can be viewed on the Council's website www.woking.gov.uk/woking2027

- 3.9.4 In order to comply fully with Regulations, secure efficient working and provide a robust and transparent evidence base, SA & SEA will be embedded into production of LDDs at the very start of preparation and updated at each stage.
- 3.9.5 The Planning Policy Manager will ensure that an up to date audit trail exists between the review of the Sustainable Community Strategy and the development of DPDs.

3.10 Statement of current housing supply

- 3.10.1 Work on the preparation of a Site Allocations Development Plan Document has been timetabled to take into account the adoption of the Core Strategy. This will enable the spatial vision of the Core Strategy to be taken into consideration when identifying sites.
- 3.10.2 It is not considered that this timetable for producing the Site Allocations DPD would have a negative impact on housing delivery in the Borough. In support of this the following table highlights the supply of new housing in the Borough in relation to the allocation in the South East Plan 2009, as at 1 April 2011.
- 3.10.3 The table clearly demonstrates that there is sufficient supply of housing development coming through to justify the suggested timetable for the Site Allocations DPD. Completions between 1 April 2006 and 31 March 2011 totalled 1,494 net additional dwellings, an annual average of 299, which is just above the South East Plan annual average of 292.

	South East Plan Requirement	Net additional dwellings as evidenced in SHLAA	Surplus/deficit
Pre Plan period (2011/12)	292	169	-123
Plan years 0 – 5 (2012/13 – 2016/17)	1,460	1,727	267
Total	1,752	1,896	144

4.0 Identified Priorities

4.0.1 Priorities flow from:

- Policies and proposals set out in the South East Plan and saved policies of the Local Plan.
- Land-use requirements arising from the Community Strategy.
- New legislation and regulations.
- The emerging Evidence Base and Monitoring.
- Discussions with Government Office and other bodies.
- Known developer interest.

4.0.2 Priorities are:

- Core Strategy, required under the legislation and regulations, incorporating generic Development Management Policies and an Affordable Housing Policy.
- Site Allocations DPD, setting out details of sites to be developed during the Plan period including delivering the housing requirement for Woking as set out in the South East Plan. It also identifies sites for employment and infrastructure development.

4.1 How the Local Development Framework Fits Together

4.1.1 Diagram 1 shows the relationship between the different local development documents that will comprise the Local Development Framework (including Supplementary Planning Documents (SPDs), details of which are not required to be set out in the LDS.

4.1.2 The rationale for identifying the Development Plan Documents set out for inclusion in the Council's first Local Development Framework is as follows.

- **Adopted Woking Borough Local Plan** – this was adopted in August 1999 with an end date of March 2006. It had originally been intended, in line with the regulations, to save the plan for a period of 3 years to September 2007 whilst Development Plan Documents were put in place to replace it. Given that it has been necessary to change the timetable for producing the Core Strategy; relevant policies in the Woking Borough Local Plan have been saved until they are replaced by relevant adopted policies in the Core Strategy and other Local Development Documents.
- **Core Strategy and Development Management Policies DPD** – comprising the area-specific vision, measurable objectives (linked to ongoing monitoring arrangements) and area-based local strategic policies (backed by a key diagram) to provide a coherent spatial strategy for a period up to 2027. They will identify areas (and possibly strategic sites) where major change should take place to address development, transport and infrastructure needs. They will be prepared to be in general conformity with the South East Plan and will have regard to the Sustainable Community Strategies for Surrey and Woking. They will also include generic development management policies and an affordable housing policy. The Core Strategy is a priority because all other local development documents must be in general conformity with the Core Strategy.



- **Site Allocations DPD** – to identify, in conformity with the Core Strategy major sites for development up to 2027. Undeveloped greenfield reserve sites identified in the adopted local plan will be reviewed as part of this process. This DPD will also identify any other major sites for development other than housing.

Glossary:

Area Action Plan (AAP): A planning framework for areas of change or conservation.

Annual Monitoring Report (AMR): monitors progress against the Local Development Scheme and policy targets.

Core Strategy: Local Planning Authority's long term spatial vision for area and the primary strategic policies and proposals to deliver that vision.

Development Plan Document (DPD): A spatial planning document prepared by the relevant plan-making authority. Subject to independent examination.

Local Development Document (LDD): Comprises of Development Plan Documents, Supplementary Planning Documents and Statement of Community Involvement i.e. both statutory & non-statutory documents.

Local Development Framework (LDF): A portfolio of Local Development Documents that provides the framework for delivering the spatial strategy of the area.

Local Development Scheme (LDS): Three- year programme management plan for the production of Local Development Documents.

Planning Policy Statement (PPS): New title for Planning Policy Guidance, issued by Central Government.

Proposals Map: Illustrates policies and proposals in the development plan documents on an Ordnance Survey base map.

Regional Spatial Strategy (RSS): A statutory document that replaces Regional Planning Guidance. It is part of the development plan and new local development documents must be in accordance with it. The RSS for the South East is known as the South East Plan.

Site specific allocations: Allocation of sites for specific or mixed-use development.

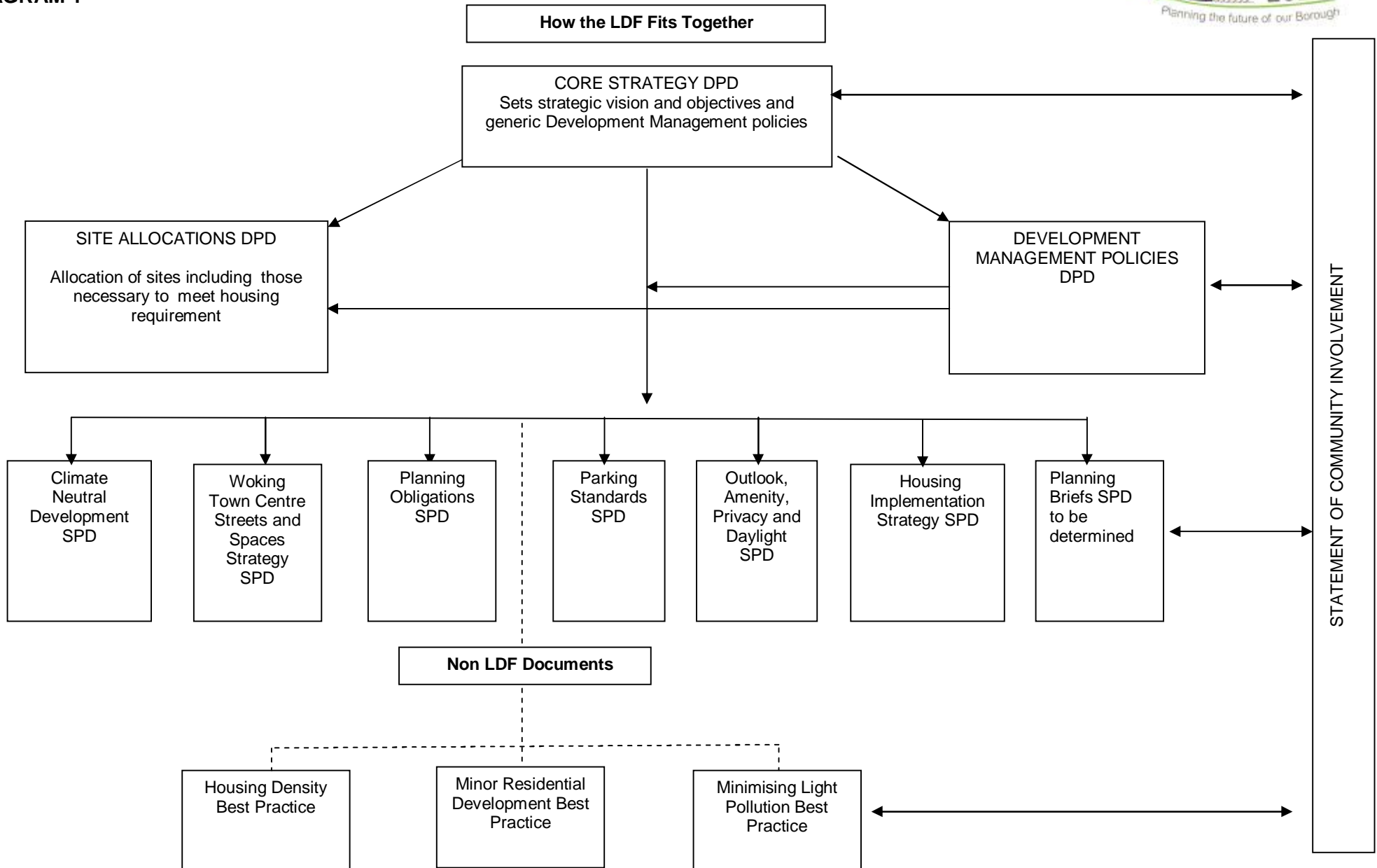
Statement of Community Involvement (SCI): Sets out standards for involving the community in the preparation, alteration and review of local development documents & significant development control decisions. A Supplementary Planning Document.

Strategic Environmental Assessment (SEA): Environmental assessment as applied to policies, plans and programmes. Required under the SEA Directive 2001/42/EC.

Supplementary Planning Documents (SPD): To replace Supplementary Planning Guidance. Non-statutory documents that expand upon policies and proposals in Development Plan Documents.

Sustainability Appraisal (SA): A social, economic and environmental assessment primarily used on Regional Planning Guidance and Development Plans.

DIAGRAM 1







Appendix 1

Schedule of saved Woking Borough Local Plan policies

DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE PLANNING AND COMPULSORY PURCHASE ACT 2004

POLICIES CONTAINED IN THE WOKING BOROUGH LOCAL PLAN 1999

ADOPTED AUGUST 1999

The Secretary of State for Communities and Local Government in exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 directs that for the purposes of the policies specified in the Schedule (1) to this direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Signed by authority of the
Secretary of State

John Cheston
Senior Planning Officer
Housing and Planning Directorate
Government Office for the South East

25 September 2007

SCHEDULE

POLICIES CONTAINED IN THE WOKING BOROUGH LOCAL PLAN 1999

Policy Number	Policy Title/Purpose
NE1	SSSIs & SPAs
NE2	Nature Reserves and SNCIs
NE3	Protection of Undesignated Sites
NE4	New Areas of Nature Conservation Value
NE5	Species Protection
NE6	Canals and River Corridors
NE7	Escarpments
NE8	TPOs
NE9	Trees within Development Proposals
NE10	Landscape Design
NE11	Flood Plain
BE1	Design of New Development
BE2	Crime Prevention
BE3	Access for Disabilities
BE4	Environmental Pollution
BE5	Development near sources of noise
BE6	Energy Conservation
BE7	Protection of Urban Open Space
BE8	Conservation Area Designation and Enhancement
BE9	General Policy on Conservation Areas
BE10	Demolition of Listed Buildings
BE11	Alterations and Additions to Listed Buildings
BE12	The setting of Listed Buildings
BE13	Change of Use of Listed Buildings
BE14	Locally Listed Buildings
BE15	Scheduled Ancient Monuments

Policy Number	Policy Title/Purpose
BE16	Areas of High Archaeological Potential
BE17	Historic Parks, Gardens and Nurseries
BE18	Advertisements
BE19	Illuminated Signs
BE20	Illuminated Adverts
BE21	Adverts in Conservation Areas
BE22	Shop Fronts
GRB1	Control of Development in the Green Belt
GRB4	Infill Development in Mayford Village
GRB6	Safeguarded Sites, HSG5 – Moor Lane & HSG6 - Brookwood
HSG2	Identified Sites
HSG5	Moor Lane, Westfield
HSG6	Brookwood Farm
HSG8	Loss of residential land and buildings
HSG9	Small Dwellings
HSG10	Affordable Housing through New Build
HSG11	Flats above Shops
HSG12	High Density Residential Area
HSG13	Housing for people with disabilities
HSG14	Elderly Persons
HSG15	Houses in Multiple Occupation
HSG16	Conversions
HSG18	Residential Development in Urban Areas
HSG19	Density and Site Coverage
HSG20	Urban Areas of Special Residential Character
HSG21	Outlook, Amenity, Privacy and Daylight
HSG22	Plot Subdivision – infilling and back land
HSG23	Extensions

Policy Number	Policy Title/Purpose
HSG24	Annexes to Dwellings
EMP1	General Considerations
EMP2	New Business Development in District and Local Centres
EMP3	New Business Development in the Urban Area
EMP4	Industrial (Class B2) Development
EMP5	Warehousing and Distribution (Class B8) Development
EMP6	Broadoaks
EMP7	Loss of B1, B2, and B8 Uses
EMP8	Development to Provide for Small Firms and Mixed Development
EMP9	Hotel Development
EMP10	Residential to Overnight Accommodation
SHP1	The Shopping Hierarchy
SHP2	Major New Retail Development
SHP3	New Retail in District Centres
SHP4	Retail Service Areas of District Centres
SHP5	Change of Use outside Retail Service Areas of District Centres
SHP6	New Development and Change of Use in Local Centres
SHP7	Change of Use of Isolated Shops
SHP8	A3 Uses
SHP9	Amusement Centres etc
SHP10	Farm Shops
REC1	Formal Recreation Open Space Provision
REC2	Open Space in major housing developments
REC3	Loss of land in Formal Recreation Use
REC4	Loss of Informal Recreational Open Space
REC5	New Recreational/Arts Development
REC6	Loss of Buildings in Recreational Use
REC7	Intensification of Use of Land in Formal Recreational Use

Policy Number	Policy Title/Purpose
REC8	Horse Keeping and Riding Facilities
REC9	Golf Development
REC10	Noisy and Disruptive Activities
REC11	Improved Informal Recreational Provision
REC12	Allotments
REC13	Public Rights of Way
REC14	Recreational Use of River Valleys
REC15	Basingstoke Canal
REC16	Brookwood Canalside Country Park
REC17	Woking Palace Country Park
CUS1	Location and Provision of Community Facilities
CUS2	Loss of Community Facilities
CUS4	Knaphill Library
CUS5	Sheerwater Health and Community Centre
CUS6	Change of Use of Residential to Community Facilities
CUS7	Schools
CUS8	Renewable Energy
CUS9	Combined Heat and Power Stations
CUS10	Recycling Collection Points
CUS11	Telecommunications
CUS12	Domestic Satellite Receiving Antennae
MV1	General Principles
MV2	Transport Strategy
MV3	Movement Implications of Development
MV4	Improvements to Transport Infrastructure
MV5	Environmental Impact of Traffic
MV6	Design of New Roads
MV7	Access to A Class Roads

Policy Number	Policy Title/Purpose
MV8	Roadside Facilities
MV9	Off Street Parking
MV10	Public Off Street Parking
MV11	Horsell Village Car Park
MV12	Cycle Parking Standards
MV13	Park and Ride
MV14	Commuter Parking
MV15	Rail Network and Interchange Facilities
MV16	Servicing
MV17	Pedestrian Facilities
MV18	Cycle Facilities
MV19	Heavy Goods Vehicles
MV20	Bus Services
MV21	Bus Priority Measures
MV22	Motorway Widening
MV23	Major Highway Improvements in the Town Centre
MV24	Bisley Common to Brookwood Cross Roads
MV25	Chertsey Road/Monument Road Link
MV26	Route Management Studies
MV27	Minor Highway and Transport Improvements
WTC1	Design in Town Centre
WTC2	Height of Buildings
WTC3	Space between Buildings
WTC4	Development Fronting Victoria Way
WTC5	Design of Development Fronting Basingstoke Canal
WTC6	Public Art
WTC7	Residential Accommodation in Development Schemes
WTC8	Residential Density

Policy Number	Policy Title/Purpose
WTC9	New Business Development in Woking Town Centre
WTC10	Conversion of Outmoded Office Buildings
WTC11	Goldsworth Road Regeneration Area
WTC12	Hotel Development
WTC13	New Retail in Town Centre
WTC14	Primary Shopping Area
WTC15	Secondary Shopping Area
WTC16	Goldsworth Road
WTC17	Basingstoke Canal Parkway
WTC18	Highway Proposals in the Town Centre
WTC19	Public Transport Hub at Woking Station
WTC20	Provision for Public Transport
WTC21	Car and Cycle Parking
WTC22	Pedestrian and Cycle Facilities
WTC23	Additional Commuter Car Parking
WTC24	Proposals Sites in the Town Centre
VCN1	Village Centres
VCN2	Scale of Development
VCN3	Community Benefit: Environmental Enhancement
VCN4	Community Benefit: Improvements to Accessibility
IMP1	Site Assembly
IMP2	Land Acquisition to meet the identified needs of the Community
IMP3	Planning Benefits

Schedule of Woking Borough Local Plan policies that are no longer saved

Policy Number	Policy Title/Purpose	Reason that policy has not been saved
HSG1	Housing Target Allocation	The target is now out of date
HSG3	Identified Sites 2001-2006	Referred to sites for 2001-2006. Now out of date and sites have been developed
HSG4	Identified Sites – Brookwood Hospital	Site has now been developed
HSG7	Windfall Sites	Not consistent with current national policy.
HSG17	Gypsy Sites	Not consistent with current national policy.
CUS3	Provision of Community Facilities within the Brookwood Hospital Core	Site has now been developed.
GRB2	New Buildings within the Green Belt	Repetitive of national policy set out in Planning Policy Guidance 2: Green Belts.
GRB3	The Re-Use of Buildings within the Green Belt.	Repetitive of national policy set out in Planning Policy Guidance 2: Green Belts.
GRB5	Loss of Agricultural Land	Repetitive of national policy set out in Planning Policy Guidance 2: Green Belts.
MON1	General Monitoring	Statement of intent to carry out required monitoring is unnecessary.
MON2	Employment Generating Development	Statement of intent to carry out required monitoring is unnecessary.
MON3	Housing Supply	Statement of intent to carry out required monitoring is unnecessary.
MON4	The Economic Well Being of Woking Town Centre and The District and Local Centres.	Statement of intent to carry out required monitoring is unnecessary.
MON5	Environmental Indicators	Statement of intent to carry out required monitoring is unnecessary.