

Woking: planning ahead

2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016



Woking Borough Local Development Framework Newsletter December 2005



Introduction

As you are aware, Woking Borough Council is currently producing a new planning framework within which future development (including houses, offices and shops) will be guided and take place. The technical name for this is the Local Development Framework (LDF) and this will replace the current Local Plan in 2007.



Woking Borough Council is asking the community to participate in creating the LDF through a variety of methods including questionnaires, presentations and public meetings. You have previously expressed an interest in Woking's LDF and this newsletter is the first in a series that aims to update you on the progress so far.

Project Timescale

The Council has produced a Local Development Scheme (LDS) which sets out what documents the Council will produce for the LDF and when this will take place. A revised LDS was submitted to the Government Office for the South East in December 2005 and can be viewed on the Council's website (www.woking.gov.uk).

Documents Forming Part of the Local Development Framework

The LDF will comprise of a set of documents. Woking's LDF will include statutory Development Plan Documents plus a range of non statutory Supplementary Planning Documents.

Development Plan Documents

- Statement of Community Involvement
- Core Strategy
- Site Allocations

Supplementary Planning Documents

- Parking Standards
- Light Pollution
- Affordable Housing
- Housing Density
- House Extensions and Boundary Treatment
- Outlook, Amenity, Privacy and Daylight

The documents will be subject to a Sustainability Appraisal which will test each document to ensure it does not conflict with the aims of sustainable development.

An Annual Monitoring Report will assess the LDF's progress and the effectiveness of development plan policies.

Consultation so far

Woking Borough Council began consultation with the community in September 2004 when we asked what visions people had for the future of the Borough. These visions helped form the basis of different options for future development.

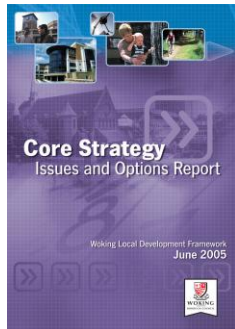
Consultation on the Core Strategy was carried out during summer this year. The draft Statement of Community Involvement (SCI) was also subject to consultation during summer and the second round of consultation on a preferred draft SCI has just been completed.





The Core Strategy

The Core Strategy will form the principal planning policies for Woking Borough until 2017. In June and July 2005 we asked Woking Borough residents their opinions on four possible options for development over the next 10 years.



Consultation Results

- 1202 residents responded to the Core Strategy Issues and Options questionnaire.
- Thirty-one organisations and individuals made written representations. These were received from statutory consultation bodies, and other interested parties.
- Comments were made on a range of topics including housing provision, shopping facilities, and infrastructure.

What Happens Next?

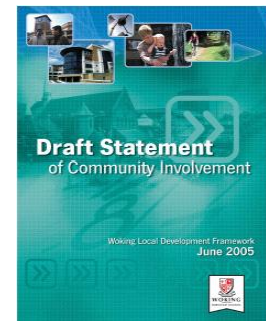
1. The responses have assisted in developing a 'Preferred Option'
2. Public consultation on the 'Preferred Option' will take place from 27th January to 10th March 2006.

Statement of Community Involvement

The Council is producing a Statement of Community Involvement (SCI) which sets out how and when we consult on the LDF and major planning applications. In June and July 2005 we consulted on a first draft, and the second round of consultation on a preferred draft has just finished.

Generally, the response to the Draft SCI was positive.

Many comments were received on how people would like to be informed of planning proposals, and how they would respond to such proposals. The consultation methods will be integrated into the final document.



What Happens Next?

1. The SCI will be amended to consider the results of all consultation that has taken place this year.
2. The final SCI will be submitted to the Secretary of State in July 2006.

Evidence Base

A variety of projects will create an Evidence Base to inform the drafting of the Preferred Options for the statutory DPDs and SPDs. These include:



- Woking Borough Housing Needs Assessment
- Woking Borough Employment Needs Assessment
- Woking Borough Housing Potential Study
- Woking Open Space, Sport and Recreation Facilities Audit
- Woking Retail and Commercial Leisure Study
- Woking Social and Community Infrastructure Requirements Study
- Surrey Hotel Futures