



## Woking Borough Council Local Development Framework Newsletter April 2007



### Introduction

As you may be 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 Woking Borough Local Plan in 2007.

This newsletter is the fourth in a series that aims to update you on the latest progress we have made on producing the LDF.

### Get Involved !

We need your help! The first stage of consultation has just begun on two of our Supplementary Planning Documents (SPDs) which will provide additional detail to the policies in our Core Strategy. We would like to know your views.

#### Climate Neutral Development

This document will provide guidance on incorporating climate neutral technologies within new developments (eg use of solar panels).



#### Outlook, Amenity, Privacy and Daylight

Will provide guidance on the Council's requirements for outlook, amenity, privacy and daylight to ensure this is achieved for new residential development and maintained for existing residential areas.

### Other SPDs

We are also starting work on three other SPD documents. The very early stage of consultation on these is focused on specific groups (such as house builders) but we will be asking for your views later on.

#### 1) Housing Implementation

The SPD will set the Council's strategy for delivering housing in the Borough, including the approach to the provision of affordable housing, and guidance on how the impacts of residential development on the Thames Basin Heaths Special Protection Area should be mitigated.

#### 2) Planning Obligations

This will explain how the Council will seek to ensure speed, transparency and consistency in securing planning obligations to mitigate the impact of certain developments. It will indicate the likely infrastructure requirements and provide guidance on standard formulae.

#### 3) Woking Town Centre Streets and Spaces

This will provide guidance on managing growth in the town centre. The Council is to use specialist consultants to assist in the preparation of this document.

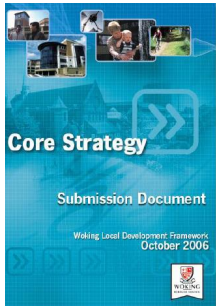




# Woking: planning ahead

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

## The Core Strategy



This document will form the principal planning policies for Woking Borough until 2018 and was submitted to the Secretary of State in October 2006.

### What Happens Next?

1. Results of the submission consultation were published in January 2007.
2. The Council has consulted on three site specific representations (Egley Road, Tegg's Lane and Martins Press). The results of this are currently being summarised.
3. The Council is currently consulting on a fourth site specific representation at Woking Sewage Treatment Works. This runs until Friday 13 April.
4. An exploratory meeting was held on 15 March with the Inspector and key stakeholders and we are waiting to hear back on this..
5. We hope that there will be a Public Examination in June 2007.

## Statement of Community Involvement

The Council's Statement of Community Involvement (SCI) was adopted by the Council on 22<sup>nd</sup> February 2007. It will be published in its final format in April. The SCI sets out how and when we will consult on the LDF and planning applications.



## Project Timetable

The Council is required to produce a timetable for producing the documents that make up the LDF. This is called the Local Development Scheme (LDS). Following the publication of new planning guidance from the Government, it has been necessary to revise the documents we will produce and the timetable. This has meant the LDS has had to be revised to reflect these changes. A copy of the new document is available on our web site. [www.woking.gov.uk/council/planningservice/ldf/ldsmarch07](http://www.woking.gov.uk/council/planningservice/ldf/ldsmarch07)

The main change to the document has been the delay of the Site Allocations DPD. Early consultation will now begin on this in early 2008.

## South East Plan

The Government's Regional Planning Guidance for the South East is set out in the South East Plan. Our LDF needs to be in general conformity with the South East Plan. An Examination in Public has just taken place. The panel's report and recommendations will be published in July. Find more information on the EiP at <http://www.eipsoutheast.co.uk/home>.



## Second Beacon Success for Council



The Council was awarded Beacon status under the 'Promoting Sustainable Communities through the Planning Process' theme in Round 8 of the Beacon award scheme on 20 March 2007. The Beacons Award scheme recognises excellence and innovation in local government. It is not just an award, but also a responsibility to share best practice and knowledge with other authorities.

For more information please go to our website [www.woking.gov.uk/news](http://www.woking.gov.uk/news)