

Woking: planning ahead

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



Woking Borough Council Local Development Framework Newsletter December 2006



STOP PRESS! STOP PRESS! STOP PRESS! STOP PRESS! STOP PRESS! STOP PRESS!

Planning Policy Statement 3 Housing (PPS3) has just been published by the Government. In light of its contents the Council may need to review the dates identified for producing the LDF documents.

Introduction

Welcome to the fourth newsletter updating you on the progress we have made on producing the Local Development Framework (LDF). The LDF will replace the current Woking Borough Local Plan in 2007 and sets out the planning framework within which future development (including houses, offices and shops) will be guided and take place.



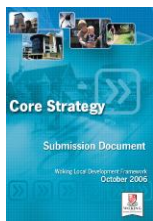
Project Timetable

The Council has continued to meet all its key milestones for producing the LDF as set out in the Local Development Scheme (LDS). In June 2006, the Council submitted a revised LDS to the Government Office for the South East (GOSE). A copy of this is available on the Council's website.

For further information on the evidence and documents underpinning the LDF please see the Council's website (www.woking.gov.uk/council/planning/ldf/ldfresearch)

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 will be published in January 2007.
2. There will be a Public Examination in March and April 2007.
3. The Core Strategy is due to be adopted in December 2007.

Site Allocations

The Council has started working on a Site Allocations document which will identify and allocate major sites for development and sufficient housing land to cover the period to 2018, in accordance with the requirements, vision and spatial strategy set out in the Core Strategy.

This is your chance to have your say on possible locations for development in the Borough. Let us know where potential sites are and your views.



Site Allocations - What Happens Next?

1. The Site Allocations document will be submitted to the Secretary of State in October 2008.
2. Consultation on the issues and options will be undertaken in May and June 2007, followed by consultation on a Preferred Option in January and February 2008.
3. The Site Allocations document will be submitted to the Secretary of State in October 2008.
4. Adoption of the Site Allocations is due in January 2010.



Statement of Community Involvement

The Council's Statement of Community Involvement (SCI) is now being considered by a Planning Inspector following its submission to the Secretary of State. The Inspectors Report will be placed on the Council's website (www.woking.gov.uk/council/planning/ldf/sci).

Supplementary Planning Documents (SPDs)

SPDs provide additional detail to the policies in our Core Strategy. We are about to start producing 6 SPDs, which we aim to be adopted in January 2008. **Initial consultation will take place February – June 2007.** The 6 SPDs are:

- 1) Affordable Housing** – This will address the requirement for affordable housing arising from the Housing Needs Assessment update 2006, the Housing Potential Study and new Government guidance (PPS3 has just been released, available to download at <http://www.communities.gov.uk/index.asp?id=1504591>). It will include proposals for house types and sizes and planning obligations for affordable housing.
- 2) Planning Obligations** – This will explain how the Council will seek to ensure speed, transparency and consistency in securing planning obligations. It will indicate the likely infrastructure requirements and provide guidance on standard formulae.
- 3) Addressing the Impacts of Residential Development on the Thames Basin Heaths Special Protection Area (SPA)** – Addresses the requirement for mitigation of negative effects arising from new residential development on the Thames Basin Heaths Special Protection Area.
- 4) Climate Neutral Development** – Will provide guidance on incorporating climate neutral technologies within new developments.
- 5) Outlook, Amenity, Privacy and Daylight** – Provides 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.
- 6) Woking Town Centre Streets and Spaces** – This will provide guidance on managing growth in the town centre. The Council is to use specialist consultants (who have yet to be appointed) to assist in the preparation of this document.

The 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 on this is currently taking place – catch it if you can! You can get up to date information on the EIP at <http://www.eipsoutheast.co.uk/home>.



Calling all Residents' Associations!



Are you a Residents' Association? Would you like us to come and talk to you about the LDF? We have recently held a couple of successful sessions with local associations on the LDF. Please get in touch for further information.