



Woking Borough Council
Local Development Framework Newsletter
14th December 2007



Woking Borough Council is currently working on a new planning policy framework to guide future development (including houses, offices and shops) in the Borough. This is called the Local Development Framework (LDF), which will replace the current Woking Borough Local Plan.



Happy Christmas and best wishes for the New Year
from the Planning Policy Team



Local Development Scheme

The Local Development Scheme (LDS) sets out a full programme and timetable for producing the documents that will make up the LDF. The LDS has been updated following the withdrawal of the Core Strategy in July. It was approved by the Government Office for the South East in early December after consideration by the Council's Executive at its meeting on 1 November 2007. The LDS can be found on our website www.woking.gov.uk/council/planningservice/ldf/LDS

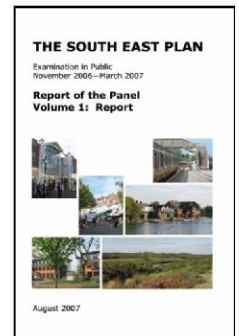


There will be further consultation on Core Strategy Issues and Options in October -November 2008, Preferred Options in May - June 2009 and Submission in December 2009. Adoption is likely to be in December 2010. Consultation on the Site Allocations DPD Issues and Options will be in May-June 2009, with Preferred Options after the adoption of the Core Strategy.

South East Plan Update

The South East Plan, which is prepared by the South East England Regional Assembly (SEERA), will provide the planning policy context for the Woking Local Development Framework. It will also set targets that the Local Development Framework must aim to meet, including the number of new homes to be built each year in the Borough.

At the end of August, the report of the Panel of Inspectors who held the Examination in Public into the draft South East Plan between November 2006 and March 2007 was published. The report recommended an increase in the number of houses to be provided in the South East over the Plan period (2006 – 2026). For Woking, the Panel's report recommended that the number of new dwellings should be increased from 242 to 292 per year, an extra 50. The Panel's view was that most of the additional homes could probably be provided on brownfield sites or current safeguarded sites, but that the Council would need to consider identifying greenfield sites if there is any shortfall.



The Government's response to the Panel's recommendations is due to be published in the form of proposed changes to the draft South East Plan early in 2008. This will be the opportunity for everyone to comment.

However the Council has already registered its concern about the additional growth proposed for Woking and the implications this has for the Borough's infrastructure and the Green Belt surrounding Woking. The Council will formally respond to the proposed changes when they are published for statutory public consultation in 2008.

The Council is now working on some key studies that will provide up to date information on how Woking might be affected by the proposed changes. These look at housing needs and demand in Woking, and the potential sites where new homes could be built. Further details of these studies, the Strategic Housing Market Assessment and the Strategic Housing Land Availability Assessment, are given in this newsletter.

For more information on the South East Plan's progress, visit www.southeast-ra.gov.uk and follow the link to the South East Plan website.



Woking: planning ahead

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

Strategic Housing Market Assessment

The Strategic Housing Market Assessment (SHMA) is being prepared by consultants jointly commissioned by Woking, Guildford and Waverley Borough Councils. It will provide local and sub-regional evidence of housing need and demand in accordance with Government requirements as set out in 'Planning Policy Statement 3 - Housing'. Work on the study began in the Autumn and a report is due in Spring 2008.

The study will provide up to date information on the size, type and tenure of new housing needed and wanted in Woking, as the study looks at the housing market as a whole as well as the need for affordable housing. The need and demand for particular types of housing in Woking will then need to be matched with the housing requirement in the South East Plan and potential housing sites in the Borough. The latter is being established through the Strategic Housing Land Availability Assessment.



More information on the SHMA is available on the Council's website at www.woking.gov.uk/council/housing/policies/housingmarketassessment

Strategic Housing Land Availability Assessment

The Council has started work on the Strategic Housing Land Availability Assessment (SHLAA) which will look at potential sites in the Borough that could be developed for housing in the future. The Council is currently working towards meeting an annual housing target of 292 dwellings per year (as set out in the South East Plan Panel Report). Specific sites must be identified in order to demonstrate how the required level of housing supply may be achieved.



Government guidance sets out that these sites are to be identified through the preparation of a SHLAA.

Over the coming weeks, Council officers will be gathering information for the SHLAA and part of this work will involve approaching local agents, landowners, developers and the public to ask them to suggest to the Council sites within the Borough which may have potential for housing development. When a full list of sites has been compiled, officers will undertake comprehensive assessments of each site to identify possible planning constraints and determine whether the sites are considered to be both deliverable, and developable, in accordance with Government guidance.

The Council will then need to match suitable sites with the information gathered on housing need and demand being established through the Strategic Housing Market Assessment (SHMA).

More detailed information about the SHLAA is available on the Council's website: www.woking.gov.uk/council/planningservice/ldf/ldfresearch/shlaa

Outlook, Amenity, Privacy and Daylight SPD

The Council is busy preparing a Supplementary Planning Document (SPD) that aims to ensure that new housing developments achieve suitable outlook, amenity, privacy and daylight for new residents, whilst safeguarding those attributes for existing residents in adjoining residential areas. The SPD will provide guidance to applicants and developers before submitting planning applications for all types of residential development. The SPD will expand upon Policy HSG21 of the Woking Borough Local Plan and will update and replace the Council's existing guidance on this topic.

A draft of the SPD is due to be published for public consultation in Spring 2008. Further details will be published on the Council's website in due course.