



Woking Borough Council Local Development Framework Newsletter July 2006



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.



Woking Borough Council has asked the community to participate in creating the LDF through a variety of methods including questionnaires, presentations and public meetings. This newsletter is the second in a series that aims to update you on the latest progress we have made on producing the LDF.

Documents Forming Part of the Local Development Framework

The LDF will comprise two types of document - statutory Development Plan Documents (DPDs) plus a range of non statutory Supplementary Planning Documents (SPDs). Details of the DPDs and SPDs that we will produce are set out below.

Supplementary Planning Documents

- Affordable Housing
- Woking Town Centre Streets and Space Strategy
- Parking Standards
- Climate Neutral Development
- Addressing the Impact of Development on Thames Basin Heath Special Protection Area
- Housing Density
- Planning Obligations
- House Extensions and Boundary Treatment
- Outlook, Amenity, Privacy and Daylight

Development Plan Documents

- Statement of Community Involvement
- Core Strategy – sets out Vision and Strategy for meeting development requirements of the Borough up to 2017
- Site Allocations - To identify and allocate major sites for development. Consultation starts May 2007.

With the exception of the Statement of Community Involvement, all of the documents will be subject to a Sustainability Appraisal, which will ensure the content is consistent with the aims of sustainable development.

The LDF's progress and effectiveness will be regularly assessed in an Annual Monitoring report which is published in December each year.



Project Timetable

The Council is required to produce a Local Development Scheme (LDS) which sets out a timetable for producing the documents that make up the LDF. In December 2005, the Council submitted its Local Development Scheme (LDS) to the Government Office for the South East (GOSE). The scheme was agreed but further amendments have had to be made which has resulted in a three month delay in most of the documents that make up the LDF. In particular, this means the Core Strategy will now be submitted to GOSE in October 2006.



Statement of Community Involvement

The Council is producing a Statement of Community Involvement (SCI) which sets out how and when we will consult on the LDF and planning applications. We consulted on the first draft in June and July 2005 and second draft in November and December 2005.



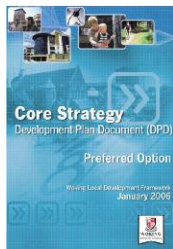
Minor changes were made to the SCI following the “Preferred Option” consultation in December 2005.

What Happens Next?

1. The SCI will be submitted to the Secretary of State in July 2006 and the community will be consulted at this stage. **If you want to have your say on the SCI you need to comment on whether it meets the “tests of soundness” set out by the Planning Inspectorate.** Both paper and electronic questionnaires are available from our web site or from the Planning Policy team in addition to libraries and public buildings in the Borough.
2. A Planning Inspector will consider any comments made.
3. The SCI will be adopted in March 2007.

The Core Strategy

Consultation with Woking Borough residents in summer 2005 assisted us in developing a “Preferred Option” for our Core Strategy. This will form the principal planning policies for Woking Borough until 2017. We consulted residents on the Preferred Option from 27 January to 10 March this year and are now in the process of considering comments that were received before we produce a final Core Strategy.



What Happens Next?

1. Consultation results will be published in September 2006.
2. The final version of the “Preferred Option” will be submitted to the Government in October 2006.
3. There will be a Public Examination in March and April 2007.
4. The Core Strategy will be adopted in December 2007.

Evidence Base

A variety of projects were used as an Evidence Base to inform the drafting of the Preferred Option 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

We are reviewing the findings of those with an asterisk (*) and we are also undertaking a;

- Gypsy and Traveller Needs Assessment
- Strategic Flood Risk Assessment
- Appropriate Assessment of the potential impact of development on sites of nature conservation importance.