



Woking Borough Council Local Development Framework Newsletter July 2008



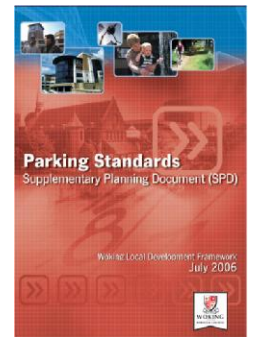
What is the Local Development Framework?

The Local Development Framework (LDF) will be a suite of short, easily updatable documents that will set out the Council's planning strategies, policies and guidance for the area.

The two main types of document that make up the LDF are **Development Plan Documents (DPDs)** and **Supplementary Planning Documents (SPDs)**. DPDs set out key policies and are examined by an independent Inspector. Together with the South East Plan they will form the 'development plan' for Woking. SPDs provide further guidance on how policies will be applied, but are not independently examined.

The Council has already adopted two Supplementary Planning Documents:

- **Parking Standards** in July 2006 and
- **Outlook, Amenity, Privacy and Daylight** in July 2008 (see below).



The most important DPD that the Council is preparing is the **Core Strategy**. This will be the over-arching document that will set out a vision, objectives and strategic policies for planning for Woking's future and people. The Council is currently working on a new version, having withdrawn the Core Strategy submitted to the Government in October 2006. A month after submission new national guidance was published, set out in Planning Policy Statement 3: Housing. To accommodate this new guidance the Core Strategy was withdrawn to enable the preparation of two key evidence bases to underpin it. These are the Strategic Housing Land Availability Assessment and the Strategic Housing Market Assessment (see over). A number of other **evidence base studies** are also being prepared or updated.

The different documents that the Council will prepare and the timetable for their preparation is set out in a document called the **Local Development Scheme**, which also identifies the current planning policies for Woking. A document called the **Statement of Community Involvement** (adopted March 2007) sets out how and when people and organisations can be involved in the preparation of new planning policy documents, with the intention that early and continued involvement will help shape Woking's future.

More information on the Local Development Framework and how it is prepared through the process of **Sustainability Appraisal** and its progress monitored through the **Annual Monitoring Report** can be found on the Council's website at www.woking.gov.uk.

Outlook, Amenity, Privacy and Daylight SPD

The Council's latest Supplementary Planning Document (SPD) was adopted on 10 July. It sets out guidance on achieving suitable outlook, amenity, privacy and daylight in new residential developments whilst safeguarding those attributes of adjoining residential areas.

The SPD supplements Woking Borough Local Plan Policy HSG21, which will remain in use until it is replaced by a new policy in the Local Development Framework. It supersedes the Council's previous Supplementary Planning Guidance adopted in July 2000, which needed to be updated to reflect new national guidance such as that set out in Planning Policy Statement 3: Housing.

A draft version of the SPD was published for public consultation in February and this was improved to reflect the comments made. The final version of the SPD can be viewed on the Council's website at www.woking.gov.uk/ldf





Strategic Housing Land Availability Assessment

The Council has started work on a 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 last few months, Council officers have been gathering information on possible sites for inclusion in the SHLAA. Part of this work has involved 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. Officers have undertaken 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/ldf

Strategic Housing Market Assessment

The Strategic Housing Market Assessment (SHMA) was commissioned jointly by Woking, Guildford and Waverley Borough Councils in 2007 and is being undertaken by Fordhams Research.

The study will set out local and sub-regional evidence of housing need and demand in accordance with the requirements of PPS3: Housing. It will take into account market prices and demand and will provide information on size, type and tenure of homes needed and wanted across the market by local people, including affordable housing. A key message emerging from the study is that in Woking there is a need for more family homes in the social rented sector.

The SHMA is likely to be published later this month. For further information please see the Council's website at

www.woking.gov.uk/ldf



For more information please go to
www.woking.gov.uk/ldf

For more information on the Woking LDF, please contact
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