



LDF Newsletter  
Issue 8: July 09

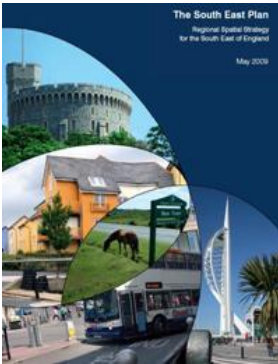


# Woking Borough Council Local Development Framework Newsletter July 2009



## South East Plan

The final South East Plan was published by the Government on 6 May. It sets out the region's planning framework to 2026 and its strategy and policies will affect future planning decisions in Woking. It forms part of the development plan for Woking, which means that the Borough Council's planning policies set out in the Woking Local Development Framework must be in line with it.



Woking's housing target is to build 5,840 new homes between 2006-2026. This is an average annual target of 292 new homes each year.

The South East Plan's strategy is to concentrate growth in the region's hubs, including five strategic development areas in an arc from South Hampshire through Oxford to Milton Keynes in the north of the region.

Woking is identified as a regional hub because of its highly accessible location in relation to the rail network, importance as an economic centre and its potential to accommodate growth in a sustainable way.

## Revised Local Development Scheme

The Local Development Scheme (LDS) sets out the timetable for the Council's preparation of the Development Plan Documents that will make up the Local Development Framework.

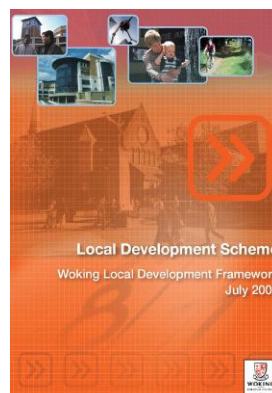
The revised LDS came into effect on 24 July 2009 with the agreement of the Government Office for the South East. The revised LDS takes into account changes to the plan-making system introduced by the Government in Planning Policy Statement 12 (June 2008) and the Planning Act 2008 together with amending Regulations.

The top priority is the Core Strategy, which will set out the over-arching vision and strategy for development in the Borough to 2026 in line with the South East Plan. Key dates are shown here, highlighting the opportunities to get involved in consultation in 2009 and 2010 and in the public Examination in 2011.

More detail about specific sites where development will take place will be drawn up as part of the preparation of the later Site Allocations DPD.

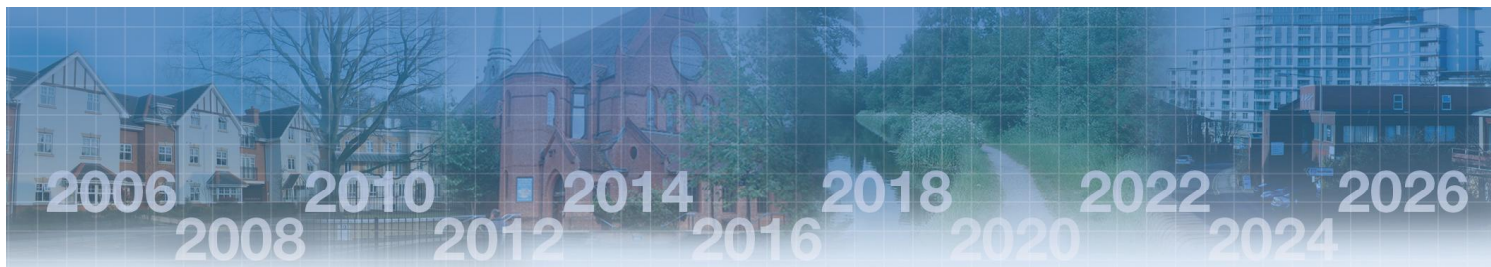
### Core Strategy and Development Management Policies DPD - Key Dates

Stage	Date
Consult statutory bodies on scope of Sustainability Appraisal	July 2009
Consult during preparation	Jul 2009 onwards
Publication and consultation	Oct - Nov 2010
Submission to Secretary of State	Jan 2011
Estimated date of pre-hearing meeting	Mar 2011
Estimated date of examination	May 2011
Estimated date for adoption	Jan 2012



A detailed version of the LDS is available on the website:

[www.woking.gov.uk/ldf](http://www.woking.gov.uk/ldf)



## Strategic Housing Land Availability Assessment

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The Council's Strategic Housing Land Availability Assessment (SHLAA) has just been published. This study identifies sites in Woking Borough that may have some potential for housing development between now and 2026.

The SHLAA gives details of sites which have been suggested to the Council by landowners, developers and householders, together with other sites that have been identified by the Council itself, as required by national planning policy which is produced by the Government. The study is an important first step towards meeting the housing requirement, set out in the South East Plan 2009.



In addition to listing the potential sites, the study also

- will help decisions to be made about where to locate housing development in the future
- will help to flag up whether or not Green Belt land may be needed to make provision for new homes
- helps to show what action may need to be taken so that specific sites can come forward for development, which may include reviewing planning policies.

The study forms an important part of the evidence base for the Core Strategy which will help to shape future development in the Borough.

Now that the study has been published, the Council will need to consider it alongside other important studies, including the Strategic Housing Market Assessment, to fully appreciate the bigger picture. It will then begin to plan a series of public consultation exercises where everyone in the Borough will have an opportunity to have their say about the future of housing development in the Borough.

## Strategic Housing Market Assessment

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The recently published Strategic Housing Market Assessment (SHMA) was prepared by Fordhams Research for Woking, Guildford and Waverley Borough Councils to inform the preparation of the Core Strategy and the revision of the Housing Strategy. The report looks at the need for affordable housing and the market demand for housing at a strategic level, with a Housing Needs and Market Assessment Survey for each borough providing a snapshot of the profile of local households and their dwellings, and the number, size, type and tenure of new homes required to meet both need and demand.

The assessment of housing need looks at both the need for and the supply of affordable housing, essentially for those who cannot afford market housing. The assessment of housing demand looks at expressed demand for market housing, from those who can afford the type of housing in question.

### Key findings of the SHMA - housing need in Woking Borough

- An estimated total net annual need for affordable housing of 499 units of accommodation.
- Around 70% of the need for affordable housing is for social rented housing.
- Most of the demand for social rented housing is for three bedroom units.



The SHMA shows that both the need and demand for housing in Woking, are considerably greater than the annual average housing requirement of 292 new homes a year for Woking established in the South East Plan. It would not be possible to fully meet the need and demand identified as the environmental quality of the Borough would be under severe threat, and it is unlikely that infrastructure provision could keep pace. However, the study provides a great deal of information on the size, type and tenure of accommodation needed or demanded which should help to plan to meet the target of 292.