

Ms Jane Robinson
Policy Officer (Planning)
Woking Borough Council
Civic Offices, Gloucester Square,
Woking, Surrey
GU21 6YL

Housing & Planning Directorate

Bridge House
1 Walnut Tree Close
Guildford
GU1 4GA

Switchboard: 01483 882 255
Tel: 01483 882 266
Fax: 01483 882 489

e-mail: John.Cheston@gose.gsi.gov.uk
www.gose.gov.uk

25 September 2007

Our Ref:
Your Ref:

Dear Ms Robinson

**PLANNING AND COMPULSORY PURCHASE ACT 2004
WOKING BOROUGH LOCAL PLAN 1999 SAVED POLICIES APPLICATION**

I am writing with reference to your application on behalf of Woking Borough Council of 20 March for a direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in the Woking Borough Local Plan.

The Secretary of State's Direction is attached. Those policies not listed in the Direction will expire on 27 September 2007.

The Secretary of State's assessment of whether saved policies should be extended is based upon the criteria set out in Planning Policy Statement 12: *Local Development Frameworks* and the Department for Communities and Local Government protocol on saving policies. The Secretary of State's decisions concern some policies where there have been representations from a third party expressing views that differ from those of the local authority. Also, her decisions in respect of some policies have the effect of saving policies that an authority requested should not be extended. For clarity, where either or both of these two circumstances apply, the Secretary of State's reasons are set out in the table at the end of this letter.

The extension of saved policies listed in this Direction does not indicate that the Secretary of State would endorse these policies if presented to her as new policy. It is intended to ensure continuity in the plan-led system and a stable planning framework locally, and in particular, a continual supply of land for development.

Local planning authorities should not suppose that a regulatory local plan-style approach will be supported in forthcoming development plan documents (DPDs). LPAs should adopt a positive, spatial, strategy-led approach to DPD preparation and not seek to reintroduce the numerous policies of many local plans.

The exercise of extending saved policies is not an opportunity to delay DPD preparation. LPAs should make good progress with local development frameworks according to the timetables in their local development schemes. Policies have been extended in the expectation that they will be replaced promptly and by fewer policies in DPDs. Maximum use should be made of national and regional policy especially given the development plan status of the regional spatial strategy.

Following 27 September 2007, the extended policies should be read in context. Where policies were adopted some time ago, it is likely that material considerations, in particular the emergence of new national and regional policy and also new evidence, will be afforded considerable weight in decisions. In particular, we would draw your attention to the importance of reflecting policy in Planning Policy Statement 3 *Housing* and the Housing Green Paper – *Homes for the future: more affordable, more sustainable* in relevant decisions.

Policy Ref	Reason	Extended	Not Extended
HSG21	The policy is necessary and does not merely repeat, or conflict with, national or regional policy.	√	

Yours sincerely

John Cheston
Senior Planning Officer

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE PLANNING AND
COMPULSORY PURCHASE ACT 2004
POLICIES CONTAINED IN THE WOKING BOROUGH LOCAL PLAN 1999
ADOPTED AUGUST 1999**

The Secretary of State for Communities and Local Government in exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 directs that for the purposes of the policies specified in the Schedule (1) to this direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Signed by authority of the
Secretary of State

John Cheston
Senior Planning Officer
Housing and Planning Directorate
Government Office for the South East

25 September 2007

SCHEDULE

POLICIES CONTAINED IN THE WOKING BOROUGH LOCAL PLAN 1999

Policy Number	Policy Title/Purpose
NE1	SSSIs & SPAs
NE2	Nature Reserves and SNCIs
NE3	Protection of Undesignated Sites
NE4	New Areas of Nature Conservation Value
NE5	Species Protection
NE6	Canals and River Corridors
NE7	Escarpments
NE8	TPOs
NE9	Trees within Development Proposals
NE10	Landscape Design
NE11	Flood Plain
BE1	Design of New Development
BE2	Crime Prevention
BE3	Access for Disabilities
BE4	Environmental Pollution
BE5	Development near sources of noise
BE6	Energy Conservation
BE7	Protection of Urban Open Space
BE8	Conservation Area Designation and Enhancement
BE9	General Policy on Conservation Areas
BE10	Demolition of Listed Buildings
BE11	Alterations and Additions to Listed Buildings
BE12	The setting of Listed Buildings

Policy Number	Policy Title/Purpose
BE13	Change of Use of Listed Buildings
BE14	Locally Listed Buildings
BE15	Scheduled Ancient Monuments
BE16	Areas of High Archaeological Potential
BE17	Historic Parks, Gardens and Nurseries
BE18	Advertisements
BE19	Illuminated Signs
BE20	Illuminated Adverts
BE21	Adverts in Conservation Areas
BE22	Shop Fronts
GRB1	Control of Development in the Green Belt
GRB4	Infill Development in Mayford Village
GRB6	Safeguarded Sites, HSG5 – Moor Lane & HSG6 - Brookwood
HSG2	Identified Sites
HSG5	Moor Lane, Westfield
HSG6	Brookwood Farm
HSG8	Loss of residential land and buildings
HSG9	Small Dwellings
HSG10	Affordable Housing through New Build
HSG11	Flats above Shops
HSG12	High Density Residential Area
HSG13	Housing for people with disabilities
HSG14	Elderly Persons
HSG15	Houses in Multiple Occupation
HSG16	Conversions
HSG18	Residential Development in Urban Areas

Policy Number	Policy Title/Purpose
HSG19	Density and Site Coverage
HSG20	Urban Areas of Special Residential Character
HSG21	Outlook, Amenity, Privacy and Daylight
HSG22	Plot Subdivision – infilling and back land
HSG23	Extensions
HSG24	Annexes to Dwellings
EMP1	General Considerations
EMP2	New Business Development in District and Local Centres
EMP3	New Business Development in the Urban Area
EMP4	Industrial (Class B2) Development
EMP5	Warehousing and Distribution (Class B8) Development
EMP6	Broadoaks
EMP7	Loss of B1, B2, and B8 Uses
EMP8	Development to Provide for Small Firms and Mixed Development
EMP9	Hotel Development
EMP10	Residential to Overnight Accommodation
SHP1	The Shopping Hierarchy
SHP2	Major New Retail Development
SHP3	New Retail in District Centres
SHP4	Retail Service Areas of District Centres
SHP5	Change of Use outside Retail Service Areas of District Centres
SHP6	New Development and Change of Use in Local Centres
SHP7	Change of Use of Isolated Shops
SHP8	A3 Uses
SHP9	Amusement Centres etc
SHP10	Farm Shops

Policy Number	Policy Title/Purpose
REC1	Formal Recreation Open Space Provision
REC2	Open Space in major housing developments
REC3	Loss of land in Formal Recreation Use
REC4	Loss of Informal Recreational Open Space
REC5	New Recreational/Arts Development
REC6	Loss of Buildings in Recreational Use
REC7	Intensification of Use of Land in Formal Recreational Use
REC8	Horse Keeping and Riding Facilities
REC9	Golf Development
REC10	Noisy and Disruptive Activities
REC11	Improved Informal Recreational Provision
REC12	Allotments
REC13	Public Rights of Way
REC14	Recreational Use of River Valleys
REC15	Basingstoke Canal
REC16	Brookwood Canalside Country Park
REC17	Woking Palace Country Park
CUS1	Location and Provision of Community Facilities
CUS2	Loss of Community Facilities
CUS4	Knaphill Library
CUS5	Sheerwater Health and Community Centre
CUS6	Change of Use of Residential to Community Facilities
CUS7	Schools
CUS8	Renewable Energy
CUS9	Combined Heat and Power Stations
CUS10	Recycling Collection Points

Policy Number	Policy Title/Purpose
CUS11	Telecommunications
CUS12	Domestic Satellite Receiving Antennae
MV1	General Principles
MV2	Transport Strategy
MV3	Movement Implications of Development
MV4	Improvements to Transport Infrastructure
MV5	Environmental Impact of Traffic
MV6	Design of New Roads
MV7	Access to A Class Roads
MV8	Roadside Facilities
MV9	Off Street Parking
MV10	Public Off Street Parking
MV11	Horsell Village Car Park
MV12	Cycle Parking Standards
MV13	Park and Ride
MV14	Commuter Parking
MV15	Rail Network and Interchange Facilities
MV16	Servicing
MV17	Pedestrian Facilities
MV18	Cycle Facilities
MV19	Heavy Goods Vehicles
MV20	Bus Services
MV21	Bus Priority Measures
MV22	Motorway Widening
MV23	Major Highway Improvements in the Town Centre
MV24	Bisley Common to Brookwood Cross Roads

Policy Number	Policy Title/Purpose
MV25	Chertsey Road/Monument Road Link
MV26	Route Management Studies
MV27	Minor Highway and Transport Improvements
WTC1	Design in Town Centre
WTC2	Height of Buildings
WTC3	Space between Buildings
WTC4	Development Fronting Victoria Way
WTC5	Design of Development Fronting Basingstoke Canal
WTC6	Public Art
WTC7	Residential Accommodation in Development Schemes
WTC8	Residential Density
WTC9	New Business Development in Woking Town Centre
WTC10	Conversion of Outmoded Office Buildings
WTC11	Goldsworth Road Regeneration Area
WTC12	Hotel Development
WTC13	New Retail in Town Centre
WTC14	Primary Shopping Area
WTC15	Secondary Shopping Area
WTC16	Goldsworth Road
WTC17	Basingstoke Canal Parkway
WTC18	Highway Proposals in the Town Centre
WTC19	Public Transport Hub at Woking Station
WTC20	Provision for Public Transport
WTC21	Car and Cycle Parking
WTC22	Pedestrian and Cycle Facilities
WTC23	Additional Commuter Car Parking

Policy Number	Policy Title/Purpose
WTC24	Proposals Sites in the Town Centre
VCN1	Village Centres
VCN2	Scale of Development
VCN3	Community Benefit: Environmental Enhancement
VCN4	Community Benefit: Improvements to Accessibility
IMP1	Site Assembly
IMP2	Land Acquisition to meet the identified needs of the Community
IMP3	Planning Benefits