

# CHAPTER 1: INTRODUCTION

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- 1.1 The Woking Borough Local Plan 1999 has been prepared under the Town and Country Planning Act 1990, as amended by the Planning and Compensation Act 1991, and the Town and Country Planning (Development Plan) Regulations 1991. The Plan covers the whole of the Borough of Woking, and constitutes part of the Development Plan for Woking, along with the Surrey Structure Plan, and Surrey Minerals and Waste Local Plans. It replaces the Woking Borough Local Plan 1993 and that part of the Brooklands Local Plan (First Alteration) which related to land in the Borough of Woking. It has been Adopted following extensive public consultation and involvement, including a Public Local Inquiry into objections to the Deposit Draft Plan, held in 1998.

## THE FUNCTIONS AND TIMESCALE OF THE PLAN

- 1.2 The Development Plan, of which the Local Plan forms part, is the main consideration when determining planning applications. The Town and Country Planning Act 1990, as amended, requires applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 1.3 The Plan sets out policies and proposals to guide the future development and use of land in the Borough to the year 2006. It allocates land for specific uses and also sets out policies against which planning applications by both the private and public sectors should be considered. It is not a statement of the Council's service policies on matters such as economic development, the countryside, housing or leisure services, which are determined quite separately. However, the Plan complements the Council's service plans and expenditure programmes. The Local Plan is not permitted to deal with Mineral Extraction or Waste. Policies for these matters have to be contained in separate Minerals and Waste Local Plans, produced by Surrey County Council.
- 1.4 This Local Plan has been produced with reference to current Government Guidance, in the form of Planning Policy Guidance Notes (PPGs), Regional Planning Guidance (RPG) and Circulars, and to the Surrey County Structure Plan 1994, with which the Adopted Plan is in general conformity. The Statement of General Conformity is shown at page (ix). The most up to date information available to the Council has been used in drawing up the policies and proposals. However, for the Local Plan to remain relevant and effective it is essential that it is kept up to date. As a result the Plan includes policies to monitor the effectiveness of the Plan and carry out a partial or full review of it

as necessary. This review is likely to follow the Adoption of the proposed Alteration to the 1994 Surrey Structure Plan.

## THE FORMAT OF THE PLAN

1.5 The Woking Borough Local Plan 1999 consists of this written statement together with a set of proposals maps. These are a Borough wide map together with inset maps for Woking Town Centre and the Village Centres. The Written Statement sets out the Council's policies and proposals (in capitals) with reasoned justifications to them. In considering whether any application for development is in accordance with the Plan the policies and proposals must be read as a whole. For easy reference, the policies have been grouped into topics, such as housing, but any one planning issue may be the subject of a number of policies and proposals in the Plan. An index of policies commonly relevant to particular types of development is set out at Appendix 8. This and the other Appendices at the back of the written statement provide additional material which does not form part of the Plan.

1.6 The chapters of the plan are grouped as follows:

§ **Chapter 2: Strategy and Objectives:** setting out the key objectives for the future development of the Borough

§ **Chapters 3 to 5: Environment:** setting out environmental protection and enhancement policies for the Built and Natural Environment, and policies controlling development in the Green Belt

§ **Chapters 6 to 11: Land use Topics:** setting out policies and proposals for housing, employment, shopping, leisure, recreation and the arts, community and utility services and movement

§ **Chapters 12 to 13: Town and Village Centres:** setting out policies and proposals for Woking Town Centre, and the village centres.

§ **Chapters 14 to 15: Monitoring and Implementation:** setting out how the Plan will be monitored, and the different resources required for implementing the proposals.

1.7 Chapters 2 to 11 all follow the same format:

§ Description of the Borough and Recent trends

§ National/Regional Context

§ County Context

§ Other Council Policies (where relevant)

§ Objectives

§ Policies

1.8 The Town and Village Centre chapters set out specific policies for the areas concerned and also explain how the plan will contribute to implementing the Council's Town Centre Strategy and Village Centres Strategy.

- 1.9 A schedule of proposals affecting specific sites is set out at the end of the written statement. A separate schedule of proposal sites in Woking Town Centre is included at the end of Chapter 12.
- 1.10 The Proposals Maps illustrate the policies and proposals set out in the Written Statement. The Maps identify the sites where development is specifically allocated. These sites are more fully explained in the Schedule of Proposals Sites following Chapter 12: Woking Town Centre and Chapter 15: Monitoring. The Maps also show the areas of the Borough where particular policies apply. In general the proposals shown in the Plan do not include those for which planning permission already exists. Documents setting out in more detail permissions for certain land uses such as housing or employment development, are available separately from the Council.