



WOKING LOCAL DEVELOPMENT FRAMEWORK

LOCAL DEVELOPMENT SCHEME

October 2018



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1.0 Introduction

1.1 What is the Local Development Scheme?

- 1.1.1 The Local Development Scheme (LDS) is a programme management plan, which sets out a timetable for the production of Development Plan Documents that will form part of the Local Development Documents (LDD). Development Plan Documents contain planning policies and proposals and are subject to examination by an Independent Planning Inspector.
- 1.1.2 The purpose of LDDs is to provide the planning policy framework for Woking. The documents that make up the LDD will, collectively, deliver the spatial planning strategy for Woking Borough, integrating it with other policies and programmes. LDD policies will be used to inform the determination of planning applications considered by the Local Planning Authority.
- 1.1.3 The Core Strategy is the main Development Plan Document within the LDDs. It sets out the strategic policy framework for new development in the Borough. The Council adopted the document at its meeting on 25 October 2012. The Council has also adopted a Development Management Policies Development Plan Document to provide detailed policies to help determine day to day planning applications. This was adopted in October 2016.
- 1.1.4 The LDS includes reference to the preparation of the following additional Development Plan Documents. The timescales for the preparation of these documents is set out in Table 1.
- Site Allocations Development Plan Document (DPD)
 - Proposals Map.
- 1.1.5 The Council has already adopted a number of Supplementary Planning Documents (SPDs) and plans to prepare a number of others. Further details of these can be found on the Planning Policy pages of the Council's website at <http://www.woking2027.info/supplementary>. SPDs provide guidance on the application of planning policies that are set out in DPDs.
- 1.1.6 On 5 February 2015, the Council adopted a revised Statement of Community Involvement, which sets out when and how people will be involved during the preparation of the documents making up the LDDs. The Statement of Community Involvement is available to view on the Council's website.

1.2 What are the main sources of current planning policies for Woking?

- 1.2.1 The development plan for Woking comprises:
- Saved policies of the South East Plan (Policy NRM6);
 - The adopted Core Strategy (2012);
 - The Development Management Policies DPD;
 - Adopted Neighbourhood Plans; and
 - The Minerals and Waste Development Framework prepared by Surrey County Council.
- 1.2.2 The South East Plan was published on 6 May 2009. It has since been revoked with the exception of Policy NRM6 on the Thames Basin Heaths Special Protection Areas.

- 1.2.3 The Core Strategy was adopted by Council on the 25th October 2012. Although the majority of Local Plan (1999) policies were superseded by the Core Strategy, a number of policies had been saved for continued use as part of the LDDs until they are superseded by relevant policies in Development Plan Documents. A list of these policies is detailed in Appendix 6 of the Core Strategy. These policies are now superseded by the combination of the policies of the Core Strategy and the Development Management Policies DPD. There is a statutory requirement to review local plans every five years. Given that the Core Strategy is just over five years old, the Council will be undertaking the review to assess whether any future updates are necessary. If updates are justified, a timetable will be agreed and reflected in the LDS.
- 1.2.4 The County Council, as the minerals and waste planning authority for Surrey, is required to produce a Minerals and Waste Development Framework (MWDF). This comprises the Surrey Waste Plan (2008), the Surrey Minerals Plan Core Strategy DPD and Primary Aggregates DPD (2011), the Aggregates Recycling Joint DPD (2013) and the Surrey Minerals Plan Minerals Site Restoration SPD (2011). The Aggregates Recycling Joint DPD has been found sound and was adopted by the County Council in February 2013. Surrey County Council is now in the process of reviewing its waste and minerals plans.
- 1.2.5 In addition the Council has the following Supplementary Planning Guidance (SPG), which will continue to apply. There is an on-going work to review these SPDs.
- Plot-Subdivision: Infilling and Backland Development (March 2000)
 - Outlook, Amenity, and Privacy (July 2008)
 - Parking Standards (April 2018)
 - Residential Boundary Treatment (July 2000)
 - Telecommunication Masts and Antennae (November 2000)
 - House Extensions (November 2001)
 - Housing density (March 2000)
 - Mount Hermon Conservation Area - Character Appraisal & Design Guidance (September 2001)
 - Old Woking Conservation Area - Character Appraisal & Design Guidance (September 2001)
 - High Density Housing Development (April 2003)
 - Ashwood Road Conservation Area Statement - Character Appraisal & Design Guidance (March 2003)
 - Byfleet Corner/Rosemount Parade and Station Approach, West Byfleet - Conservation Areas - Character Appraisal & Design Guidance (March 2003)
 - Horsell Conservation Area - Character Appraisal & Design Guidance (July 2002)
 - Pond Road Conservation Area Statement - Character Appraisal & Design Guidance (July 2002)
 - St Johns Conservation Area
 - Wheatsheaf Conservation Area.

2.0 Annual Monitoring Report

- 2.1 The Council is required to monitor annually how effective its policies and proposals are in meeting the objectives of the Core Strategy. The AMR covers the financial year and is published by the Council at the end of December.
- 2.2 Through the AMR, the Council will assess:
- whether the timetable for producing DPDs is on track and, if not, the reasons why;
 - what impact DPD policies, in addition to saved policies of the Woking Borough Local Plan, are having on other targets set at national, regional or local level;
 - whether any policies need to be modified or replaced to meet sustainable development objectives;
 - what action needs to be taken if policies need to be modified or replaced.
- 2.3 As a result of monitoring, the Council will consider what changes, if any, need to be made and will bring forward any such changes through the future reviews of the LDS.
- 2.4 Table 2 provides more information about the Development Plan Document that the Council intends to prepare.
- 2.5 The current Proposals Map (with inset maps, see <http://www.woking2027.info/map>) is the version that forms part of the adopted Core Strategy and the Development Management Policies DPD. This also shows adopted policies of the Surrey Waste Plan 2008 and Surrey Minerals Plan Core Strategy DPD and Primary Aggregates DPD (2011). This map will be updated each time a DPD that requires an amendment to the Proposals Map is adopted.

TABLE 1

TIMETABLE FOR THE PRODUCTION OF PROPOSED DEVELOPMENT PLAN DOCUMENTS

Document Title	Status	Brief Description	Chain of Conformity	Consult statutory bodies on scope of Sustainability Appraisal	Consultation on draft DPDs (Reg.18)	Publication of Submission draft DPDs (Reg. 19)	Date for Submission to S of S	Estimated Date of Pre-Hearing Meeting	Estimated Date of Examination	Estimated Date for Adoption	Update Proposals Map
Proposals Map	Development Plan Document									Early 2020	As required on adoption of following DPDs
Site Allocations Development Plan Document	Development Plan Document	Site Allocations DPD identifies sites for period to 2027 and safeguard sites for period between 2027 and 2040.	With Saved Policy of SE Plan, Surrey Minerals and Waste Plans and Core Strategy and the National Planning Policy Framework.	March-April 2011 and January - February 2014 (ongoing)	June 2015 – July 2015	October 2018/ November 2018	June/July 2019	Summer 2019	Winter 2019	Early 2020	Early 2020

TABLE 2	
Site Allocations DPD and accompanying Proposals Map	
Overview	
Role & Subject	<p>Site Allocations DPD to identify and allocate sites for development. To identify sufficient employment and housing land and infrastructure to cover the period to 2027, in accordance with requirements, vision and spatial strategy set out in the Core Strategy. It also safeguards land to meet future development needs between 2027 and 2040.</p> <p>The Proposals Map will be amended to reflect the requirements of the adopted Site Allocations DPD.</p>
Coverage	Borough-wide including site-specific allocations.
Status	Development Plan Document.
Relationship to Proposals Map	The Proposals Map will illustrate geographically policies and proposals of the DPD. The Proposals Map will be updated upon adoption of the DPD.
Relationship to Woking Core Strategy 2012	Site Allocations will allocate specific sites to deliver the requirements of the Core Strategy. Saved policy WTC24 of the 1999 Local Plan will be superseded by this document.
Conformity	With the Saved Policy of the South East Plan and adopted Core Strategy, in accordance with national planning guidance and having regard to the Surrey Sustainable Community Strategy and the Woking Sustainable Community Strategy.
Timetable for the Site Allocations DPD	
Stage	Dates

TABLE 2	
Site Allocations DPD and accompanying Proposals Map	
	Timetable for Site Allocations DPD
Consult statutory bodies on scope of Sustainability Appraisal	March-April 2011 and January - February 2014
Consultation during preparation	February - July 2013, and March – May 2014 and on-going throughout the process
Consultation on draft Site Allocations DPD (Reg. 18)	June 2015 – July 2015
Publication of Submission draft Site Allocations DPDs (Reg. 19)	October 2018/November 2018
Submission of Site Allocations DPD	June/July 2019
Estimated Date of Examination	Winter 2019
Estimated Date For Adoption	Early 2020
Update Proposals Map	Early 2020
Arrangements for Production	
Organisational Lead	Planning Policy Manager
Political Management	<ul style="list-style-type: none"> • Executive Committee Decision for all pre-submission stages. • Local Development Framework Working Group will review evidence and results of consultation and make recommendation to Executive. • Full Council Resolution required for submission and adoption stages.
Internal Resources	<ul style="list-style-type: none"> • Planning Policy Team • Representatives from Development Management • Development Manager. • Housing Manager. • Economic Development. • Neighbourhood Services.
External Resources	<ul style="list-style-type: none"> • Consultants as required to provide specialised evidence base. • Consultants will be brought in to assist with Examination work if required. • Surrey County Council. • Environment Agency. • Natural England. • English Heritage.
Stakeholder Resources	<ul style="list-style-type: none"> • The Joint Committee • Representatives of stakeholder groups to attend meetings and focus groups. • Development industry expertise. • Technical advice needed from specific consultation bodies.

TABLE 2	
Site Allocations DPD and accompanying Proposals Map	
	<ul style="list-style-type: none"> • Developers Forum. • Residents Association. • Neighbourhood Forums • Chamber of Commerce
Community and Stakeholder Involvement	Prior to consultation, specific and general consultation bodies will be canvassed for their views on key stages of the process and advice will be sought from the Development industry about whether the emerging issues reflects their aspirations.

Supporting Statement

3.0.1 This statement explains and justifies the approach set out in the LDS. In addition, it explains how resources and the evidence base will be managed across the programme.

3.1 About the area

3.1.1 The Borough of Woking covers 6,400 hectares. It mainly comprises a continuous urban area, centred on Woking Town Centre but stretching from Byfleet and West Byfleet in the east to Knaphill in the west, surrounded by open Green Belt countryside. Within the surrounding countryside there are small settlements, the largest of which are the villages of Brookwood and Mayford. The area protected by Green Belt comprises around 60% of the Borough.

3.2 Strategic Planning Context

3.2.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.

3.2.2 The Saved Policy of the South East Plan requires the Council to take account of Policy NRM6 on Thames Basin Heaths Special Protection Area. All other policies are revoked.

3.2.3 The Council ensured that the Core Strategy (October 2012) was in conformity with the South East Plan (May 2009) and NPPF (March 2012).

3.3 The Sustainable Community Strategy & Other External Strategies

3.3.1 The Woking Community Strategy has been updated on an ongoing basis with key partners since it was first published in 2002. It was last reviewed alongside the preparation of the Core Strategy, and in the light of the Surrey Sustainable Community Strategy and Local Area Agreement for Surrey.

3.3.2 The LDDs have had regard to the Sustainable Community Strategies for both Woking and Surrey and will ensure that land-use requirements arising from the Woking Sustainable Community Strategy are addressed. The Council has published Woking 2050. Its provisions will be taken into account in preparing LDDs.

3.3.3 There are economies of scale in synchronising community and stakeholder engagement for both the Woking Sustainable Community Strategy and Local Development Documents, provided statutory requirements for consultation are met. The Council will always explore opportunities to do so where relevant.

3.3.4 To this end, the Local Strategic Partnership (LSP) was actively engaged in preparation of the Statement of Community Involvement (SCI), which sets out when and how stakeholders and the community will be engaged in the preparation of the documents that make up the LDDs. The Woking Partnership no longer exists in its original form. Most of its functions are now taken over by the Joint Committee of Woking Borough Council and Surrey County Council. The Joint Committee will be consulted on planning policy matters where relevant.

3.3.5 The LDDs will be prepared taking into account other Council strategies that have land-use implications. These include:

- Housing Strategy
- Cultural Strategy
- Community Safety Strategy

- Climate Change Strategy
- Economic Development Strategy
- Natural Woking 2016 (the Council's biodiversity and Green Infrastructure Strategy).

3.3.6 The Surrey Local Transport Plan will have a key influence on future development patterns. Surrey County Council Highways and Woking Borough Council have set up Transport for Woking, a partnership also involving rail, bus and community transport operators amongst others, to ensure that land use and transport implications of growth are considered and addressed together. The decisions of this partnership will inform the development of LDDs. The activities of Transport for Woking have now been taken over by the Joint Committee.

3.3.7 In addition to the above there are other public sector strategies relating to health, education, community etc. provision that will have land use implications that will influence future development patterns. These will continue to be monitored.

3.4 Joint Working/the Duty to Cooperate

3.4.1 Paragraphs 178 to 181 of the NPPF set out public bodies' for the duty to cooperate on planning issues that cross administrative boundaries, particularly those which relate to the strategic priorities.

3.4.2 It is not the intention of the Council to set up a joint planning board with neighbouring authorities but to meet with relevant authorities on an individual or collective basis as required to facilitate effective cooperation. The Council has a track record of working effectively with neighbouring authorities and with the County Council. In addition the Council responds in an effective and timely manner to all requests received for cooperation and invitations to discuss strategic issues of common interest.

3.4.3 It is not proposed to prepare any joint local development documents requiring adoption of one document by all parties.

3.4.4 The Borough Council will continue to work with neighbouring authorities to assess the impacts of proposed future development on Special Protection Areas and Special Areas of Conservation.

3.4.5 More information on the Council's cooperation on strategic plan-making matters under the Duty to Cooperate will be made available in the Annual Monitoring Report.

3.5 Resources

3.5.1 The following in-house resources will be made available for preparing Local Development Documents.

- | | |
|-----------------------------------------------------------|-----|
| • Planning Policy Manager | 40% |
| • 2 x Senior Planning Policy Officers (1.5 fte) | 90% |
| • 2 x Planning Policy Officers (one 0.5 fte, one 0.4 fte) | 90% |
| • 1 x Planning Policy Officer | 90% |

3.5.2 Consultants will be engaged on specific projects where there is a lack of expertise or capacity in house, subject to the LDF budget provisions.

3.5.3 Adequate resources will be made available where possible (see 3.8.1) to cover the work necessary to produce the documents set out in this LDS.

3.6 Programme Management & Responsibilities

- 3.6.1 Tables 1 and 2 above set out the timetable for DPD production. At this stage, assumptions have had to be made about the exact availability of the Planning Inspectorate to hold the examinations but arrangements will be firmed up as work progresses.
- 3.6.2 The details set out in Section 3 identify management responsibilities for each area of work. The key contact is the Planning Policy Manager, who is responsible for programme overview; overseeing stakeholder and community engagement; links to the Sustainable Community Strategy, auditing of processes; day to day programme, staff and resource management.
- 3.6.3 Weekly meetings are held between the Planning Policy Manager and the Planning Policy Team to ensure lines of communication are working and to review progress.
- 3.6.4 All officers engaged on the project are linked by email and shared work directories to facilitate joint working.
- 3.6.5 The preparation of the DPD will be validated by an independent planning consultant as a 'critical friend' to advice on soundness and approach where it is deemed relevant.

3.7 Council Procedures and Reporting Protocols

- 3.7.1 For each DPD the levels of political responsibility are as follows.
- Executive Committee decision for all pre-submission stages.
 - Local Development Framework Working Group will review evidence and results of consultation at each stage and make recommendation to the Executive Committee.
 - Full Council Resolution required for submission and adoption stages.
- 3.7.2 The role of the Local Development Framework Working Group is to ensure that the evidence base is robust, that meaningful community and stakeholder engagement takes place and that the LDDs accords with overall Council and Sustainable Community Strategy objectives.
- 3.7.3 There may be a need to prepare a DPD that is not programmed in the LDS. If this circumstance arises approval will be sought from the Executive for a recommendation to be put to Council to prepare the DPD and revise the LDS.

3.8 Risk Assessment

- 3.8.1 In preparing the LDDs, the main areas of risk relate to:
- **Staff turnover.** The Planning Policy Team until recently has been fully staffed. However, it is presently understaffed due to staff turnover and maternity leave. The LDD programme will also be sensitive to sickness absence and this will be monitored closely and work prioritised accordingly.
 - **Capacity of the Planning Inspectorate (PINS) and other agencies to cope with demand nation-wide.** This is out of the Council's hands but an early warning of the Council's programme will be sent to PINS.
 - **Soundness of DPDs.** The Council will minimise the risk of DPDs being found unsound by working closely with PINS in the run up to submission of DPDs.
 - **Legal challenge.** The Council will minimise the risk of legal challenge by ensuring that DPDs are sound and founded on a robust evidence base and well-audited stakeholder and community engagement systems.

- **Community Strategy Review.** The impact of the review of the Community Strategy on the preparation of Development Plan Documents will be minimised through close liaison and involvement in the future review of the Sustainable Community Strategy (or future equivalent strategy) so that the implications are clear at an early stage.
- **Major community / stakeholder opposition.** The risk of this occurring will be minimised by effective community engagement with key community/stakeholders in the early stages of the process.
- **Timetable for the DPDs.** The timetable for the preparation of the DPDs could mean that sites, which may need to be identified in the Site Allocations DPD, come forward prior to its adoption. It is intended to overcome this issue by effective pre-application advice, as and when it is deemed necessary (and resources can be identified), which would provide direction for the development of these sites.

3.9 Evidence Base, Monitoring, Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA).

3.9.1 The requirements of the European Strategic Environmental Assessment (SEA) Directive have been linked with UK Regulations covering Sustainability Appraisal. From this flows the need for the process of DPD preparation to:

- Identify strategic alternatives;
- Collect base-line monitoring information;
- Predict significant environmental effects more thoroughly;
- Secure greater consultation with the public and environmental authorities;
- Address and monitor the significant environmental effects of the plan.

3.9.2 As part of the process, the Council must:

- Prepare an Sustainability Appraisal (SA) report on the significant effects of options and the draft plan;
- Carry out consultation on the draft plan and accompanying SA report;
- Take into account the SA report and the results of consultation in decision making;
- Provide information when the plan is adopted and show how the results of the SEA have been taken into account.

3.9.3 The following studies and monitoring regimes have provided the necessary evidence base for the LDDs and secured baseline information for the SA & SEA:

Study	Timescale/Source
Biodiversity & Planning In Surrey	November 2010 (Surrey Wildlife Trust and Surrey Biodiversity Partnership)
Character Study	October 2010
Climate Change and decentralised, renewable and low carbon energy study	2011
Infrastructure Delivery Plan (being reviewed)	July 2011
Economic Viability Assessment	July 2010
Employment Land Review - Employment Position Paper	2010, 2015
Employment Land Review – Market Appraisal	April 2010
Gypsies and Traveller Accommodation Assessment	2007 and December 2013
Green Belt boundary review	2014
Green Belt boundary review sensitivity test – Strategic Transport Assessment	2015
Habitats Regulation Assessment	June 2011, 2015
Heritage of Woking – An Historic Conservation Compendium	2000

Study	Timescale/Source
Housing Land Supply Position Statement	2011, 2015, 2016
Housing Topic Paper	2010
Infrastructure Requirements Study	2006
Infrastructure Delivery Requirements Schedule	2012
Landscape assessment and Green Belt review	2016
Natural Woking	2016
Open Space, Sports and Recreation Facilities Audit	2008
Population Paper	2010
Social and Community Facilities Audit	July 2011
Social and Community Infrastructure Requirements Studies	2005, 2006 and 2011
Strategic Flood Risk Assessment	July 2009
Strategic Housing Land Availability Assessment	2009, 2010 and 2011, 2014
Strategic Housing Market Assessment	2009, 2015
Surrey Hotel Futures	September 2004, 2015
Surrey Infrastructure Capacity Study	2009, 2016, 2017
Sustainability Appraisal Report	June 2010 and July 2011, 2015
Thames Basin Heaths Special Protection Area Avoidance Strategy	2010-2015
The Surrey Transport Plan (Local Transport Plan Third Edition – LTP3)	2011
Town, District and Local Centres Study	September 2009
Transport and Accessibility Topic Paper	2011
Transport Assessment	June 2010, 2015
Traveller Accommodation Assessment	2013
Woking and Surrey Sustainable Community Strategy	2006 and 2010
Woking Economic Development Strategy 2017 - 2022	2017
Woking Town centre microsimulation model	2017
A320 Corridor Study	April 2018

All of the above documents can be viewed on the Council's website www.woking.gov.uk/woking2027

- 3.9.4 In addition to the above the LDDs has been supported by a number of other research reports and policy studies, all of which are available on the Council's website.
- 3.9.5 In order to comply fully with Regulations, secure efficient working and provide a robust and transparent evidence base, SA & SEA will be embedded into production of LDDs at the very start of preparation and updated at each stage.
- 3.9.6 The Planning Policy Manager will ensure that an up to date audit trail exists between the review of the Sustainable Community Strategy and the development of DPDs.

3.10 Statement of current housing supply

- 3.10.1 Work on the preparation of the Development Plan Documents has been timetabled to take into account the adoption of the Core Strategy. This was necessary to enable the spatial vision of the Core Strategy to be taken into consideration when allocating specific sites for development.
- 3.10.2 It is not considered that the timetable for producing the DPDs would have a negative impact on housing delivery in the Borough. In support of this, the following table highlights the supply of new housing in the Borough in relation to the housing requirement set out in the Core Strategy, as at 1 April 2016.
- 3.10.3 The table below clearly demonstrates that there is sufficient supply of housing development coming through to justify the delivery of housing in line with the requirement to meet a five year housing land supply. The Council has 8.7 years housing land supply against the Core Strategy requirement. Taking into account historic undersupply and a 5% buffer the Council has 7.7 years of housing land supply.

	Core Strategy Requirement	Under supply requirement	NPPF requirement (Core Strategy + under supply + 5%)	Net additional dwellings as evidenced in SHLAA/housing trajectory	Surplus/deficit
Plan years 0 – 5 (2016/17 – 2020/21)	1,460 (292 x 5)	-181	1,533	2,530	+1,070 (not including 5% buffer) +816 (including buffer)

3.10.4 For more information, please see the Council's latest Housing Position Statement, available at <http://www.woking.gov.uk/planning/policy/ldfresearch/hlsp>.

3.0 Identified Priorities

4.0.1 Priorities flow from:

- Policies and proposals set out in the South East Plan (Saved Policy) and adopted Core Strategy.
- Land-use requirements arising from the Community Strategy.
- New legislation and regulations.
- The Evidence Base and Monitoring.
- Discussions with Government and other bodies.
- Known developer interest.
- Partnership working with neighbouring authorities.

4.0.2 Priority is:

- A Site Allocations DPD setting out details of sites to be developed during the Plan period including delivering the housing requirement for Woking as set out in the Core Strategy. The DPD will also identify sites for employment and infrastructure development. A Green Belt boundary review has been undertaken to feed into the Site Allocations DPD. The Proposals Map will be amended to reflect the requirements of the Site Allocations DPD when it is adopted.

4.1 How the Local Development Documents Fit Together

4.1.1 Diagram 1 shows the relationship between the different local development documents, including Supplementary Planning Documents (SPDs), details of which are not required to be set out in the LDS.

4.1.2 The rationale for identifying the Development Plan Documents set out for inclusion in the Council's Local Development Documents is as follows.

- **Adopted Woking Borough Local Plan** – this was adopted in August 1999 with an end date of March 2006. It had originally been intended, in line with the regulations, to save the plan for a period of 3 years to September 2007 whilst Development Plan Documents were put in place to replace it. Given that it was necessary to change the timetable for producing the Core Strategy; relevant policies in the Woking Borough Local Plan were saved until they were replaced by relevant adopted policies in the Core Strategy and other Local Development Documents. With the adoption of the Development Management Policies DPD the Saved policies of the Woking Local Plan are now superseded.
- **Core Strategy DPD** – comprising the area-specific vision, measurable objectives (linked to ongoing monitoring arrangements) and area-based local strategic policies (backed by a key diagram) to provide a coherent spatial strategy for a period up to 2027. The document identifies areas where major change should take place to address development, transport and infrastructure needs. It has been prepared in general conformity with the Saved policy of the South East Plan and NPPF and has had regard to the Sustainable Community Strategies for Surrey and Woking. The Core Strategy was adopted in October 2012.

- **The Site Allocations DPD** – to identify specific deliverable sites for various types of development, including housing, employment, retail and infrastructure. As recommended by the Core Strategy Examination Inspector, a Green Belt boundary review has been carried out to inform this process. It will also identify and safeguard sites to meet future development needs between 2027 and 2040. The safeguarded sites will only be released for development through a future review of the Core Strategy and/or the Site Allocation DPD.
- **The Development Management Policies DPD** sets out detailed policies that are not covered in the Core Strategy for determining day to day planning applications. This DPD was adopted on 20 October 2016.

Glossary:

Annual Monitoring Report (AMR): monitors progress against the Local Development Scheme and Core Strategy policy targets.

Core Strategy: Local Planning Authority's long term spatial vision for area and the primary strategic policies and proposals to deliver that vision.

Development Plan Document (DPD): A spatial planning document prepared by the relevant plan-making authority. It is subject to independent examination.

Development Management Policies DPD: a DPD which sets out the detailed policy framework for determining planning applications.

Duty to Cooperate: the legal duty on local planning authorities, county councils in England and public bodies to engage constructively, actively and on an ongoing basis on strategic cross boundary matters to maximise the effectiveness of local plan preparation.

Evidence base: the information and data about the characteristics of the Borough which informs the preparation of local development documents.

Local Development Document (LDD): Comprises of Development Plan Documents, Supplementary Planning Documents and Statement of Community Involvement i.e. both statutory & non-statutory documents.

Local Development Framework (LDF): A portfolio of Local Development Documents that provides the framework for delivering the spatial strategy of the area.

Local Development Scheme (LDS): Three-year programme management plan for the production of Local Development Documents.

Minerals and Waste Framework: plans making provision for future mineral extraction and waste management activities in the County, prepared by Surrey County Council.

National Planning Policy Framework (NPPF): National planning policies, issued by the Government, in March 2012 (replacing Planning Policy Statements)

National Planning Practice Guidance (NPPG): New title for national planning advice, issued by the Government (published March 2014).

Proposals Map: Illustrates policies and proposals in the development plan documents on an Ordnance Survey base map.

Saved policies: Policies of the Woking Borough Local Plan 1999 are saved for continued use until replaced by policy of a local development document.

South East Plan: The Regional Spatial Strategy (RSS) for the South East region, a statutory document that replaced Regional Planning Guidance. It is part of the development plan and new local development documents must be in accordance with it.

Site specific allocations: Allocation of sites for specific or mixed-use development.

Statement of Community Involvement (SCI): a Supplementary Planning Document that sets out standards for involving the community in the preparation, alteration and review of local development documents & significant development control decisions.

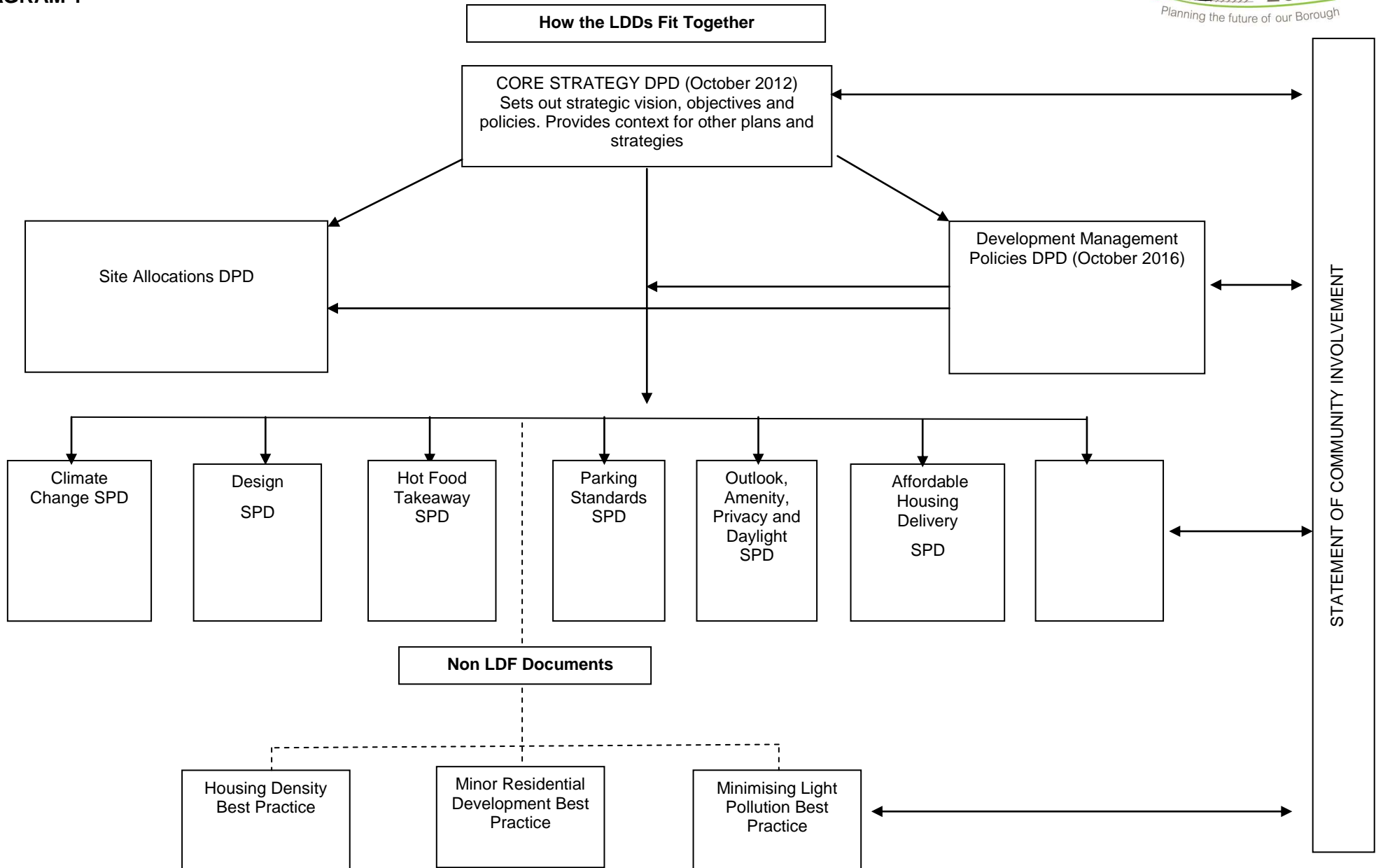
Strategic Environmental Assessment (SEA): Environmental assessment as applied to policies, plans and programmes. Required under the SEA Directive 2001/42/EC.

Supplementary Planning Documents (SPD): To replace Supplementary Planning Guidance. Non-statutory documents that expand upon policies and proposals in Development Plan Documents.

Sustainability Appraisal (SA): A social, economic and environmental assessment primarily used on Development Plans.

Thames Basin Heaths Special Protection Area: The Thames Basin Heaths Special Protection Area covers an area of some 8400ha, consisting of 13 Sites of Special Scientific Interest (SSSI) scattered from Hampshire in the West, to Berkshire in the North through to Surrey and is protected by EU and UK law.

DIAGRAM 1



Schedule of saved Woking Borough Local Plan policies

**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
BE13	Change of Use of Listed Buildings
BE14	Locally Listed Buildings
BE15	Scheduled Ancient Monuments

Policy Number	Policy Title/Purpose
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
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

Policy Number	Policy Title/Purpose
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
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

Policy Number	Policy Title/Purpose
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
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

Policy Number	Policy Title/Purpose
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
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

Policy Number	Policy Title/Purpose
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
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

Schedule of Woking Borough Local Plan policies that are no longer saved

Policy Number	Policy Title/Purpose	Reason that policy has not been saved
HSG1	Housing Target Allocation	The target is now out of date
HSG3	Identified Sites 2001-2006	Referred to sites for 2001-2006. Now out of date and sites have been developed
HSG4	Identified Sites – Brookwood Hospital	Site has now been developed
HSG7	Windfall Sites	Not consistent with current national policy.
HSG17	Gypsy Sites	Not consistent with current national policy.
CUS3	Provision of Community Facilities within the Brookwood Hospital Core	Site has now been developed.
GRB2	New Buildings within the Green Belt	Repetitive of national policy set out in Planning Policy Guidance 2: Green Belts.
GRB3	The Re-Use of Buildings within the Green Belt.	Repetitive of national policy set out in Planning Policy Guidance 2: Green Belts.
GRB5	Loss of Agricultural Land	Repetitive of national policy set out in Planning Policy Guidance 2: Green Belts.
MON1	General Monitoring	Statement of intent to carry out required monitoring is unnecessary.
MON2	Employment Generating Development	Statement of intent to carry out required monitoring is unnecessary.
MON3	Housing Supply	Statement of intent to carry out required monitoring is unnecessary.
MON4	The Economic Well Being of Woking Town Centre and The District and Local Centres.	Statement of intent to carry out required monitoring is unnecessary.
MON5	Environmental Indicators	Statement of intent to carry out required monitoring is unnecessary.