

Frequently asked questions

What is the Woking Delivery Development Plan Document (DPD)?

The Delivery DPD will comprise site allocations and detailed development management policies. Woking now has an adopted [Core Strategy](#) (2012) that sets out the strategic context for the preparation of the Council's planning policy documents. The Woking Core Strategy makes provision for the delivery of 4,964 net additional homes, 28,000 sq.m of additional office floorspace, 20,000 sq.m of additional warehouse floorspace, 93,900 sq.m of retail floor space and the necessary infrastructure to support the development. It also includes a set of strategic policies for managing development in the Borough.

The Delivery DPD will be the document that will allocate specific land at sustainable locations and of sufficient quantity and quality for the delivery of the Core Strategy proposals. The sites that will be identified will also be illustrated on a Proposals Map. It will also set out detailed development management policies to complement the strategic policies of the Woking Core Strategy to determine planning applications. The Delivery DPD is important to ensure that the Council's proposals are delivered in a plan-led manner. The document will have the status of a Development Plan Document. There will be significant public involvement during its preparation and an Independent Examination by an Inspector of the Secretary of State, where anyone who supports or objects to the Council's proposals in the document will be given the opportunity to be heard.

Why is it necessary for the Council to prepare a Delivery DPD?

The Government requires the Council to identify and allocate specific deliverable sites to meet the Borough's development needs. In this regard, the Woking Core Strategy commits the Council to prepare this document to demonstrate that its proposals are deliverable. One of the key tests of the soundness of the Core Strategy was its deliverability. Consequently, the Council had to make a commitment to the Secretary of State to prepare the Delivery DPD to allocate specific sites to deliver its development needs. Without the Delivery DPD, the Council risks being on the defensive in resisting speculative development, including speculative development in the Green Belt. By having the Delivery DPD, the Council will be taking the lead in a plan-led approach to shaping the development of the area in a sustainable manner.

Why should the Council carry out a Green Belt boundary review to inform the Delivery DPD?

National planning policy requires the Council to identify sufficient deliverable sites to deliver 15 years housing supply from the date of the adoption of the Woking Core Strategy. The Council carried out an assessment of the potential capacity of the urban area to accommodate the housing requirement. Sufficient land could only be identified within the urban area to meet 10 years of the requirement. In finding the Core Strategy sound, the Secretary of State recommended that the Council should carry out the Green Belt boundary review to enable it to identify specific sites to meet its housing requirement over the entire period of the Core Strategy, specifically, to meet housing need between 2022 and 2027. This

is critical to satisfy national housing requirements. He also requested the Council to use the outcome of the Green Belt boundary review to inform the Delivery DPD. The Council accepted the Secretary of State's recommendations and has made a commitment in the Woking Core Strategy to carry out the Green Belt boundary review. Considering the strength of the Secretary of State's recommendations, it is unlikely that the Delivery DPD will be found sound if it is not evidenced by a Green Belt boundary review. The Government expects the Delivery DPD to be justified by robust and credible evidence. The Green Belt boundary review will be key evidence to this effect. It is important to emphasise that most of the sites that will be allocated for development and the supporting infrastructure will be within the urban area.

What is the status of the Green Belt boundary review report?

The Green Belt boundary review report is a technical report prepared by consultants to inform the Delivery DPD and as such will not be subject to any form of consultation. It does not allocate sites for development. The Delivery DPD will be doing so.

The recommendations of the Green Belt boundary report are also not an expression of the Council's decision or preference for the allocation of any particular site for development. The Council will be making those decisions as part of the preparation of the Delivery DPD, which the Green Belt boundary review report will inform.

When will the Council start the preparation of the Delivery DPD?

The preparation of the Delivery DPD has already started with information gathering. Statutory consultees and local resident associations have already been notified of the Council's intention to prepare this document. There has been call for sites to give individuals and organisations the opportunity to suggest land in the Borough for development or protection. The call for sites ended in May 2014, but the Council will still consider any site that may be suggested. Part of the Delivery DPD process will be the consideration of the recommendations in the Green Belt boundary review report.

When will the general public get the opportunity to be involved in the Delivery DPD?

The Council will publish a Draft Delivery DPD in Winter 2014 for full public consultation to give the general public the opportunity and sufficient time to comment on the sites that the Council is proposing to allocate for development, protection and infrastructure and the detailed development management policies to help manage development in the area. The Council will use all reasonable means in accordance with its [Statement of Community Involvement](#) to reach out to the community to get them involved in the process. The Delivery DPD will be subject to Independent Examination by an Inspector of the Secretary of State. Anyone that supports or objects to the Council's proposal during the consultation of the Delivery DPD will be invited and given the opportunity to be heard by the Inspector. The Examination will also provide an additional opportunity for the public to be involved if they should feel that their concerns have not been addressed by the Council or if they do wish to support the Council's proposals. It is anticipated that the Delivery DPD will be submitted to the Secretary of State by Summer 2015 with the Examination in Autumn 2015. In between these various dates, the Council will be having on-going consultation with key stakeholders and local resident groups at the key stages of the process.

How will people be consulted?

The Council will be sending direct mails or e-mails to over 2,000 individuals and organisations who are on its Local Development Documents consultation database. Direct mails will also be sent to the statutory bodies, neighbouring authorities and key stakeholders. A copy of the document will be deposited at each of the libraries and the Civic Offices of the Council for public inspection. It will be put on the Council's website (www.woking.gov.uk). There will be a public notice in the newspapers and other publicity events across the Borough to draw attention to the publication of the Draft Delivery DPD, its submission to the Secretary of State and the Examination. Anyone who wants their contact details to be added to the Council's consultation database or wishes to be notified of the above key stages should contact the Council by the contact details set out below.

What will happen when my comments on the Council's proposals have been submitted?

All comments received will be analysed by officers, scrutinised by councillors and taken into account before the Draft Delivery DPD is finalised for submission to the Secretary of State. A summary of all of the representations received, how the Council has responded and how they have been taken into account will be published. All the representations will also be sent to the Inspector of the Secretary of State for consideration at the Examination. It is important to note that to ensure transparency, anonymous and confidential comments will not be considered as 'duly made'.

Who can I contact for further information?

If you require further information, please contact the Planning Policy Team:

Woking Borough Council
Civic Offices
Gloucester Square
Woking
Surrey
GU21 6YL
Telephone: 01483 743871
Email: planning.policy@woking.gov.uk