



## **WOKING LOCAL DEVELOPMENT FRAMEWORK**

### **LOCAL DEVELOPMENT SCHEME**

**February 2016**



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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.

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)
- Development Management Policies 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 or Local Plan policies that have been saved for continued use as part of the LDDs.

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) and saved policies of the Local Plan 1999.
- 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 25<sup>th</sup> October 2012. Although the majority of Local Plan (1999) policies were superseded by the Core Strategy, a number of

policies have 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.

- 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.
- 1.2.5 In addition the Council has the following Supplementary Planning Guidance (SPG), which will continue to apply whilst saved policies in the WBLP, to which the SPG relates, remain in place.
- Plot-Subdivision: Infilling and Backland Development (March 2000)
  - Outlook, Amenity, and Privacy (July 2008)
  - Parking Standards (July 2006)
  - 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. 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                      |
|--|---------------------------|--|---|---|-------------------------------------|--|-------------------------------|---------------------------------------|-------------------------------|-----------------------------|---|
| <b>Proposals Map</b>   | Development Plan Document |  |   |   |                                     |  |                               |                                       |                               | December 2016               | As required on adoption of following DPDs |
| <b>Site Allocations Development Plan Document</b>                | 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               | September 2016 – October 2016                  | April 2017                    | June 2017                             | Summer 2017                   | December 2017               | December 2017                             |
| <b>Development Management Policies Development Plan Document</b> | Development Plan Document | Development Management Policies DPD sets out detailed policies for determining planning applications.          | 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)        | February – April 2015               | October – December 2015                        | February 2016                 | April 2016                            | May 2016                      | September 2016              | September 2016                            |

| <b>TABLE 2</b>  |  |
|---|--|
| <b>Site Allocations DPD and Development Management Policies DPD</b> |  |
| <b>Overview</b>   |  |
| <b>Role &amp; Subject</b>   | <p>Site Allocations DPD to identify and allocate sites for development. In particular, 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.</p> <p>Development Management Policies DPD to set out detailed development management policies that could not be included in the Core Strategy because of its nature and content. It will complement the Core Strategy in setting the policy framework for determining planning applications.</p> |
| <b>Coverage</b>   | Borough-wide including site-specific allocations.  |
| <b>Status</b>   | Development Plan Document.   |
| <b>Relationship to Proposals Map</b>                                | The Proposals Map will illustrate geographically policies and proposals of the DPDs. The Proposals Map will be updated upon adoption of the DPDs.  |
| <b>Relationship to Woking Core Strategy 2012</b>                    | <p>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.</p> <p>Development Management Policies will supersede most of the Local Plan 1999 policies and will set out detailed policies on the back of the Core Strategy to help determine day to day planning application.</p>  |
| <b>Conformity</b>   | 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.  |
| <b>Timetable for both DPDs</b>                                      |  |
| <b>Stage</b>  | <b>Dates</b>   |
|   |  |

| <b>TABLE 2</b>  |   |
|---|---|
| <b>Site Allocations DPD and Development Management Policies DPD</b> |   |
|   | <b>Timetable for Development Management Policies DPD</b>  |
| 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 Development Management Policies DPD           | February – April 2015   |
| Publication of Submission draft Development Management Policies DPD | October – December 2015   |
| Submission of Development Management Policies DPD                   | February 2015   |
| Estimated Date of Examination                                       | May 2016  |
| Estimated Date For Adoption   | September 2016  |
| Update Proposals Map  | September 2016  |
|   |   |
|   |   |
|   | <b>Timetable for Site Allocations DPD</b>   |
| 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)     | September 2016 – October 2016   |
| Submission of Site Allocations DPD                                  | April 2017  |
| Estimated Date of Examination                                       | Summer 2017   |
| Estimated Date For Adoption   | December 2017   |
| Update Proposals Map  | December 2017   |
| <b>Arrangements for Production</b>                                  |   |
| <b>Organisational Lead</b>  | Planning Policy Manager   |
| <b>Political Management</b>   | <ul style="list-style-type: none"> <li>• Executive Committee Decision for all pre-submission stages.</li> <li>• Local Development Framework Working Group will review evidence and results of consultation and make recommendation to Executive.</li> <li>• Full Council Resolution required for submission and adoption</li> </ul> |



| <b>TABLE 2</b>  |  |
|---|--|
| <b>Site Allocations DPD and Development Management Policies DPD</b> |  |
|   | stages.  |
| <b>Internal Resources</b>   | <ul style="list-style-type: none"> <li>• Planning Policy Team</li> <li>• Representatives from Development Management</li> <li>• Development Manager.</li> <li>• Housing Manager.</li> <li>• Economic Development.</li> <li>• Neighbourhood Services.</li> </ul>  |
| <b>External Resources</b>   | <ul style="list-style-type: none"> <li>• Consultants as required to provide specialised evidence base.</li> <li>• Consultants will be brought in to assist with Examination work if required.</li> <li>• Surrey County Council.</li> <li>• Environment Agency.</li> <li>• Natural England.</li> <li>• English Heritage.</li> </ul>   |
| <b>Stakeholder Resources</b>  | <ul style="list-style-type: none"> <li>• The Joint Committee</li> <li>• Representatives of stakeholder groups to attend meetings and focus groups.</li> <li>• Development industry expertise.</li> <li>• Technical advice needed from specific consultation bodies.</li> <li>• Developers Forum.</li> <li>• Residents Association.</li> <li>• Neighbourhood Forums</li> <li>• Chamber of Commerce</li> </ul> |
| <b>Community and Stakeholder Involvement</b>                        | 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 will have 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.

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.

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. This partnership will be important in the development of LDDs.

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' 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%
- 1 x Senior Planning Policy Officers 90%
- 3 x Planning Policy Officers (one 0.5 fte, one 0.4 fte) 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 LDDs will be validated by an independent planning consultant as a 'critical friend' to advise 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 the Corporate Management Group's decision not to fill a vacant Senior Planner post. 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  | July 2011   |
| Economic Viability Assessment   | July 2010   |
| Employment Land Review - Employment Position Paper                      | 2010  |
| Employment Land Review – Market Appraisal                               | April 2010  |
| Gypsies and Traveller Accommodation Assessment                          | 2007 and December 2013  |
| Green Belt boundary review  | 2014  |
| Habitats Regulation Assessment  | June 2011, 2015   |
| Heritage of Woking – An Historic Conservation Compendium                | 2000  |
| Housing Land Supply Position Statement                                  | 2011, 2015  |
| Housing Topic Paper   | 2010  |
| Infrastructure Requirements Study                                       | 2006  |
| Infrastructure Delivery Requirements Schedule                           | 2012  |
| Open Space, Sports and Recreation Facilities Audit                      | 2008  |
| Population Paper  | 2010  |
| Social and Community Facilities Audit                                   | July 2011   |

| Study   | Timescale/Source              |
|---|-------------------------------|
| 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           |
| Strategic Housing Market Assessment                                   | 2009                          |
| Surrey Hotel Futures  | September 2004                |
| Surrey Infrastructure Capacity Study                                  | 2009                          |
| 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                 |

All of the above documents can be viewed on the Council's website [www.woking.gov.uk/woking2027](http://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 sites for development and preparing detailed policies for determining day to day planning applications..
- 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 2014.
- 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.

|                                      | 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 (2014/15 – 2018/19) | 1,460 (292 x 5)           | +23                      | 1,533  | 1,887   | +427 (not including 5% buffer)<br>+354 (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 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 Priorities are:

- 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.
- A Development Management Policies DPD will set out detailed policies that are not covered in the Core Strategy for determining day to day planning applications.

### 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.
- **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 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 housing need 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** will set out detailed policies that are not covered in the Core Strategy for determining day to day planning applications.

## 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.

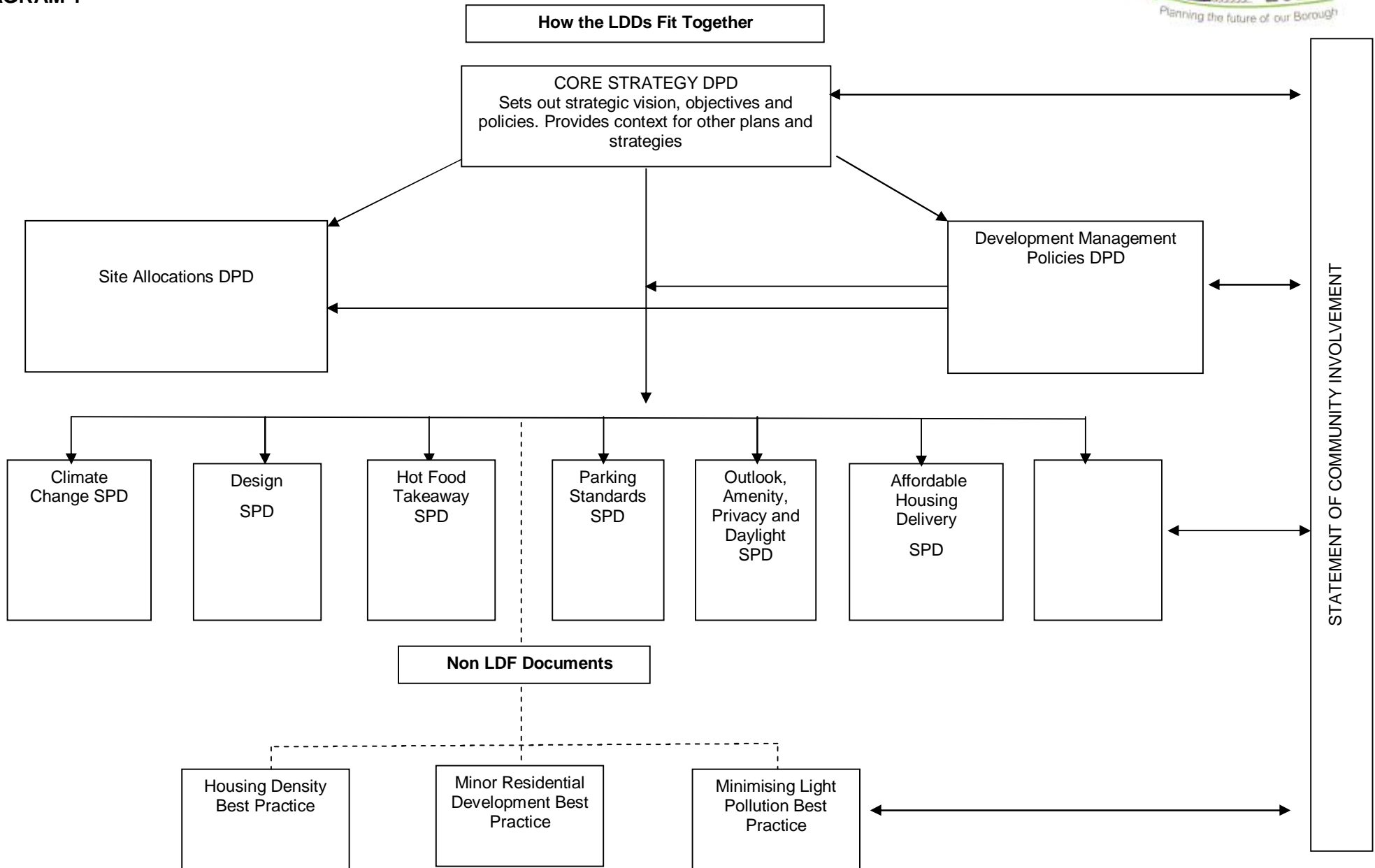
**Strategic Environmental Assessment (SEA):** Environmental assessment as applied to policies, plans and programmes. Required under the SEA Directive 2001/42/EC.

**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**







## **Appendix 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**

| <b>Policy Number</b> | <b>Policy Title/Purpose</b>   | <b>Reason that policy has not been saved</b>                                      |
|----------------------|---|---|
| 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.              |