

ANNEX 2

WAVERLEY BOROUGH COUNCIL LOCAL DEVELOPMENT FRAMEWORK (LDF)

CORE STRATEGY ISSUES

The emerging issues for the LDF Core Strategy have been derived from a variety of sources. The principal sources have been:-

1. The draft Spatial Portrait (see Annex 1);
2. The Surrey Sustainable Community Strategy (SCS);
3. Outcomes from the on-going community and stakeholder consultations and events, including the recent joint Local Strategic Partnership (LSP) and Planning Policy Special Interest Group (SIG) event;
4. The emerging evidence base;

The main issues are as follows:-

- How best to deliver the new housing required, whilst safeguarding the character of the towns, villages and countryside.
- Having regard to the dispersed settlement pattern and the range of sizes of Waverley's settlements, a key issue will be in relation to access to services and determining the best approach to the provision of housing and related development across the borough.
- Ensuring that provision is made for the infrastructure needed to support new development.
- House prices in Waverley are amongst the highest in the region. Achieving the delivery of new housing which meets local needs will be one of the most critical issues to be addressed. Within the context of the scale of provision determined by the South East Plan, the particular need evident in Waverley is to achieve more affordable housing – to provide for first time buyers and others with a need to live in the District, but who are currently unable to pay market house prices.
- In line with national trends, Waverley has an ageing population. Meeting the varying needs of older people in terms of service provision will be a challenge, whilst ensuring that the Borough remains attractive and accessible to young people.
- Meeting the housing and accommodation needs of other particular groups, including Gypsies, Travellers and Travelling Showpeople.
- Supporting Waverley's economy, recognising key characteristics such as the high proportion of small firms, the rural economy and the impact on business of factors like the need for more affordable housing and the high levels of in and out commuting for work.
- Future trends in employment and how these will affect Waverley (for example more home working).
- Balancing good quality of life and protecting the environment with economic and demographic pressures.
- Sustaining the attractive environment of Waverley.
- The impact of the relatively high levels of traffic, high car dependency and the limited public transport facilities in some parts of Waverley have social, economic and environmental consequences.
- The need to understand and take into account the significance and impact of cross- border issues on the range of Waverley's services and environment.
- Ensuring that the design of new development takes proper account of the distinctive character and environment of Waverley.
- In the context of a generally affluent area, recognizing that there are certain areas within Waverley with particular needs
- Recognising the diverse character of the towns and villages in Waverley.
- Supporting the different roles that the four main centres in Waverley play.

- Issues arising from locations where significant change is expected during the plan period for the Core Strategy (such as the implications for Hindhead resulting from the new A3 tunnel scheme).

It is necessary for the LDF Core Strategy to conform with national and regional planning policy. It should not repeat these policies, but should provide the local application, where this is necessary. Set out below are the key overarching issues contained in national policy and some specific issues in the emerging South East Plan that will need to be considered in the LDF.

National Policy (see Planning Policy Statement 1 – Delivering Sustainable Development)

- Supporting sustainable economic growth.
- Promoting urban and rural regeneration to improve the well being of communities, improve facilities, promote high quality and safe development and create new opportunities for people living in those communities.
- Promoting communities which are inclusive, healthy, safe and crime free, whilst respecting the diverse needs of communities and the special needs of particular sectors of the community.
- Bringing forward sufficient land of suitable quality in appropriate locations to meet the expected needs for housing, industrial, commercial and retail development.
- Providing improved access for all to jobs, health, education, shops, leisure and community facilities, open space, sport and recreation, by ensuring that new development is located where everyone can access services and facilities on foot, bicycle or public transport, rather than having to rely on access by car, whilst recognising that this may be difficult in rural areas.
- Focus large developments attracting a large number of people in existing centres to promote vitality and viability, social inclusion and more sustainable patterns of development.
- Reducing the need to travel and encouraging accessible public transport provision.
- Promoting more efficient use of land through higher density, mixed-use development and the use of suitably located previously developed land and buildings.
- Enhance as well as protect biodiversity, natural habitats, the historic environment and landscape and townscape character.
- Addressing the causes and impacts of climate change, the management of pollution and natural hazards, safeguarding of natural resources, and the minimisation of impacts from the management and use of resources.

Draft South East Plan:-

- Delivering the required amount of new housing.
- Developing a strategy that contributes to meeting the regional targets, for example the regional targets for affordable housing provision and CO2 reduction
- Addressing the local implications of the draft South East Plan Policy relating to the Thames Basin Heaths Special Protection Area (SPA)