

Overview & Introduction

Waverley Borough Council | Core Strategy Topic Papers

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1 Waverley Borough Council is producing its Local Development Framework (LDF), which will set out the planning policies that will be used to guide and manage new development in the coming years. The LDF will contain a number of documents which, over time, will replace the existing planning policies that are in the Waverley Borough Local Plan.

2 The most important document in the LDF is the Core Strategy and that is what the Council is preparing at the moment. As the name suggests, the Core Strategy will set out the overall planning framework for Waverley and the key policies needed to deliver this strategy. In this consultation, we are seeking views on some of the issues that the Core Strategy will deal with and, where there are choices to be made, some possible options available for dealing with these issues.

The Draft Spatial Portrait, Draft Vision and Draft Core Strategy Objectives

3 As part of the Core Strategy preparation we have produced what is called a Spatial Portrait. This sets out the social, environmental and economic characteristics that make Waverley the place that it is. It is a snapshot of Waverley as it is today. It is an important part of the process, because a well prepared Spatial Portrait should identify key issues that should be dealt with in the Core Strategy.

4 The Spatial Portrait has contributed to the identification of a list of Core Strategy Issues. These have also been identified as a result of consultations that have already taken place as well as issues that are identified from other sources such as national and regional planning policy and evidence coming from studies that have been carried out to support the Core Strategy.

5 The Core Strategy will cover the period up to 2026. In order to guide the strategy and its policies we have prepared a draft Vision and a draft set of Objectives. The Vision is about what Waverley should be like in 2026 and the objectives are key to showing what needs to be done to make the vision a reality.

6 The draft Spatial Portrait, list of Core Strategy Issues, the Draft Vision and the Draft Core Strategy Objectives are all contained in one of documents produced for this consultation. You are invited to comment on these and identify any issues that you think we have missed.

Core Strategy Topic Papers

7 We have also looked in more detail at the key issues for the Core Strategy and produced a series of Topic Papers, which are a key part of this consultation. The following Topic Papers have been produced:-

“Town & Country”

8 This provides information on the **Settlement Hierarchy** document that has been produced and will be available for comment as part of the consultation. It also deals with the broad strategy about where new housing should go and how much new housing the Council should plan for. It also deals with issues relating to infrastructure and access to services.

“Living and Working”

9 This deals with housing needs and demands; and in particular, the options for delivering more affordable housing. It also considers special needs for housing and accommodation by certain groups including older people and Gypsies, Travellers and Travelling Showpeople. This paper also deals with employment issues, including issues relating to the Council’s approach to new and existing employment sites. It deals with issues relating to town centres and shopping. Finally it covers issues relating to leisure, recreation and tourism.

“Environment, Biodiversity and Climate Change”

10 This deals with both the urban and rural environment and the measures needed to safeguard the environmental and ecological assets of Waverley. This includes the role of different environmental designations and matters concerning the design and density of new housing development. The section on Climate Change considers the various issues relating both to combating the causes of climate change and adapting to the likely impacts of climate change. It considers the ways in which planning can support the delivery of more sustainable and energy efficient developments, including measures to promote sustainable construction and the use of low carbon and renewable technologies.

11 In each of these Topic Papers we have looked at the key issues and where there are choices to be made, we have put forward possible options for dealing with these.

12 This consultation provides the opportunity for you to tell us which options you favour and whether there are any realistic options that we have missed.

How does this consultation fit with the rest of the LDF programme?

13 Our work on the Core Strategy to date has focused on evidence gathering, including discussions with key stakeholders such as local service providers, together with the identification of the main issues for the Core Strategy to address, along with the emerging options for dealing with these issues.

14 We have been and will continue to work through a comprehensive programme of evidence gathering to support the development of the Core Strategy. A major test of the soundness of the Core Strategy will be whether it is based on proper evidence. We now have in place or are progressing with the following studies:

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- Gypsy and Traveller Accommodation Assessment (GTAA) 2006 (complete)
- Town Centre Retail Needs Study 2008 (complete)
- Strategic Housing Market Assessment
- Strategic Housing Land Availability Assessment
- Employment Land Review
- Affordable Housing Viability Study

15 We have also considered other key influences on planning in Waverley now and into the future. These include the relevant national planning policies that we must comply with; the South East Plan, which will set out the planning strategy for the south east region to 2026; and the community-based projects such as the Surrey Sustainable Community Strategy.