

1. INTRODUCTION AND CONTEXT

- 1.1 The Local Plan Part 1: Strategic Policies and Strategic Sites is one of the documents that together will form the new Local Plan for the Borough. It sets out the strategic policies relating to the development and use of land in Waverley and development proposals for the strategic sites identified within it. The Local Plan Part 1 will guide and direct new development in the Borough for the period up to 2032.
- 1.2 The Local Plan Part 1 focuses on the local issues and priorities that matter in Waverley. It covers a range of issues, including the Council's overall strategy for where development should be located as well as tackling issues that are of particular importance locally, such as the Council's policies for delivering affordable housing in Waverley and the preservation of a healthy and attractive environment. It has an important role as a starting point for considering planning applications. It is also a delivery strategy to guide the location of new development, along with its supporting infrastructure. The Local Plan Part 1 provides the framework for other Local Plan documents which will contain more detailed policies and the identification and allocation of land for non strategic development to support the overall vision and strategy for the area. In particular, Local Plan Part 2, which is to follow, will contain non-strategic development management policies and other site allocations and land designations. Part 1 is also important in setting a framework for the development of neighbourhood plans, under the provisions of the Localism Act 2011.
- 1.3 Whilst the Local Plan Part 1 focuses on local issues, it has to comply with national planning policy. National policy is currently set out in the National Planning Policy Framework (NPPF), the Planning Policy for Traveller Sites, and a range of Circulars issued by the Government.

How the Local Plan Part 1 has been prepared

- 1.4 This Local Plan has been developed following the gathering of a great deal of evidence to support the identification of the key issues and the assessment of the options to deal with these, as well as supporting the identification of the preferred options. Local Plan Part 1 is a development of the Core Strategy that was submitted for Examination in January 2013 and subsequently withdrawn from Examination in October 2013 on the recommendation of the Inspector.
- 1.5 The Council has consulted extensively on the development of what was the Core Strategy and is now known as Local Plan Part 1. There have been the following key consultations:
 - *Draft Vision and Objectives and Issues and Options Topic Papers:* February - April 2009
 - *Options for the Location of New Housing:* January - March 2010
 - *The Number of New Homes:* September - October 2010

- *Core Strategy Preferred Options and Draft Policies: January - February 2011*
- *Core Strategy Revised Preferred Options and Draft Policies: February – April 2012*
- *Pre-Submission Core Strategy: August – October 2012*
- *Housing Scenarios for the Distribution of Housing and Other Issues for the Local Plan: September – October 2014*

1.6 In addition, there have been a number of specific events, including meetings with town and parish councils, on-going discussions with service and infrastructure providers and consultation with the Local Strategic Partnership. Views expressed in all the consultations have been taken into account. Alongside this Local Plan Part 1, a Consultation Statement has been published setting out who has been invited to comment at the varying stages in its preparation; how they were invited to comment; a summary of the main issues raised; and how these have been addressed.

The Key Diagram

1.7 A Key Diagram has been produced indicating the broad extent of the key strategic, landscape and other designations relevant to the Local Plan Part 1. It does not provide the definitive identification of the boundaries of designations such as the Green Belt. However, where boundaries of existing designations are to change, these are shown on the supporting maps.

Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA)

1.8 As the Local Plan Part 1 has evolved, it has been subject to on-going Sustainability Appraisal (SA) starting with a Sustainability Appraisal Scoping Report produced in 2007. The SA has informed the development of the policies and proposals in this Local Plan Part 1 at each stage of the process and the final SA Report will be available alongside this Local Plan Part 1 when it is published.

1.9 The European Directive on the conservation of natural habitats and of wild fauna and flora (92/43/EEC) is transposed into UK law by the Conservation of Habitats and Species Regulations 2010 (as amended). Regulation 102 requires plan-making authorities to assess the impact of land use plans (such as Local Plans) on internationally designated nature conservation sites. The impact of the plan has been assessed both alone and “in combination” with other plans and projects. A Habitats Regulations Assessment of the Waverley Local Plan Part 1 will be available alongside this Local Plan Part 1 when it is published.

Policy Context for the Local Plan Part 1

1.10 The current planning policy context for Local Plan Part 1 is provided by the National Planning Policy Framework (NPPF) issued by the Government and Policy NRM6: Thames Basin Heaths SPA in the South East Plan 2009. The

South East Plan was formally revoked in March 2013 but Policy NRM6 was saved. Currently the 'soundness' of the Local Plan Part 1 depends in part on whether it conforms with national policy and is also in general conformity with Policy NRM6 from the Regional Plan.

- 1.11 The NPPF was published in March 2012. The Local Plan Part 1 has been prepared in accordance with the NPPF.
- 1.12 The NPPF includes a presumption in favour of sustainable development; and an expectation that local planning authorities will plan to meet all objectively assessed development needs. It refers to the 'Duty to Cooperate' and the expectation that, in developing new local plans, local authorities will work together to address cross-boundary issues including development needs, infrastructure delivery etc.
- 1.13 Local plans are required by the NPPF to contribute to the achievement of sustainable development. The Local Plan Part 1 has been prepared positively for the development and infrastructure required in the area to meet the objectives, principles and policies of the NPPF.

Waverley Borough Local Plan 'Saved' Policies

- 1.14 The Waverley Borough Local Plan 2002 remains part of the 'development plan' for the area. In 2007, the majority of the Local Plan policies were saved by virtue of a Direction from the Secretary of State under the provisions of the Planning and Compulsory Purchase Act 2004.
- 1.15 The intention is that, over time, the Local Plan Parts 1 and 2 will replace these 'saved' policies. Attached as [Appendix B](#) is a Schedule of the current saved Local Plan policies identifying which ones will be replaced by the Local Plan Part 1 and which ones will continue to be saved alongside the Local Plan Part 1.

The Surrey Minerals and Waste Plans

- 1.16 Surrey County Council is the planning authority for minerals and waste matters. It is responsible, therefore, for preparing a Minerals and Waste Plan whose site allocations and safeguarding areas are required to be shown on the Borough Council's Proposals Map.
- 1.17 The Surrey Minerals Plan Core Strategy and Primary Aggregates Development Plan Documents (DPDs) were adopted by Surrey County Council at its meeting on 19 July 2011, and provide strategic policies and site specific proposals for the period to 2026. The Minerals Plan identifies areas of search in the vicinity of Ewhurst Brickworks and Rudgwick Brickworks (on the county boundary which adjoins an existing working in West Sussex). These have been identified to enable the continuation of brick manufacturing and further development opportunities in these locations are likely to be limited. Existing mineral sites are included within the minerals safeguarding areas and are identified in the Minerals and Waste Annual Monitoring Report.

- 1.18 The Surrey Waste Plan was adopted by Surrey County Council in May 2008, and consists of the following DPDs: Core Strategy, Waste Development; Waste Development Control Policies and the Proposals Map. This document is currently under review. These documents set out the planning framework for the development of waste management facilities in Surrey. The only site to be allocated in the plan within Waverley is the Civic Amenity site on Petworth Road in Witley, to enable improvements or extensions to be made. Other existing waste sites which are safeguarded for waste management use are identified in the Minerals and Waste Annual Monitoring Report.
- 1.19 These DPDs are supplemented by the Aggregates Recycling Joint DPD for the Minerals and Waste Plans which was adopted by Surrey County Council in February 2013, identifying sites where development is expected to take place for these purposes across Surrey until 2026. The plan allocates Alton Road in Farnham for aggregates recycling.

Local Economic Partnerships

- 1.20 Local Economic Partnerships (LEP) are locally owned partnerships between local authorities and business to help determine local economic priorities and undertake activities to lead economic growth and create jobs. Waverley is part of the Enterprise M3 LEP which takes in 14 district authorities across mid and north Hampshire and Surrey. Enterprise M3's vision is to be one of the premier locations in the country for enterprise and economic growth, with an excellent environment and quality of life. Waverley contributes to the priorities of the LEP by protecting and improving existing employment sites, providing a high quality environment for businesses and promoting opportunities for new businesses.

Monitoring

- 1.21 Ongoing plan monitoring and review are essential to delivering the objectives of the Local Plan Part 1 and achieving the Council's Vision. The ways in which each policy will be delivered are set out under each policy in a 'delivery and monitoring' box. Chapter 19 deals with implementation and monitoring and Appendix E sets out the Monitoring Framework