

Local Development Scheme

Waverley Borough Council

July 2016

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ANNEX 1 – Schedule of Proposed Development Plan Documents (DPDs)

ANNEX 2 – Supplementary Planning Documents (SPDs) Already Adopted by the Council; Supplementary Planning Guidance (SPG) and other non-statutory planning guidance.

Introduction

The Planning and Compulsory Purchase Act 2004 (as amended by the Planning Act 2008 and the Localism Act 2011) requires the Council to prepare and maintain a Local Development Scheme (LDS). The LDS sets out the timetable for the production of new or revised Development Plan Documents.

There are two different types of planning policy document that a Council may produce:-

- **Development Plan Documents (DPDs).** In the Town and Country Planning (Local Planning) (England) Regulations 2012 these are referred to as **Local Plans**. These are the principal planning policy documents produced by the Council and form part of the statutory development plan for the area; and
- **Supplementary Planning Documents (SPDs)**, which are designed to expand on policies in DPDs or provide additional detail.

Waverley Borough Council is proposing to produce its new **Local Plan** in two stages:

- **Local Plan Part 1: Strategic Policies and Sites**
- **Local Plan Part 2: Non-strategic Policies and Sites**

This LDS sets out the timetable for the production of Local Plan Parts 1 and 2 over the next three years. It replaces the existing Local Plan timetable on the Council's web site.

Development Plan Documents

These are the most important planning policy documents that will be produced by the Council and have the weight of development plan status, as defined by Section 38(6) of the 2004 Act. They must be subject to rigorous procedures of community involvement, consultation and independent examination to test the soundness of the document and to ensure that the necessary legal requirements relating to the production of the document have been followed. Both **Local Plan Part 1** and **Local Plan Part 2** will be DPDs.

Supplementary Planning Documents

These are locally produced documents that form part of the overall planning framework for the area. However, they have less weight than DPDs. They are not subject to independent examination and do not form part of the statutory development plan. However, they should still be subject to rigorous procedures for community involvement.

SPDs must be consistent with adopted DPDs as well as national and regional planning policies. They must also be clearly cross-referenced to the relevant DPD policy that they supplement (or, before a DPD has been adopted, a relevant 'saved' policy).

They may contain policies that expand or supplement policies in DPDs. However, key policies, which should be included in a DPD and should be subject to proper independent scrutiny, should not be included in SPDs.

The National Context

The preparation of the LDS must also be placed in the context of the relevant national planning policy context, in particular the **National Planning Policy Framework (NPPF)**, published in March 2012.

Existing Development Plan Documents

The Waverley Borough Local Plan was adopted on 23rd April 2002. As part of the transitional arrangements, the Local Plan was automatically 'saved' for a period of three years from the enactment of the new planning legislation (i.e. until 27th September 2007). Waverley, in common with other local authorities, was required to formally apply to the Government to 'save' local plan policies after that date. The Secretary of State has since issued a formal Direction identifying which of the Local Plan policies are saved beyond September 2007. The Secretary of State has agreed that the majority of the existing Local Plan policies are saved and will continue to have effect. The Local Plan policies that the Secretary of State did not save are:

D12 – Run-off and flooding

C9 – International and National Conservation Sites

H1 – Housing provision

H2 – Monitoring and Phasing of Housing Development

IC6 – Railway Yard, Wrecclesham

IC11 – Cooper's, Chiddingfold

TC5 – Farnham Key Site 2, 20-25 West Street

TC14 – Town Centre Car Parking Standards

RD11 – New Agricultural Dwellings

M12 – Traffic Management

More details on the Local Plan and the saved policies can be found on the Council's web site:

www.waverley.gov.uk/planningpolicy/localplan.asp

The intention is that **Local Plan Part 1** followed by the **Local Plan Part 2** will, over a period of time, replace existing saved policies in the Waverley Borough local Plan 2002. Local Plan Part 1 will include a list of the existing local plan policies identifying which policies are to be replaced by Local Plan Part 1 and which will continue to be applied alongside Local Plan Part 1, pending the completion of Local Plan Part 2.

New Development Plan Documents included within the Local Development Scheme

The Local Development Scheme identifies the project plan for the preparation of Development Plan Documents (DPDs) over the next three years. The DPDs contained within this Local Development Scheme with a timetable for production, are those that the Council considers can be produced given current and anticipated resources:-

- Waverley Borough Local Plan Part 1: Strategic Policies and Sites (DPD). This is the most important document in the LDS and will be the first part of the new Local Plan for Waverley. As the name suggests it provides the overall vision

and strategy for planning in Waverley. For example, it will set out the strategy in relation to the delivery of new housing, including affordable housing. It will provide the strategic framework for the production of Local Plan Part 2. It will also include strategic site allocations. As at July 2016, the Council has reached the stage of preparing the pre-submission version of Local Plan Part 1, ready for formal Publication. The next stage will be to prepare Local Plan Part 1 for formal submission.

- Waverley Borough Local Plan Part 2: Non-strategic Policies and Sites (DPD). This document will be directly linked to Local Plan Part 1 and its purpose is to provide the more detailed day-to-day planning policies, replacing further saved Local Plan policies. It will also deal with site specific issues, including identifying the specific sites needed to meet housing or other land use needs.

Attached as **Annex 1** is a table that summarises the role and content of the **Local Plans Part 1 and 2** and the proposed timetable for production of each document.

The Evidence Base

In developing Local Plan Parts 1 and 2 the Council will draw on the very wide range of evidence. The published evidence documents supporting the Local Plan can be viewed on the Council's web site at:-
http://www.waverley.gov.uk/info/494/local_plan/190/evidence_studies_and_supporting_documents

It is possible that as the work on Local Plan Parts 1 and 2 progresses, further evidence will be required and this may again involve the use of consultants. It is also possible that consultants will be used to support the work in relation to Sustainability Appraisal, Habitats Regulations Assessment and community/stakeholder engagement.

The Proposals Map

The Proposals Map forms part of the 'saved' Waverley Borough Local Plan. As with the Local Plan itself, the Proposals Map will be superseded in part as each relevant LDF document is adopted.

Arrangements for Stakeholder and Community Involvement in the Production of the LDF Documents

The Council's approach in relation to stakeholder and community involvement in the LDF is set out in the Statement of Community Involvement (SCI). There is a wide range of potential stakeholders and a variety of methods for involving them at different stages of the process. The Council recognises the importance of engaging the community in the process, including appropriate engagement at the early stages of developing LDF documents. More details on the SCI can be found on the Council's web site at:
https://www.waverley.gov.uk/downloads/download/1779/statement_of_community_involvement_august_2014

Other Documents

The Council has already adopted some SPDs, details of these are set out in **Annex 2**. The Council has also previously produced a number of additional non-statutory planning policy and guidance documents as Supplementary Planning Guidance (SPG). Many were produced to amplify Local Plan policies. These will continue to be applied until they are replaced by new DPDs/SPDs, or they become out-of-date as a result of new national/regional policy. A schedule of these policy/guidance documents is also contained in **Annex 2**.

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WAVERLEY BOROUGH COUNCIL – LOCAL DEVELOPMENT SCHEME JULY 2016

SCHEDULE OF PROPOSED DEVELOPMENT PLAN DOCUMENTS (DPDs)

Document Title	Role and Content	Geographic coverage	Chain of Conformity	Consultations during the preparation of the DPD (Regulation 18)	Date for Publication	Date for Submission to Secretary of State	Adoption
Local Plan Part 1 DPD (formerly known as the Core Strategy)	Sets out the spatial vision, objectives and strategy for the development of the whole of the Borough to 2032 and the strategic policies and site allocations to deliver the strategy	Whole authority area	Consistent with national planning policy	<p>Sustainability Appraisal Scoping Report: Sept. 2007</p> <p>Issues and Options Topic Papers Feb/March 2009</p> <p>Further housing options Jan – March 2010</p> <p>Options for the number of new homes Sept./Oct. 2010</p> <p>Core Strategy Preferred Options and Draft Policies Jan - March 2011</p> <p>Core Strategy Revised Preferred Options and Draft Policies Feb – April 2012</p>	August 2016	November 2016	September 2017

				<p>Core Strategy Regulation 19 Pre-Submission consultation Aug – Sept 2012</p> <p>Local Plan Part 1 – Housing Scenarios and Other Issues Sept – Oct 2014</p>			
Local Plan Part 2 DPD	Contains non-strategic development management policies and land allocations required to deliver support Local Plan Part 1.	Whole Authority area	To conform with Local Plan Part 1 and national planning policy	<p>Scoping the Plan and Sustainability Appraisal Present – Oct 2016</p> <p>Identifying and assessing issues and options and producing preferred options Nov 2016 – July 2017</p> <p>Consultation on preferred options and draft policies (Regulation 18) Aug – Sept 2017</p> <p>Analysis of representations and preparation of pre-submission Plan Oct 2017 – March 2018</p>	April 2018	July 2018	March 2019

Notes:

1. The dates for the production of Local Plan Part 2 are provisional pending discussions with the Planning Inspectorate

SUPPLEMENTARY PLANNING DOCUMENTS (SPDs) ADOPTED BY THE COUNCIL

Title	Subject	Date Adopted
Farnham Conservation Area Appraisal	Study of Farnham Conservation Area	2005
Waverley Borough Cycling Plan	Supplements existing policies and sets aims and objectives, with an associated action plan, for promoting cycling.	2005
Bramley Conservation Area Appraisal	Study of Bramley Conservation Area	2005
Wonersh Village Design Statement	Identifies principles, design features and quality standards valued in the Parish.	2007
Residential Extensions Guidelines	Guidelines regarding proposals for domestic extensions	2010
Upper Tuesley (land around Milford Hospital) Development Brief	Provides guidance to support the development of the surplus land at Milford Hospital	2012

**SUPPLEMENTARY PLANNING GUIDANCE (SPG) AND OTHER NON-
STATUTORY PLANNING POLICY/GUIDANCE**

Title	Subject	Date Adopted
Elstead Design Statement	Design advice for new development in the village	1995
Surrey Design Guide	County wide guidance on design, mainly residential	2000
East Street Planning Brief	Guidance on the development of the East Street Area of Opportunity	2000
Dunsfold Design Statement	Design guide drawn up by local people	2001
Street café and placing of tables and chairs on the highway.	Deals with problems of obstruction on streets	2002
Wrecclesham Conservation Area Appraisal	Study of Wrecclesham Conservation Area	2002
Density and size of dwellings	Amplifies Local Plan policy H4	2003
Cranleigh Village Design Statement	Design advice for new development in the village	2008
Frensham Village design Statement	Design advice for new development in the village	2008
Hindhead Concept Statement	Guidance on future development in Hindhead following the opening of the A3 tunnel	2008
Thursley Village Design Statement	Design advice for new development in the village	2009
Farnham Town Design Statement	Design advice for new development in Farnham	2010
Churt Village Design Statement	Design advice for new development in Churt	2010
Hindhead Avoidance Strategy	Details the avoidance and mitigation measures required for new housing in central Hindhead	2011
Haslemere Design Statement	Design advice for new development in the town	2012
Waverley Tree Guidelines	Provides information on procedures and issues concerning Tree Preservation Orders and Trees in Conservation Areas	2012
Waverley Borough Council Parking Guidelines	Provides guidance on the amount of car parking and cycle parking provision that may be required in connection with new developments	2013
Avoidance Strategy for the Thames Basin Heaths Special Protection Area (SPA)	Details of the avoidance and mitigation measures required for new housing developments that are within the zone of influence of the SPA	2013