

Introduction

The Local Development Framework (LDF) is the name for the collection of documents that together set out the planning policies, which will shape and guide development within the Borough of Waverley. The LDF will gradually replace the existing Waverley Local Plan (2002).

Waverley is required to deliver new houses and to meet the needs of the local community for affordable homes, jobs, shops and services.

UPDATE: What does the future hold for planning?

The new government is in the process of making changes to the current planning system. At the moment we are waiting for some of the key announcements on changes to the form of local planning and how the current system of Local Development Frameworks may change. However, there are some indications of the potential changes outlined in the Conservative Party Green Paper 'Open Source Planning', published before the election in February 2010.

In the past month the new government has made the following changes:

A commitment to abolish Regional Spatial Strategies, such as the South East Plan, and the removal of regional housing targets.

In addition, minimum density standards have been deleted along with the removal of residential gardens from the previous classification as 'brownfield' land or previously developed land. This aims to give Local Planning Authorities greater powers to prevent unwanted development on garden land.

Preparation of a consolidated national planning policy framework.

Key Dates

Set out below is the current timetable for the LDF. However, in light of government announcements, both the proposed policy documents and the timescales are likely to change. Further information will be provided in the next newsletter.

Core Strategy (DPD)

Stage	Expected Dates
Consultation on Draft Core Strategy	November/ December 2010
Publication	April 2011
Submission to Secretary of State	July/August 2011
Estimated Date for Adoption	March 2012

Site Allocations (DPD)

Stage	Expected Dates
Consultation on Draft Site Allocations	October 2011
Publication	May 2012
Submission to Secretary of State	August 2012
Estimated Date for Adoption	June 2013

The Evidence

Evidence Studies Published:

- ❖ Strategic Housing Market Assessment (SHMA) (2009)
- ❖ Strategic Housing Land Availability Assessment (SHLAA) (2010)
- ❖ Employment Land Review (ELR) (2009)
- ❖ Town Centre Retail Study (2008)
- ❖ Affordable Housing Viability Study (2009)
- ❖ Gypsy and Traveller Accommodation Assessment (2006)

Evidence Studies in Progress:

- ❖ Draft Settlement Hierarchy
- ❖ Strategic Flood Risk Assessment (SFRA)
- ❖ Sport and Recreation Study
- ❖ Transport Assessment
- ❖ Infrastructure Delivery Plan (IDP)
- ❖ Climate Change Background Paper



Sustainability Appraisal

The purpose of a Sustainability Appraisal is to provide a framework for making decisions which identify the likely significant social, environmental and economic effects when preparing a development plan. It then enables potential adverse impacts to be, where possible, avoided or the impacts reduced through mitigation.

We are currently required to undertake a Sustainability Appraisal for new and revised Development Plan Documents, such as the Core Strategy.

FOCUS ON...the Strategic Flood Risk Assessment (SFRA)

The Strategic Flood Risk Assessment (SFRA) is used to provide information on the areas that may flood, taking account of the different sources of flooding and the impacts of climate change. This will then form the basis of policies for flood risk management. It will also be used to inform the Sustainability Appraisal of Local Development Documents, such as the Core Strategy, which will determine the process of deciding where development may be located.

The SFRA will provide the basis to consider a risk-based, sequential approach when preparing development plans, with the aim of reducing the exposure of the new development to flooding and reduce the reliance on built flood defences and their associated maintenance costs.

The document has been produced in line with national policy in Planning Policy Statement 25: Development and Flood Risk (revised March 2010) and with the guidance of the Environment Agency.

The SFRA is due to be published soon.

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Register with us..

If you would like to be kept informed on the progress of the LDF and the next opportunity to get involved, you can register with our online consultation portal at...

<http://consult.waverley.gov.uk>