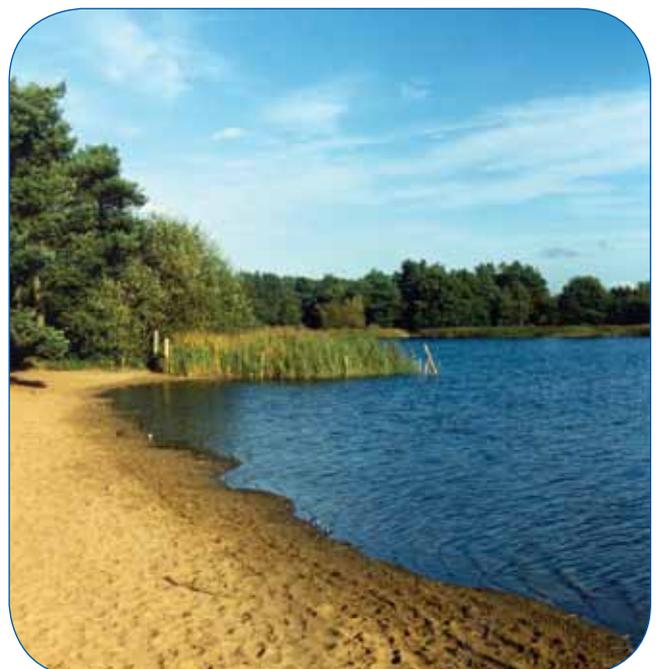
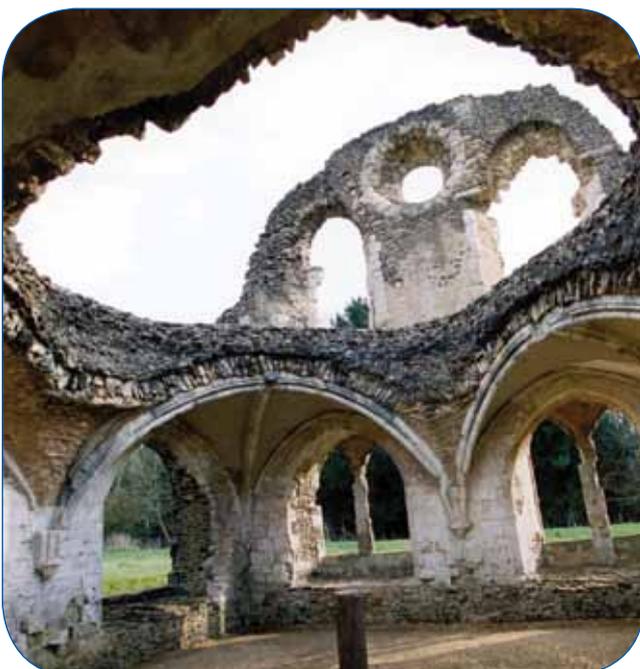
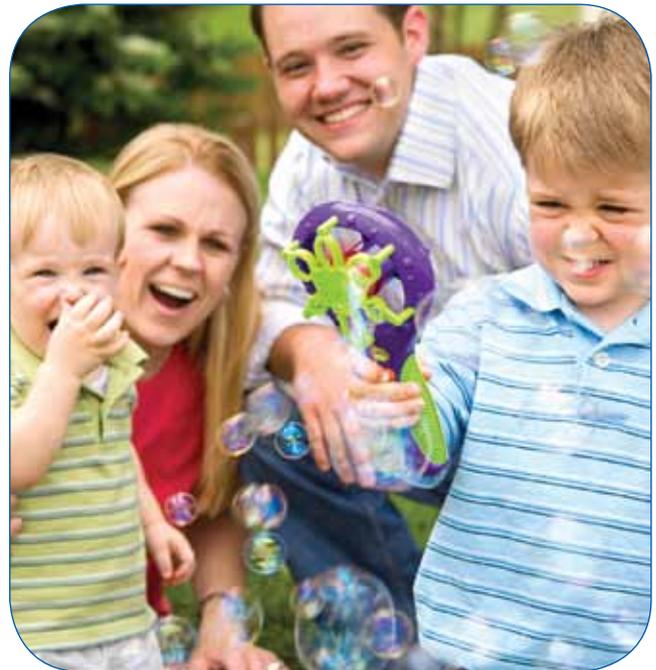


Waverley in 2027

Tell us your views on the planning policies that will shape the future



Your guide to Waverley Borough Council's Local Development Framework Core Strategy Preferred Options and Draft Policies

Waverley in 2027

We are seeking opinions on issues that will shape Waverley in the coming years and for future generations. This will include how many homes should be built, ways in which businesses in our towns and villages can be supported and enhancing recreational facilities as well as many other important topics for our local communities.

The chance to have your say will run from 24 January 2011 to 7 March 2011.

The information is contained within a document called the Local Development Framework Core Strategy Preferred Options and Draft Policies. This document is made up of key policies designed to shape how Waverley develops in the coming years, through to 2027. This leaflet provides an overview of the core strategy document.

Through our website, www.waverley.gov.uk/ldf, you can find out more about the strategy and proposed policies as well as comment on any of them. We will review the document following the comments we receive. There will be a further consultation on the revised strategy later this year. It will then be examined by a Government appointed planning inspector who will want to be sure it is justified, effective and meets national guidelines. Following this, it is hoped the strategy can be adopted by Waverley Borough Council in Spring 2012.



So in what ways will this affect me?

The draft strategy includes a vision for Waverley in 2027, together with a number of key objectives. There are also 19 proposed policies and they affect all aspects of everyday life and the make-up of Waverley's communities. The policies are outlined in this leaflet and your comments can help us shape them further.

Further explanations, as well background information on all 19 policies, are available in the full document that can be viewed at our website, www.waverley.gov.uk/ldf, or at one of our offices. There are also other documents available as part of the consultation, including various evidence studies that have contributed to the development of the plan.

Town and country

1 Location of development

New development will be directed towards land previously built on within the built up areas of Farnham, Godalming, Haslemere and Cranleigh, with limited development within villages.

2 The amount and location of housing



Waverley's plan includes a proposal for at least 2,591 new homes in the Borough between now and 2027. This figure is based on a current assessment of suitable and available land within the settlement areas and other suitable brownfield land. The figure also includes some allowance for the future delivery of new homes based on past trends. Waverley's proposed home building figures are a reduction from the previous Government's top-down targets.

3 Sustainable transport

Waverley will work with Surrey County Council and other transport organisations to support public transport use, cycling, walking and reduce reliance on the car.

4 Infrastructure and community facilities

This policy aims to ensure that where new building occurs there are measures in place to ensure that any resulting need for new or improved infrastructure or services is met. The policy also seeks to safeguard key services and facilities and supports the provision of new facilities, such as community facilities, where they are needed.

Living and working

5 Affordable housing on development sites

This policy is different from the existing one as it increases the amount of affordable homes that Waverley will seek to have built in any developments. When new homes are built, Waverley will require that:

- 20 per cent of the homes are set aside as affordable in developments of up to nine new homes
- 30 per cent of the homes are set aside as affordable in developments of between 10 and 14 new homes
- 40 per cent of the homes are set aside as affordable in developments of 15 or more new homes

6 Rural exception sites



This policy allows for the building of affordable homes within or around villages where a need has been identified.

7 Housing type and size

Waverley will require new housing developments to cater for all sections of the community through the type and size of homes that are built. They need to cater for the needs of, for example, older people and first time buyers.

8 Gypsies, Travellers and Travelling Showpeople

By law Waverley has to consider the needs of Gypsies, Travellers and Travelling Showpeople. This policy sets the framework for identifying suitable land to meet the need for accommodation for Gypsies, Travellers and Travelling Showpeople.

9 Sustainable employment development



Economic growth will be supported through a flexible approach to the supply of land for employment, including safeguarding existing employment sites and identifying opportunities for new employment related development.

10 Town centres



Appropriate development will be supported within town centres so they can continue to provide a range of activities including retail, leisure, culture, business and residential while not damaging the townscape or local community.

11 Local centres

To safeguard the retail role of Farncombe, Bramley and Milford through supporting proposals for small scale facilities designed to enhance their vitality and resisting proposals that would have a harmful effect.

12 Neighbourhood and village shops

Waverley will resist the loss of shops and services that are important to neighbourhood and village communities. Proposals in these areas for conversion and extension of shops designed to improve their viability will receive positive responses.

13 Leisure, recreation and cultural facilities



Leisure, recreation and cultural facilities will be safeguarded. Waverley will encourage the provision of new open space, sports and recreation facilities. Where a new development creates a need for new or improved leisure facilities, Waverley will either require provision of these as part of the development, or seek a contribution to the improvement of existing facilities.

Environment, biodiversity and climate change

14 Landscape character

New developments must respect and, where appropriate, enhance the distinctive character of the surrounding landscape in areas such as the Surrey Hills Area of Outstanding Natural Beauty.

15 Townscape and urban design and heritage

Waverley will ensure our towns and villages are protected by:

- ensuring new buildings are of the highest design standard
- enhancing and preserving heritage, including listed buildings and conservation areas
- promoting attractive streets, town centres and open spaces.

16 Biodiversity and geological conservation

Waverley will seek to protect and enhance the diversity of the wildlife and habitats in and around the Borough. This includes the protection of specific areas, such as nationally and locally designated nature reserves.

17 Thames Basin Heaths Special Protection Area (SPA)



New homes likely to have a significant effect on the ecological integrity of the Thames Basin Heaths SPA will need to demonstrate adequate measures are in place to avoid or mitigate any potential adverse effects.

18 Sustainable design and construction

For the first time, Waverley has developed planning policies aimed at promoting sustainable development, combating climate change and reducing greenhouse gases.

19 Renewable energy development

Waverley, in principle, supports the development of renewable energy.

You can comment on all or any of these proposed policies by visiting our website, www.waverley.gov.uk/ldf or by visiting the council's offices at Godalming, Cranleigh, Haslemere and Farnham during normal office hours. All comments need to be received by 7 March 2011.



If you have any questions about this consultation please email Waverley's Planning Policy Team at ldf@waverley.gov.uk or telephone 01483 523291.