

Local Development Scheme

Waverley Borough Council

May 2018

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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 producing its new **Local Plan** in two stages:

- **Local Plan Part 1: Strategic Policies and Sites**
- **Local Plan Part 2: Site Allocations and Development Management Policies**

This LDS updates the timetable for the production of Local Plan Parts 1 and 2 from the version published in October 2017. It therefore replaces the existing Local Plan timetable on the Council's website.

Development Plan Documents

These are the most important planning policy documents to 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.

The Waverley Borough Local Plan 2002 (DPD) was adopted on 23rd April 2002 and is in the process of being replaced by Waverley's new Local Plan.

Waverley Borough Local Plan Part 1: Strategic Policies and Sites (DPD) was adopted by the Council on 20 February 2018. This is 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 sets out the strategy in relation to the delivery of new housing, including affordable housing. It provides the strategic framework for the production of Local Plan Part 2 and also includes strategic site allocations.

Local Plan Part 1 has replaced a number of policies from the Waverley Borough Local Plan 2002. **Annex 1** lists the Local Plan 2002 policies which have been retained as a result of the adoption of Local Plan Part 1 and will continue to be

applied alongside Local Plan Part 1, pending the completion of Local Plan Part 2. Local Plan Part 2 will also be a DPD.

The Farnham Neighbourhood Plan was made on 27 July 2017 and forms part of the Development Plan for applications within the Farnham Neighbourhood Plan area.

The Surrey County Council's adopted Minerals and Waste Plans also form part of the Development Plan. The current Plans can be viewed [here](#).

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 Council has already adopted some SPDs, details of these are set out in **Annex 2**.

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.

A Draft revised National Planning Policy Framework is currently being consulted on and the Government intend to produce a finalised version of the revised NPPF in the summer of 2018. It is proposed that a transitional period of 6 months will run from the publication of the revised NPPF and that any development plans submitted during this time will have to comply with the current NPPF (2012).

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 2: Site Allocations and Development Management Policies(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 the retained policies from the 2002 Local Plan. 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 3** is a table that summarises the role and content of Local Plan Part 2 and the proposed timetable for production of the document.

The Evidence Base

In developing Local Plan Parts 1 and 2 the Council is drawing on a very wide range of evidence. The published evidence documents supporting the Local Plan can be viewed on the Council's website at:-

http://www.waverley.gov.uk/info/494/local_plan/190/evidence_studies_and_supporting_documents

A number of new evidence documents are being produced for Local Plan Part 2 including an update to the Land Availability Assessment, a Gypsy and Traveller Land Availability Assessment and a Strategic Flood Risk Assessment. A Habitats Regulations Assessment and Sustainability Appraisal will also be published alongside Local Plan Part 2 Preferred Options.

The Proposals Map/ Adopted Policies Map

On adoption of Local Plan Part 1 the Proposals Map was superseded by the Adopted Policies Map. The change of the title is in line with the National Planning Practice Guidance. The Adopted Policies Map shows the policies from Local Plan Part 1, the Farnham Neighbourhood Plan and retained policies from the Local Plan 2002. The current Adopted Policies Map will be superseded when Local Plan Part 2 is adopted. An [interactive policies map](#) is available on our website.

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 website [here](#).

Other Documents

The Community Infrastructure Levy (CIL) is a tariff that councils can choose to charge on new developments to raise funds to provide infrastructure. The Council is preparing a Community Infrastructure Levy (CIL) Draft Charging Schedule for examination which will outline the CIL charges. Once adopted, CIL will largely replace the existing system of 'Section 106' developer contributions. **Annex 4** outlines an indicative timescale for the adoption of CIL.

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**.

Local Plan 2002 Retained Policies

Development

- D1 – Environmental Implications of Development
- D2 – Compatability of Uses
- D4 – Design and Layout
- D6 – Tree Controls
- D7 – Trees, Hedgerows & Development
- D8 – Crime Prevention
- D9 – Accessibility
- D10 – Advertisements
- D11 – Telecommunications

Countryside

- C4 – Farnham/Aldershot Strategic Gap
- C5 – Areas of Strategic Visual Importance
- C6 – Landscape Enhancement
- C7 – Trees, Woodlands and Hedgerows
- C8 – Felling Licences and Woodland Grant Schemes

Built Environment

- BE1 – Important Green Spaces Within Settlements
- BE2 – Frith Hill Ares of Special Environmental Quality
- BE4 – Haslemere Hillsides
- BE5 – Godalming Hillsides
- BE6 – Low Density Residential Areas

Historic Environment

- HE1 – Protection of Listed Buildings
- HE2 – Buildings of Local Architectural or Historic Interest
- HE3 – Development Affecting Listed Buildings or their Setting
- HE4 – Change of Use of Listed or Locally Listed Buildings

- HE5 – Alterations or Extensions of Listed or Locally Listed Buildings
- HE6 – Building Control
- HE7 – Buildings in Disrepair
- HE8 – Conservation Areas
- HE9 – Historic Parks and Gardens
- HE10 – Heritage Features
- HE11 – Enhancement Schemes
- HE12 – Historic Landscapes
- HE13 – Schedules Ancient Monuments and County Sites of Archaeological Importance
- HE14 – Sites and Areas of High Archaeological Importance
- HE15 – Unidentified Archaeological Sites

Housing and Community Facilities

- H5A – Subsidised Affordable Housing at Bourne Mill, Farnham
- H8 – Retention of Residential Land and Buildings
- H9 – Conversion and Sub-Division
- CF2 – Provision of New Community Facilities
- CF3 – Educational Establishments

Industry and Commerce

- IC2 – Safeguarding Suitably Located Industrial and Commercial Land
- IC3 – Well Established Industrial and Commercial Land
- IC5 – Existing Bad Neighbour Uses
- IC7 – Coxbridge, Farnham
- IC8 – Former Coal Depot, Cateshall Lane, Godalming
- IC10 – Smithbrook Kilns
- IC12 – Working from Home

Shopping

- S3 – Farm Shops and Shops Forming Part of Petrol Filling Stations
- S4 – Garden Centres
- S5 – Markets
- S6 – Food and Drink Uses
- S7 – Shopfronts

Town Centres

- TC2 – Existing Retail Uses
- TC3 – Development within Town Centres
- TC4 – Farnham Key Site 1: Riverside
- TC6 – Godalming Key Site: Land between Flambard Way, Catteshall Lane and Woolsack Way
- TC7 – Haslemere Key Site: Land Between West Street and Lower Street
- TC8 – Urban Design in Town Centres
- TC9 – Town Centre Enhancement
- TC10 – Farnham Green Envelope
- TC11 – Castle Street, Farnham
- TC12 – Town Centre Access
- TC13 – Farnham Town Centre Traffic Management
- TC15 – Rear Access and Servicing
- TC16 – Footways and Yards

Leisure and Tourism

- LT2 – Retention of Visitor Accommodation
- LT3 – Visitor Accommodation in Settlements
- LT4 – Visitor Accommodation in the Countryside
- LT5 – Changes of Use to Visitor Accommodation in the Countryside
- LT6 – Leisure and Tourism Development in the Settlements
- LT7 – Leisure and Tourism Development in the Countryside
- LT9 – Golf Courses
- LT10 – Noisy Sports
- LT11 – Walking, Cycling and Horseriding

Development in Rural Areas

- RD1 – Rural Settlements
- RD2 – Extension of Dwellings in the Countryside
- RD2A – Replacement of Dwellings in the Countryside
- RD3 – Garages and Other Ancillary Domestic Outbuildings in the Countryside
- RD4 – Large Country Houses
- RD5 – Institutional Buildings in the Countryside
- RD7 – RE-use and Adaptation of Buildings in Rural Areas
- RD8 – Farm Diversification
- RD9 – Agricultural Land
- RD10 – Agricultural Development
- RD12 – Agricultural Occupancy Conditions
- RD13 – Non-Commercial Horsekeeping
- RD14 – Commercial Horsekeeping

Movement

- M3 – Development alongside the A3 and A31
- M5 – Provision for Cyclists
- M6 – Farnham Cycle Network
- M7 – Footpaths and Cycleways
- M8 – Guildford – Cranleigh Movement Corridor
- M9 – Provision for People with Disabilities and Mobility Problems
- M10 – Public Transport and Interchange Facilities
- M11 – Haslemere Station Car Parking
- M13 – Heavy Goods Vehicles
- M15 – Public Off-Street Parking
- M16 – Local Parking Problems
- M17 – Servicing
- M19 – A31 Farnham By-Pass Improvements

Supplementary Planning Documents (SPDs) Adopted By The Council

Title	Subject	Date Adopted
Farnham Conservation Area Appraisal	Study of Farnham Conservation Area	2005
Waverley 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
Blackheath, Shamley Green and Wonersh Village Design Statement	Identifies principles, design features and quality standards valued in the Parish.	2007
Chiddingfold Conservation Area Appraisal	Study of Chiddingfold Conservation Area	2007
<i>Planning Infrastructure Contributions</i>	<i>Superceded by the Community Infrastructure Levy Regulations but contains useful information on the principles behind the negotiations of planning obligations.</i>	<i>2008</i>
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
Shopfronts Design Guide	Guidance for developers, retailers and business owners wishing to make alterations, replacements or installations of signage on shopfronts.	2016

Supplementary Planning Guidance (SPG)

Title	Subject	Date Adopted
Surrey Design Guide	County wide guidance on design, mainly residential	2000
Dunstable Design Statement	Design guide drawn up by local people	2001
Street cafés 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

Other Non-Statutory Guidance

Title	Subject	Date Adopted
Elstead Design Statement	Design advice for new development in the village	1995
Planning Brief for the East Street Area of Opportunity, Farnham	Guidance on the development of the East Street Area of Opportunity	2000
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
Wheeler Street, Witley Conservation Area Appraisal	Study of Wheeler Street, Witley Conservation Area	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
Godalming Conservation Area Appraisal	Study of Godalming Conservation Area	2013
Milford Conservation Area Appraisal	Study of Milford Conservation Area	2014
Haslemere Conservation Area Appraisal	Study of Haslemere Conservation Area	2014
Godalming Ockford Road Conservation Area Appraisal	Study of Godalming Ockford Road Conservation Area	2015
Witley Conservation Area Appraisal	Study of Witley Conservation Area	2015
Avoidance Strategy for the Thames Basin Heaths	Details of the avoidance and mitigation measures required for new housing	2016

Special Protection Area (SPA)	developments that are within the zone of influence of the SPA	
Ewhurst Conservation Area Appraisal	Study of Ewhurst Conservation Area	2016
Ewhurst Green Conservation Area Appraisal	Study of Ewhurst Green Conservation Area	2016
Cranleigh Conservation Area Appraisal	Study of Cranleigh Conservation Area	2016
Crownpits (Godalming) Conservation Area Appraisal	Study of Crownpits (Godalming) Conservation Area	2015
Ewhurst Green Conservation Area Appraisal	Study of Ewhurst Green Conservation Area	2016
Alfold Conservation Area Appraisal	Study of Alfold Conservation Area	2016
Dunsfold Conservation Area Appraisal	Study of Dunsfold Conservation Area	2017
Dunsfold Church Conservation Area Appraisal	Study of Dunsfold Church Conservation Area	2017

Other Guidance

Title	Subject	Date Adopted
Surrey Hills AONB Management Plan (2014-2019)	The Management Plan formulates the policy for the management of the Surrey Hills Area of Outstanding Natural Beauty	2014

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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 (Regulation 19)	Date for Submission to Secretary of State	Adoption
Local Plan Part 2 DPD	Contains development management policies and land allocations required to deliver Local Plan Part 1.	Whole Authority area	To conform with Local Plan Part 1 and national planning policy	Scoping the Plan and Sustainability Appraisal Scoping Report Consultation January 2017 – May 2017 Consultation on Issues and Options June – July 2017 Consultation on preferred options and draft policies (Regulation 18) May-July 2018	October/ November 2018	February 2019	Late 2019

Notes:

1. The date for the adoption of Local Plan Part 2 is provisional subject to the outcome and timing of the examination.

Indicative timescale for the adoption of the Community Infrastructure Levy.

July 2017	Consultation on the Preliminary Draft Charging Schedule
December 2017- January 2018	Consultation on the Draft Charging Schedule
April/May 2018	Submission for examination
September/October 2018	Adoption

Notes:

1. The dates for the adoption of CIL are subject to the outcome and timing of the CIL examination process.