



Deposit Draft Surrey Structure Plan 2002

**Local Committee for Woking
22 January 2003**

KEY ISSUE:

The draft Surrey Structure Plan 2002 (the Plan) has been made available for public consultation and placed on deposit for public representations to its policies and proposals from 10 January until 21 February 2003. If any members have not yet received a copy of the Plan, one can be obtained from the Local Support Officer, Anita Kim (01483 518094).

The Committee are invited to endorse the Plan and provide comments on the policies and proposals in the Plan. The views of the Committee will go to the Executive of the County Council when they consider the representations made to the Plan and whether to propose any pre Examination in Public (EiP) changes. It is anticipated that the EiP will take place in November later this year and the Plan subsequently adopted in June 2004.

SUMMARY:

1. The Plan sets a strategic framework for planning the use of land in the county over the next 25 years and beyond. It will shape Surrey's future physically and environmentally, and influence it economically and socially. It includes a Spatial Strategy for the whole of the county and delivers the land-use elements of this Spatial Strategy through its planning policies. The Minister of State for Housing, Planning and Regeneration has criticised the approach to an element of the housing distribution set out in the Plan (referred to as the additional housing requirement comprising 7,500 dwellings). The County Council have given a commitment to undertake studies to allocate the 7,500 dwellings in conjunction with the District and Boroughs, with the objective of presenting a distribution of that additional housing to the EiP. Besides the particular issues associated with meeting the whole housing requirement handed down by Regional Planning Guidance the policies and proposals cover a wide range of issues; from where development should be located – to how the environment should be sustained - to securing the provision of needed infrastructure and development.
2. A summary of the main policy areas covered by the Plan is as follows:

Where development should be located

Policies LO1 to LO10 set out in broad terms where development should be located. The focus is on existing urban areas where there are already most homes, jobs and services. This will:

- encourage the re-use of land that has previously been used for development to reduce the need to use green field land which protects open spaces in towns and villages
- help improve accessibility to services and jobs by walking, cycling and public transport
- provide an opportunity to improve the prosperity of urban areas as centres for business, shopping, social and community services
- assist urban revitalisation and promote improvements to the urban environment
- increase the choice of local employment opportunities
- help to protect the countryside and the Green Belt

Sustaining the Environment

Policies SE1 to SE10 seek to ensure that future land use planning and change takes place in a sustainable way without prejudicing the quantity or quality of important elements of the natural environment. The policies reflect the need to:

- encourage greater efficiency in the use of energy and water and other natural resources
- promote the supply of energy from renewable resources
- safeguard the character of the countryside

- conserve and enhance landscape, biodiversity and the historic environment
- insist that new development is well designed and encourage sustainable construction

Infrastructure and Development Needs

Policies DN1 to DN19 look to ensure that development takes place in a comprehensive way which meets people's differing needs and to ensure that the necessary infrastructure can be provided to support it. The matters addressed are:

- encourage transport measures aimed at improving the efficiency of the transport network and reducing congestion
 - manage parking provision to encourage use of alternative forms of transport other than the car
 - ensure provision of an appropriate mix of size and type of housing, and promote housing provision which is affordable and meets local needs including those of key workers
 - ensure that development does not proceed without adequate infrastructure either in place or firmly committed; and ensure that all new development contributes in a cumulative way in areas where existing infrastructure is overloaded or at capacity
 - provide for the extraction of minerals and the early restoration of mineral workings
 - provide for the treatment of waste and its disposal
3. The attention of the Committee is drawn to the following matters in the Plan which are of particular relevance to the Woking area:
- The Spatial Strategy of the Structure Plan divides the county into five sub-areas to provide a clear spatial focus for the policies. The majority of the Borough is included within the North West Surrey sub-area. A small part of the Borough is included in the North Surrey sub-area.
 - The North West Surrey sub-area focuses on the towns of Guildford and Woking and includes the surrounding countryside and which separates the Blackwater Valley from North Surrey. The priorities for the North West Surrey sub-area include supporting the role of Woking as a major all-purpose centre and a countywide sub-regional shopping and leisure centre. Additional housing is to be provided at Woking in the form of a strategic allocation in accordance with its role as a centre of strategic importance. An assessment of infrastructure and services needed to support further housing in Woking will be undertaken to determine whether this allocation can be delivered on previously developed land in and around Woking town centre. Further priorities are to maintain the individual identities of Woking and Guildford by retaining the Green Belt gap between these towns. An integrated transport strategy focusing on Guildford and Woking is being developed to support their roles as regional economic and transport hubs. The Airtrack proposals will be supported to provide a direct link from these towns to Heathrow. The broad natural corridor that separates the Blackwater Valley from Guildford /

Woking and North Surrey will be maintained. Small scale development to maintain the economic and social well being of small communities and rural settlements will be allowed.

- The North Surrey sub-area includes Byfleet and part of West Byfleet. The priorities for this area are to resist the outward spread of London and further urbanisation by maintaining the Green Belt and preventing the coalescence of towns and villages in the area.
- Housing Requirement – the requirement for the Borough is set at 2,250 dwellings which broadly reflects existing commitments within the area and the level of estimates of potential windfalls based on the technical work in the Borough Local Plan. In addition, as stated above, Woking has been allocated a strategic allocation; this comprises of 1,000 dwellings which it is intended will be provided through higher density development in and around the town centre through a comprehensive urban strategy. Woking will be expected to make some contribution to the additional 7,500 dwellings which are to be distributed countywide after joint studies to assess the potential for increased densities on previously developed land within urban areas.
- Woking's role as sub-regional transport hub is promoted in Policy LO3 as is its role within the retail hierarchy of centres serving Surrey as set out in Policy LO10.
- General Aviation – although outside the Woking area, the development of business aviation facilities at Fairoaks Airport will only be permitted where the impact on the surrounding area is acceptable.

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BACKGROUND PAPERS:	None
