

Nick Griffin  
Principal Planning Officer Policy (Planning)  
Woking Borough Council  
Civic Offices  
Gloucester Square  
Woking GU21 6YL

12 December 2006

Dear Mr Griffin,

**RE: WOKING LOCAL DEVELOPMENT FRAMEWORK – CORE STRATEGY SUBMISSION DRAFT**

Under the provisions of Section 24 of the Planning and Compulsory Purchase Act 2004 (the Act) the South East England Regional Assembly has assessed the general conformity of the Woking Core Strategy submission document against the adopted Regional Spatial Strategy (RPG9 and Alterations) and also the emerging Regional Spatial Strategy (the Draft South East Plan, submitted to the Secretary of State on 31 March 2006).

Members of the Regional Planning Committee consider the Woking Core Strategy to be in general conformity with both the adopted and emerging Regional Spatial Strategy. However, a number of specific aspects of the Core Strategy have been identified which do not appear to have had full regard to adopted or emerging RSS and the Assembly wishes to make a number of detailed representations on these matters on the basis of PPS12 (2004) 'Test of Soundness iv'. These are set out on the attached sheets.

If you have any comments or questions relating to this letter please do not hesitate to contact Sue Janota, Regional Planner, on 01483 555200 or at [suejanota@southeast-ra.gov.uk](mailto:suejanota@southeast-ra.gov.uk).

Yours faithfully,

**Catriona Riddell**  
**Planning Strategy Director**

## **South East England Regional Assembly – Representations**

### Representation 1

Policy T8 of the draft South East Plan (reflecting Policy T13 of the Regional Transport Strategy) advocates the identification of categories of major travel generating developments, both existing and proposed, for which travel plans should be adopted. The Core Strategy should identify more specifically the types of development and thresholds for which travel plans should be sought or indicate in which subsidiary local development document the detailed criteria will be provided.

### Representation 2

Policy H4 of the draft South East Plan advocates LDDs to set targets for the provision of affordable housing having regard to the overall regional target that 25% of all new housing should be social rented accommodation and 10% other forms of affordable housing and Policy LF3 sets a 40% target for affordable housing for the London Fringe Sub-region. Policy H3 of the Core Strategy should be strengthened with the inclusion of a commitment that 40% of the Borough's housing requirement should be in the form of affordable housing.

### Representation 3

The Core Strategy should include a definition of affordable housing which clarifies that such housing should be subject to mechanisms that will ensure that the housing remains affordable to be consistent with the draft South East Plan definition.

### Representation 4

In accordance with Policy H2 of the draft South East Plan, the Assembly seeks a commitment within the Core Strategy to the preparation of a Housing Delivery Action Plan (HDAP) to set out the overall strategy for ensuring that the housing allocation for the authority as set out in Policy H1 of the draft South East Plan can be met.

### Representation 5

In accordance with Policy H7 of the draft South East Plan, the Assembly seeks a policy reference in the Core Strategy to measures to make better use of the existing housing stock to help meet housing needs and to promote urban renaissance and sustainable use of resources.

### Representation 6

The Core Strategy should refer to the definition of infrastructure set out in paragraph 3.5.5, Figure 2 of the revised draft South East Plan Implementation Plan, as approved by the Assembly's Regional Planning and Executive Committees to ensure a consistent approach across the region for implementation and monitoring purposes.

### Representation 7

Policy S8 of the draft South East Plan encourages mixed use community facilities to make effective use of resources and reduce travel and other impacts. The Core Strategy could be strengthened with the inclusion of a reference to encouraging mixed use community facilities.