

**Committee: Individual Cabinet Member Decision Making**

**Date of meeting: 14 February 2017**

<b>Subject:</b>	Response to Woking Local Plan – Site Allocations – Land to the East of Martyrs Lane
<b>Lead Officer:</b>	Deputy Planning Policy Manager
<b>Portfolio Holder:</b>	Councillor Karen Randolph. Portfolio Holder for Planning Services
<b>Link to Council Priorities:</b>	P3
<b>Exempt information:</b>	None
<b>Delegated status:</b>	For Resolution
<b>Key decision:</b>	No

### **EXECUTIVE SUMMARY:**

Woking Borough Council is currently consulting on a further Regulation 18 document (Issues and Options) that seeks views on the option of safeguarding Land to the East of Martyrs Lane, Woodham to meet the area's housing need between the period 2027 - 2040. As a neighbouring authority, Elmbridge Borough Council has followed the preparation of the plan closely focusing on the potential implications of the draft policies and allocations on Elmbridge Borough. Appendix A to this report sets out the proposed response from Elmbridge Borough Council to the latest consultation.

### **RECOMMENDATION: THAT THE CABINET MEMBER FOR PLANNING SERVICES:**

- **APPROVE THE COUNCIL'S RESPONSE TO THE WOKING BOROUGH COUNCIL LOCAL PLAN – SITE ALLOCATIONS – LAND TO THE EAST OF MARTYRS LANE CONSULTATION AS SET OUT IN APPENDIX 'A' TO THIS REPORT.**

### **REPORT:**

#### **1 Background**

- 1.1 On 6<sup>th</sup> January 2017 Woking Borough Council published their Local Plan – Site Allocations – Land East of Martyrs Lane Consultation (January 2017) . This seeks views on the option of safeguarding Land to the East of Martyrs Lane, Woodham to meet the area's housing need between the period 2027 – 2040. This approach is an alternative to that consulted on in Summer 2015 which sought to remove a series of smaller areas from across the Green Belt in Woking Borough and safeguard these for future development.
- 1.2 As a neighbouring authority, Elmbridge Borough Council has followed the preparation of the plan closely. The key focus being on cross-boundary strategic planning issues e.g. Green Belt and housing delivery, and the potential implications of the policies and proposals for Elmbridge Borough.

#### **2 Woking Local Plan – Site Allocations – Land East of Martyrs Lane**

- 2.1 In response to the previous consultation, Elmbridge Borough Council raised a number of issues relating to the housing target that Woking Borough Council is

seeking to meet and the principle of safeguarding sites to meet the future housing need of the Borough up to 2040. This was in light of a new evidence, the West Surrey Strategic Housing Market Assessment (SHMA) showing the level of housing need far exceeding existing targets and, in light of the challenges faced by other neighbouring authorities in trying to meet their own housing needs.

- 2.2 The issues raised have not been addressed as part of this latest consultation and the consultation material states that instead these points will be responded to as part of the preparation of the Draft Plan (Regulation 19). This consultation is only seeking comments on the potential safeguarding of land east of Martyrs Lane.
- 2.3 Nevertheless, it is the overarching principles of housing delivery that ultimately inform each Councils' Local Plan preparation including, their respective site selection process and approach to safeguarding land for future development. It is therefore considered appropriate to use this opportunity to re-emphasise those points previously made alongside other site specific comments the Council has to make on land east of Martyrs Lane.
- 2.4 Appendix A to this report sets out the Council's response.

### **3. Next Steps**

- 3.1 If agreed, the Council's response to the Woking Local Plan – Site Allocations Consultation will be submitted by the deadline of Monday 20<sup>th</sup> January 2017.
- 3.2 The Council will continue to work with Woking Borough Council to address any cross-boundary and strategic matters as part of the preparation and implementation of our respective Local Plans. As a neighbouring authority, the Council will continue to respond to further consultations in regards to the preparation of the Woking Local Plan, particular as further detailed policies and allocations start to emerge.

#### **Financial implications:**

None for the purpose of this report.

#### **Environmental implications:**

None for the purpose of this report.

#### **Legal implications:**

This response forms part of the Council's duty to co-operate on strategic and cross boundary issues in relation to planning and development.

#### **Equality Implications:**

None for the purpose of this report.

#### **Risk Management Implications:**

None for the purpose of this report.

**Community Safety Implications:**

None for the purpose of this report.

**Background papers:**

None

**Enclosures/Appendices:**

Appendix 'A': Response to Woking Borough Council Proposed Submission Local Plan

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