

LDF Monitoring Report

Local Development Framework

Monitoring Report

Annual Monitoring Report

1 April 2007 – 31 March 2008

Published December 2008



For further information please contact:

**Planning Policy, Woking Borough Council, Civic Offices, Gloucester
Square, Woking, Surrey, GU21 6YL.**

Tel: 01483 743428 planning.policy@woking.gov.uk

Contents

1.0	Non-Technical Summary	p. 3
2.0	Introduction	p. 6
3.0	The Monitoring Framework	p. 8
4.0	Progress on the Preparation of Woking's LDF	p. 9
5.0	Contextual Indicators	p. 12
6.0	Analysis of Output and Local Indicators	p. 15
7.0	Significant Effects Monitoring	p. 41

Appendix 1: Relationship between Indicators and Objectives

Appendix 2: Sustainability Appraisal Monitoring Report

Appendix 3: Local Plan Policies saved and not saved –
September 2007

Appendix 4: SPA Mitigation Agreed and Collected

1.0 NON-TECHNICAL SUMMARY

The Planning and Compulsory Purchase Act 2004 places a requirement on Local Planning Authorities to produce an Annual Monitoring Report (AMR). This details the authorities' progress on implementation of the Local Development Scheme (LDS), the extent to which policies are being achieved and on the number of net additional dwellings completed annually. Monitoring is also one of the tests of soundness of a Development Plan Document (DPD). Guidance on production of the AMR is set out in LDF Monitoring: A Good Practice Guide (ODPM, 2005). This AMR covers the period 1 April 2007 to 31 March 2008.

1.1 Progress of the LDS

The Council adopted its original LDS in March 2005. The LDS has since been amended four times:

- December 2005 - through the first AMR, this removed a number of Supplementary Planning Documents from the schedule.
- June 2006 - when the timetable for adoption of the Core Strategy was extended by three months in order to undertake additional research.
- March 2007 - following the publication of Planning Policy Statement 3: Housing in December 2006. It was considered that following adoption the Core Strategy would require an immediate review which would impact on the production of the Site Allocations DPD and necessitate the production of a Housing Implementation SPD.
- November 2007 – following the withdrawal of the Core Strategy in July 2007 a new LDS was drawn up. It was approved by the Council's Executive at its meeting on 1 November 2007 and approved by the Government Office for the South East (GOSE) in early December.

The Core Strategy was submitted to the Secretary of State on time in October 2006. Following an exploratory meeting, the Inspector wrote to the Council and set out his concerns in relation to the Core Strategy. Although the Inspector did not state that he considered the Core Strategy to be unsound he identified that it was likely to require significant amendments to make it sound. The Inspector warned that it might not be possible to make such amendments through the examination process. It was decided that the best course of action would be to seek approval from the Secretary of State for Communities and Local Government to withdraw the document. A formal request was made to the Government Office for the South East (GOSE). Therefore the pre-examination meeting was not held in January 2007. On 2 July 2007 the Council received a formal direction to withdraw the Core Strategy from the examination process.

1.2 Saving policies and resulting changes to the Local Plan

Under the Planning and Compulsory Purchase Act 2004 planning policies from the Woking Borough Local Plan 1999 were saved for three years from 28 September 2004, the date of commencement of Section 38 of the Act.

On 25 September 2007, the Council received a direction from the Secretary of State, through the Government Office for the South East (GOSE) that the majority of the policies in the Local Plan can continue to be saved and used until they are replaced. 14 policies were not saved because they were out of date, unnecessary, were not consistent with or repeated national policies. The 14 policies are shown in the tables which form Appendix 3.

1.3 Achievement of Policies

The Council does not currently have any adopted Local Development Framework (LDF) policies as the Core Strategy was withdrawn. However, until LDF policies are in place, the AMR should have regard to the performance of saved policies against a set of national Core Output Indicators. The AMR reports in detail on these indicators for the period 1 April 2007 to 31 March 2008.

The AMR must also report on the progress of saved policies on the aims of sustainability, having regard to the Sustainability Appraisal Framework (SAF), which was approved by the Council in February 2005. The AMR provides a summary of the progress made on the SAF.

1.4 Net Additional Dwellings

It is a specific requirement that the AMR should report on net additional dwellings completed in the local authority area. It is important to monitor closely all elements of housing supply in order to ensure that the policy objectives of the development plan are being achieved.

The housing target for Woking is set in the Surrey Structure Plan 2004 which requires the Council to accommodate an additional **3,340** homes between 2001 and 2016 (223 dwellings per annum).

Between 1 April 2001 and 31 March 2008, **2,277** net additional dwellings had been completed in Woking (including 274 between 1 April 2007 and 31 March 2008) leaving a residual requirement of **1,063** (133 dwellings per annum) to 2016 against the Structure Plan allocation.

When it is adopted in 2009, the South East Plan will replace the Surrey Structure Plan and will contain a new housing allocation for Woking. The draft South East Plan allocated 4,840 new dwellings for Woking between 2006 and 2026 (242 dwellings per annum). The South East Plan Panel Report recommended that the allocation for Woking should be increased by an additional 1,000 dwellings over the plan period (**5,840**), equivalent to 292 new dwellings per annum. This higher allocation of **292** new dwellings has also been carried forward in the July 2008 Secretary of State's Proposed Changes to the draft South East Plan, although expressed as a 'minimum annual average net target'. Public consultation on the Proposed Changes ended in October 2008.

The latest Government guidance on 5 year housing land supply assessments comes from an advice note from Communities and Local Government (CLG) to the Planning Inspectorate (PINS). This states that LPA's should use housing provision figures in adopted Development Plans, "assessment should be based on [the] current development plan" and "for legal reasons ... cannot be based on emerging numbers". Therefore information is supplied against the Surrey Structure Plan housing targets.

Housing supply to 2016 is made up of three elements plus completions:

- **928** outstanding Planning Permissions (243 units on sites where all work is outstanding at 1 April 2008 plus 685 on sites where work has commenced at 31 March 2008).
- **600** soft commitments (i.e. where a Legal Agreement is unsigned) at 31 March 2008. 447 at Moor Lane and 153 at Former Westfield Tip.

- **0** Local Plan allocations.

This gives a total potential supply of **1,528** units (plus **2,277** already completed), resulting in a **surplus** to the Surrey Structure Plan requirement of **465** dwellings by 2016.

1.5 5 Year Housing Land Supply

The total potential supply is 1,528 units. 1,338 units are required in the 6 years between 2008/09 and 2013/14 resulting in a **surplus** of **190** dwellings.

Only sites which are available, suitable and achievable have been included in these figures, as required by Planning Policy Statement 3.

2.0 INTRODUCTION

Under Section 35 of the Planning and Compulsory Purchase Act 2004 it is mandatory for Local Authorities to produce an Annual Monitoring Report (AMR). This AMR covers the period 1 April 2007 to 31 March 2008.

Further details of the Section 35 requirement are set out in:

- Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004.
- Planning Policy Statement 12: Local Development Frameworks (2004) replaced by Planning Policy Statement 12: Local Spatial Planning (2008).
- LDF Monitoring: A Good Practice Guide 2005.

The purpose of the AMR is to provide information on the implementation of the Local Development Scheme and the extent to which policies are being achieved.

Specifically, Regulation 48(5) of the Town and Country Planning (Local Development) Regulations 2004 indicates that where a Local Planning Authority (LPA) is not implementing a policy in a DPD then the AMR must include a statement of:

- the reasons why the policy is not being implemented
- the steps (is any) intended to ensure that the policy is implemented, and,
- whether the LPA intend to prepare a DPD to replace or amend the policy.

Regulation 48(4) indicates that this requirement also applies to saved policies (i.e. policies of the Woking Borough Local Plan). The Regulations also require the AMR to report on the net additional dwellings in the area.

Planning Policy Statement 12: Local Spatial Planning (2008) sets out the content of an AMR and states that it should:

- Report progress on the timetable and milestones for the preparation of documents set out in the local development scheme including reasons where they are not being met.
- Report progress on the policies and related targets in local development documents. This should also include progress against any relevant national and regional targets and highlight any unintended significant effects of the implementation of the policies on social, environmental and economic objectives. Where policies and targets are not being met or on track or are having unintended effects reasons should be provided along with any appropriate actions to redress the matter. Policies may also need to change to reflect changes in national or regional policy.
- Include progress against the core output indicators including information on net additional dwellings, required under Regulation 48(7)7, and an update of the housing trajectory to demonstrate how policies will deliver housing provision in their area.
- Indicate how infrastructure providers have performed against the programmes for infrastructure set out in support of the core strategy. AMRs should be used to reprioritise any previous assumptions made regarding infrastructure delivery.

In the context of the new planning system, with its focus on the delivery of sustainable development, monitoring takes on an important role in assessing whether the policy aims and objectives are being achieved. The Good Practice Guide sets out core local development framework output indicators against which LPAs must monitor policy

implementation. It also identifies contextual indicators that LPAs can develop as appropriate to their area.

PPS12 indicates that LPAs and regional planning bodies must co-ordinate activities to ensure monitoring frameworks work together. Additionally, LPAs should seek to integrate their approach to monitoring with other local initiatives, particularly community strategies, by reporting the extent to which policies in DPDs fit within wider community objectives. The Good Practice Guide (para 4.7) also sets out that monitoring should be integrated with the process of sustainability appraisals to develop clear targets and indicators as a means of ensuring policy implementation. This should be done through the monitoring of the Core Output Indicators (updated July 2008) and through the incremental development, over time, of local output indicators and contextual indicators.

2.1 Preparation of the AMR and partnership working

The Council has been liaising with SEERA (as a part of the SEERA Monitoring Advisory Group project), Surrey County Council and the other Surrey districts on the development of an effective information base and the co-ordination of monitoring in the future.

The Woking Community Strategy is updated on an ongoing basis with key partners. It was originally prepared in 2002 to cover the 5 year period ahead and was updated in 2006. It was due for further review in 2009 to develop it into a Sustainable Community Strategy.

The Community Strategy sets out a number of aims under six key themes identified by the community:

- . A strong community spirit with a clear sense of belonging and responsibility
- . A clean, healthy and safe environment
- . A transport system that is linked and accessible, recognising Woking's potential as a transport hub.
- . Access to decent affordable housing for local people and key workers
- . A community which values personal health and well-being
- . Provide opportunities and encourage people to participate in learning throughout their lives so they progress and reach their full potential.

When it is updated, the Community Strategy is expected to address issues that arise from those development requirements driven by the Regional Spatial Strategy/ Regional Planning Guidance and ensure that partners have their plans in place to support development requirements. There are advantages in synchronising community and stakeholder engagement for both the Community Strategy and LDDs, provided statutory requirements for LDD consultation are met. Joined-up working will help to reduce consultation over-load with the community.

3.0 THE MONITORING FRAMEWORK

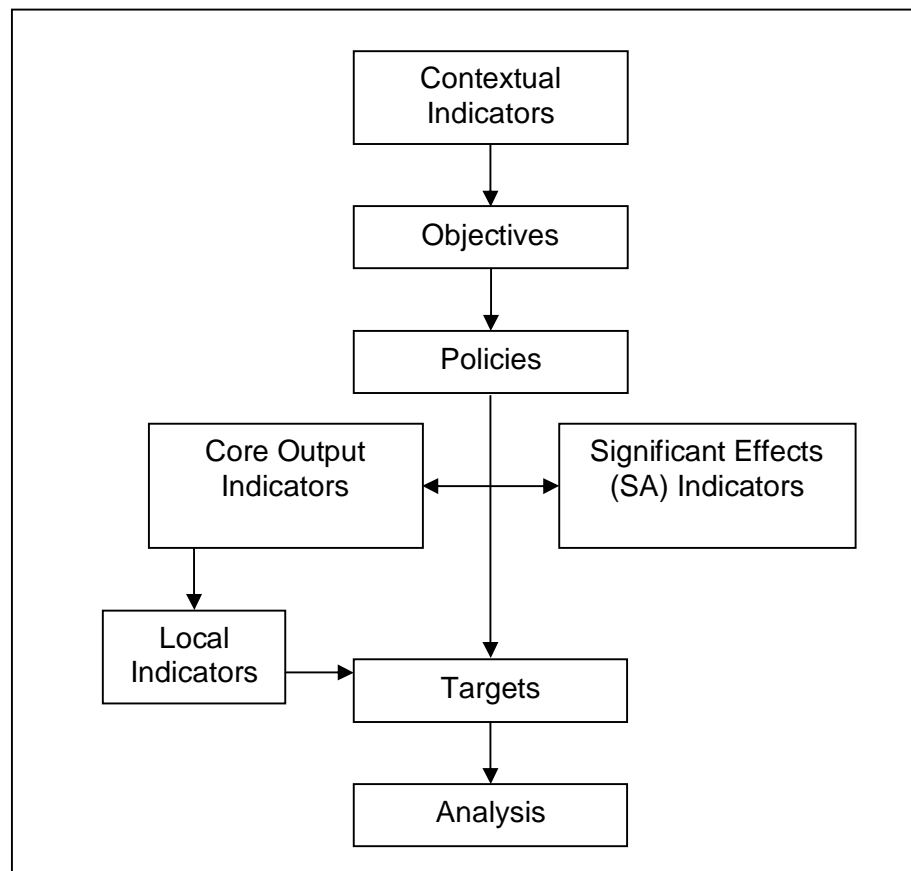
A tiered approach to indicators is appropriate reflecting the fact that different types are required as they each have specific purposes. In terms of Local Development Frameworks (LDFs), three types of indicators are proposed by the guidance:

- Contextual indicators which describe the wider social, environmental and economic background against which Local Development Framework policies operate.
- Output indicators which are used to assess the performance of policies.
- Significant effects indicators which are used to assess the significant social, environmental and economic effects of policies.

Figure 1 illustrates the framework of indicators used in LDF monitoring. Different types of indicators play a specific role in different stages of the plan-making process.

- Contextual indicators aim to enhance understanding of the wider context for the development of spatial policies.
- Core and local output indicators and housing trajectories inform policy progress and achievement.
- Significant effects indicators inform monitoring of the impacts of policies on sustainability.
- Process targets are used to monitor local development scheme delivery.

Fig. 1: Monitoring Framework



Source: Local Development Framework Monitoring: Good Practice Guide.

4.0 PROGRESS ON THE PREPARATION OF WOKING'S LDF

This section will consider the Council's progress in preparing its LDF as set out in the Local Development Scheme (LDS).

The Council adopted its original LDS in March 2005. The LDS has since been amended four times:

- . December 2005 - through the first AMR, which removed a number of Supplementary Planning Documents from the schedule.
- . June 2006 - when the timetable for adoption of the Core Strategy was extended by three months in order to undertake additional research.
- . March 2007 - following the publication of Planning Policy Statement 3: Housing in December 2006. It was considered that following adoption the Core Strategy would require an immediate review which would impact the production of the Site Allocations DPD and necessitate the production on a Housing Implementation SPD.
- . November 2007 – following the withdrawal of the Core Strategy in July a new LDS was drawn up. It was approved by the Council's Executive at its meeting on 1 November 2007 and approved by the Government Office for the South East (GOSE) in early December.

A copy of the November 2007 LDS can be found on the Council's website: <http://www.woking.gov.uk/planning/policy/ldf/LDS> and in Appendix 2 of this report.

The original PPS12: Local Development Frameworks was published in 2004 and set out six key milestones for Development Plan Documents (DPDs). These are:

- . Commencement of preparation of the DPD
- . Public participation
- . Submission to the Secretary of State
- . Pre-examination meeting
- . Commencement of examination
- . Adoption of the development plan document

The current Local Development Scheme, written in November 2007 was produced in accordance with these regulations and shows the six milestones.

On 4 June 2008 PPS12 was updated as PPS12: Local Spatial Planning. This document reduces the number of key milestones that should be set out in the LDS to four:

- . consulting statutory bodies on the scope of the Sustainability Appraisal
- . publication of the DPD
- . submission of the DPD
- . adoption of the DPD

A new LDS will be produced in early 2009 to reflect these changes and others introduced by the Planning Act 2008. As PPS12 was updated after the reporting period of this AMR, the AMR will refer to the original key milestones.

In the reporting period the LDS only contained one key milestone and this has been met. The Outlook, Amenity, Privacy and Daylight SPD was adopted and published in July 2008.

Table 1: Progress against LDS

LDF Document	Progress 1 April 2007 – 31 March 2008			
	Key Milestone	Target	Actual	
Outlook, Amenity, Privacy and Daylight Supplementary Planning Document (SPD)	Adoption and Publication	July 2008	July 2008	J

4.1 Evidence Base

The Council is undertaking a significant amount of research as part of the evidence base for the LDF. Full details of the research can be found on the Council's website (www.woking.gov.uk/council/planning/ldf/ldfresearch).

Completed research includes:

- . Employment Needs Assessment
- . Open Space, Sport and Recreation Facilities Audit
- . Retail and Commercial Leisure Study
- . Social and Community Infrastructure Requirements Study
- . Housing Needs Assessment
- . Housing Potential Study
- . Five Year Housing Supply Position Statement
- . Thames Basin Heath Special Protection Area – Woking's Interim Strategy 2006
- . Guildford and Woking Integrated Transport Study (GWITS)
- . Strategic Flood Risk Assessment - River Wey Catchment
- . Strategic Flood Risk Assessment - Bourne Catchment
- . Surrey Hotel Futures
- . Sustainable Construction - Renewable Energy and Energy Efficiency Targets – Modelling Exercise

Research which is in progress at the moment includes:

- . Strategic Housing Market Assessment (working with Guildford and Waverley)
- . Strategic Housing Land Availability Assessment
- . Employment Land Review
- . Infrastructure Capacity Study
- . Town, District and Local Centres Study

4.2 Tasks Additional to the LDS

Although beyond the formal remit of the AMR the following LDF related tasks have recently been undertaken to ensure the LDF process is continued and that wider policy objectives are delivered:

- . The Council is participating in the Surrey Planning Collaboration Project to develop effective methods of joint working. This is followed through at Surrey Planning Working Group.
- . The Council is participating in the work of the SEERA Monitoring Advisory Board.
- . A comprehensive consultee database has been developed and maintained.

- Software to process representations on LDD's has been purchased.
- The Council has responded to a number of Government consultation papers including the consultation on the SE Plan and Regional Economic Strategy.
- The Council has adopted an Interim Strategy for avoiding the impacts of residential development on the Thames Basins Heath Special Protection Area.
- Five year housing land supply report as required by Planning Policy Statement 3.

4.3 Saving Policies and Resulting Changes to the Local Plan

Under the Planning and Compulsory Purchase Act 2004 planning policies from the Woking Borough Local Plan 1999 were saved for three years from 28 September 2004, the date of commencement of Section 38 of the Act.

On 25 September 2007, the Council received a direction from the Secretary of State, through the Government Office for the South East (GOSE) that the majority of the policies in the Local Plan can continue to be saved and used until they are replaced. 14 policies were not saved because they were out of date, unnecessary, were not consistent with or repeated national policies. Tables showing the 161 policies which were saved and the 14 policies which were not saved are shown in Appendix 3.

5.0 CONTEXTUAL INDICATORS

Contextual indicators provide a backdrop against which to consider the effects of policies and inform the interpretation of output and significant effects indicators. This reflects the importance of taking in to account the social, economic and environmental circumstances of the area when preparing new LDF policies.

The AMR Good Practice Guide sets out six broad issues to guide the development of contextual indicators. These are detailed below. It should be noted that a variety of sources have been used in compiling this summary and so the time periods of the information vary. In all instances the most up to date information available has been used.

5.1 Demographic Structure

Population

The population of Woking in mid-2007 was estimated to be 91,400. The 2001 Census showed that Woking had a very slightly younger population than England as a whole, with 20.6% under 16, compared with 20.2% nationally, and 14.6% over 65 compared with 15.9% nationally. These are relatively small differences, and in general Woking is close to the national average. In common with the nation as a whole the forecast is for the proportion of older people to rise in the future.

Household types

In 2001 there were around 36,950 households in Woking and the average household size was 2.41. Around 28% of households are in single person occupancy. 30% of households have dependant children.

Ethnic composition

The proportion of residents from a black or minority ethnic (BME) background was 8.7% in 2001. This was the highest proportion in Surrey, but slightly below the average for England as a whole of 9.1%. This population, largely Asian and Asian British mainly lives in Maybury and Sheerwater, where over 30% of the population is from a BME group.

Social groups

Woking has a high proportion of workers in the management and professional occupations compared to the national average, and therefore a lower than national average proportion of workers in skilled trades and elementary occupations.

5.2 Socio-Cultural Issues

Unemployment

Woking's Unemployment Rate in April 2008 was 0.9% compared to the South East average of 1.4% (excluding London) and the Surrey average of 0.7%.

Deprivation

Woking has low levels of deprivation as measured by the Indices of Deprivation 2007 (CLG). It is within the top 10% of local authority areas in the country for low levels of deprivation but it's position has dropped from a 95th percentile rank to 91st. One single Super Output Area now shows within the top 20 per cent of most deprived areas (compared nationally) and ranks as the most deprived area in Surrey. Four areas are within the worst 40% of areas nationally, up from two in 2005. Three are in Sheerwater and Maybury and one is Lakeview (Goldsworth Park).

5.3 Economy

Economic activity

Economic activity rates in 2007 were 80.5% (of those of working age (16-59/64), one of the highest levels in Surrey, and well above the figure for Great Britain as a whole of 78.6 (source ONS).

Household income

In 2007 gross weekly pay for full-time workers was £528.80 compared to a South-East average of £499.60 and a national average of £459.00.

House price level

Housing is very expensive in Woking. In July-September 2008 (latest figures available) the average house price in Woking was £329,771 a fall of -2.8% on the same quarter last year (Land Registry of England and Wales quoted on BBC website).

Employment

There were around 46,700 jobs in Woking in 2006. The number of jobs in the Borough has been steady since around 2003. 89% of all jobs in Woking are in the service sector with 37% (17,500 jobs) in Financial, IT and other Business Services. This is double the national average of 21%. This includes considerable representation from the IT and telecoms sectors as well as financial services.

5.4 Environment

Key assets

Outside the main urban area the remaining 60% of the Borough is Green Belt. This area contains extensive heathland, of which the most significant areas, Horsell Common, Sheets Heath and Brookwood Heath, are designated as part of the Thames Basin Heaths Special Protection Area. Part of Brookwood Heath is designated a Special Area of Conservation. Two other heaths, Smarts Heath and Prey Heath, and the Basingstoke Canal are designated as Sites of Special Scientific Interest (SSSI). Relatively little of the Green Belt land is in active agricultural use. The main uses of open land are public open space, both semi natural and playing pitches, golf courses, etc.

5.5 Housing and Built Environment

Housing stock

In 2001 around 80% of the housing stock in Woking consisted of houses, and only 20% were flats and maisonettes. The single largest component was detached houses, which made up almost 33% of homes. This was well above the average for England of 23%. The proportion of flats was around the average for England of 19%. However, more than half of all flats were in and around Woking Town Centre. In the remainder of the Borough almost 90% of accommodation was made up of houses. In 2001 77% of homes were owner occupied, compared with 69% in England as a whole. All parts of the Borough are dominated by owner occupied housing. Even those areas where many homes were originally built as local authority housing now have a majority of owner occupied properties, reflecting the impact of Council house sales. The lowest proportion of owner occupied housing is in Maybury and Sheerwater at 57%.

Condition of stock

The condition of housing is generally good. Only 2% of homes are estimated to be unfit for habitation, compared with the average for England of 7%. These figures will be updated by the Private Stock Condition Survey which will be published in spring 2008.

Quality and assets of the built environment

In 2008 Woking had four Grade I listed buildings, ten Grade II* listed buildings and 165 Grade II listed buildings. There were also 330 Locally Listed Buildings in the Borough and five scheduled Ancient Monuments in the Borough.

5.6 Transport and Spatial Connectivity

Transport accessibility

Public transport accessibility to Woking Town Centre based services is generally good. This includes shops, a good range of employment opportunities, council offices, a major library and Woking Community Hospital. However, accessibility to key facilities such as St Peters Hospital and further and higher education colleges is less good, with some parts of the Borough beyond the Government's guideline travel time by public transport to these facilities.

Regional hub

Woking is designated as a Regional Hub in the Proposed Changes to the draft South East Plan. This is because it is an important centre of economic activity which has some interaction with activities and facilities available at the nearby hub of Guildford, is a key interchange on the rail network between intra-regional and local rail services, has a direct coach link with Heathrow Airport and is well-related to the strategic road network. In addition, Woking town centre is identified as a "centre for significant change" in the draft South East Plan because of its potential for redevelopment and regeneration to accommodate growth in the most sustainable location in the Borough.

6.0 ANALYSIS OF OUTPUT AND LOCAL INDICATORS

The Council submitted its Core Strategy to the Government in October 2006. A month later the Government published PPS3: Housing. Following an exploratory meeting, the Inspector wrote to the Council and set out his concerns in relation to the Core Strategy. Although the Inspector did not state that he considered the Core Strategy to be unsound he identified that it was likely to require significant amendments to make it sound. The Inspector warned that it may not be possible to make such amendments through the examination process.

Therefore the Council had the option of either proceeding with the examination of the Core Strategy or seeking to withdraw it. At the meeting of the Executive on 7 June 2007 it was decided that the best course of action would be to seek approval from the Secretary of State for Communities and Local Government to withdraw the document. A formal request was made to the Government Office for the South East.

On 2 July 2007 the Council received a formal direction to withdraw the Core Strategy from the examination process.

PPS12 requires Local Authorities to monitor the policies of any adopted DPD and/or any saved Local Plan policies. As the Core Strategy was withdrawn early in the reporting period the policies within it are not monitored in the AMR.

None of the five policies in the Local Plan monitoring chapter have been saved so these are not being reported in the AMR. Whilst setting out objectives policies in the Local Plan do not set out indicators, and are not target based. However, since the adoption of the Local Plan, indicators have been developed and reported on annually in a Local Plan Monitoring Report. The remainder of this report provides an analysis of the performance of the saved policies.

This section also reports on a number of core output indicators, identified by the Government to measure quantifiable physical activities that are directly related to, and are a consequence of, the implementation of planning policies. The core output indicators identified in the Government's 'Core Output Indicators - Update 2/2008' are shown in tables and a summary table is provided.

6.1 Housing

Housing Requirement

The housing target for Woking is set in the Surrey Structure Plan 2004 which requires the Council to accommodate an additional **3,340** homes between 2001 and 2016 (223 dwellings per annum).

Between 1 April 2001 and 31 March 2008, **2,277** net additional dwellings had been completed in Woking (including 274 between 1 April 2007 and 31 March 2008) leaving a residual requirement of **1,063** (133 dwellings per annum) to 2016 against the Structure Plan allocation.

When it is adopted in 2009, the South East Plan will replace the Surrey Structure Plan and will contain a new housing allocation for Woking. The draft South East Plan allocated 4,840 new dwellings for Woking between 2006 and 2026 (242 dwellings per annum). The South East Plan Panel Report recommended that the allocation for Woking should be increased by an additional 1,000 dwellings over the plan period (**5,840**), equivalent to 292 new dwellings per annum. This higher allocation of **292** new dwellings has also been carried forward in the July 2008 Secretary of State's Proposed Changes to the draft South East Plan, although expressed as a 'minimum annual average net target'. Public consultation on the Proposed Changes ended in October 2008.

Table 2: Plan Period and Housing Targets – Core Output Indicator H1

	Start of Plan Period	End of Plan Period	Total Housing Required	Source of Plan Target
H1	1 April 2004	31 March 2016	3,340	Surrey Structure Plan 2004
H1(b)	1 April 2006	31 March 2026	5,840	Proposed Changes to Draft South East Plan

Completions - (NI 154)

There were **2,277** net additional completions between 1 April 2001 and 31 March 2008 including **274** between 1 April 2007 and 31 March 2008.

Table 3: Net additional dwellings – Core Output Indicator H2a and H2b

Dwelling Completions	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08
H2(a)	156	221	314	266	615	431	
H2(b) and NI 154							274

Five Year Housing Land Supply (NI 159)

Paragraph 7 of Planning Policy Statement 3: Housing (PPS3) requires Local Authorities to identify and maintain a rolling five year supply of deliverable land for housing. PPS3 considers a site to be *deliverable* if it is;

- available (site is available now),
- suitable (offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities, and
- achievable (a reasonable prospect that housing would be delivered within five years).

The five year housing land supply is required to be monitored at least annually as part of the Annual Monitoring Report process to ensure a continuous supply. The latest

Government guidance on 5 year housing land supply assessments comes from an advice note from Communities and Local Government (CLG) to the Planning Inspectorate (PINS). This states that LPA's should use housing provision figures in adopted Development Plans, "assessment should be based on [the] current development plan" and "for legal reasons ... cannot be based on emerging numbers". Therefore information is supplied against both the Surrey Structure Plan housing targets and those from the South East Plan.

Housing supply is made up of four elements:

- 1) Outstanding Planning Permissions
- 2) Soft commitments where the legal agreement has yet to be signed
- 3) Sites Allocated in the Local Plan
- 4) Sites identified in the Council's Housing Potential Study (2006 Update)

Between 2008/09 and 2013/14 **1,338** additional dwellings are required in Woking Borough to meet the 5 Year Housing Land Supply target which is based on Surrey Structure Plan figures.

1) Outstanding Planning Permissions

At 1 April 2008 there was outstanding planning permission for a total of 681 new dwellings. In April 2008, a questionnaire was sent to the applicant of each outstanding planning permission (including sites with outline permission) to determine the deliverability of each site in accordance with the criteria set above. This exercise resulted in the Council finding **243** of the 681 new dwellings to be deliverable. The low number is partly a result of a low response rate which may be a result of the current economic climate.

In addition there are **685** dwellings left to complete on sites where building has started, making a **total of 928** outstanding units at 1 April 2008.

2) Soft Commitments

At 1 April 2008 the Council could identify 673 dwellings that had the potential to come forward from sites with a resolution to grant permission subject to legal agreement (these are sometimes known as soft commitments). **600** dwellings were identified as deliverable through the monitoring questionnaire. 447 of these were on the Moor Lane site and 153 at the Former Westfield Tip.

Moor Lane is a Woking Borough Council project to build 190 affordable rented homes and 85 shared ownership properties as part of a development of up to 470 homes in the south of the Borough. Six bidders who submitted full responses to the Council's invitation have made it through the first round of selection and have now been invited to submit further information to support their application at the beginning of November. It is estimated that the preferred partner will be selected by spring 2010 and the construction of the homes will commence in the autumn of 2010.

3) Local Plan Sites

There is only one allocated site identified in the Local Plan 1999 which remains undeveloped. This is **30** units at Monument Hill School Playing Fields. This site is not deemed to be deliverable within the next five years so has been **excluded** from the calculation.

4) Housing Potential Study (2006 Update)

In line with Government guidance and best practice, the Council has undertaken an assessment of the potential to accommodate additional housing within Woking's urban areas. This information is contained in the Housing Potential Study (2006 Update).

This study identified a total of 702 units on five sites which have not yet been developed. However none of the five sites are known to be deliverable within the next five years so have been **excluded** from the five year housing land supply calculations.

Total Supply

These totals combined give Woking Borough a total potential supply of 1,528 units, which are available, suitable and achievable within the next five years.

928 units outstanding

600 units with soft commitments

0 units allocated in the Local Plan

0 units identified in the Housing Potential Study (2006 Update)

1,528 Total

5 Year Housing Land Supply Conclusion

This gives a total potential supply of 1,528 units. 1,338 units are required in the 6 years between 2008/09 and 2013/14 resulting in a **surplus** of **190** dwellings.

Performance Against Surrey Structure Plan Target

This gives a total potential supply of 1,528 units (plus 2,277 already completed), resulting in a **surplus** to the Structure Plan requirement of **465** dwellings by 2016.

This is a conservative figure as shown by the calculations above. Initial indications from the Council's forthcoming Strategic Housing Land Availability Assessment (SHLAA) show further significant housing potential in the Borough.

The CLG have produced guidance on the Core Output Indicators and how they should be reported in the Regional Spatial Strategy and Local Development Framework: Core Output Indicators Update 2/2008. The guidance on how net additional dwellings in future years should be monitored is shown in Box 1.

Box 1: Core Output Indicator H2c) Net additional dwellings – in future years

This aspect of the trajectory should illustrate the level of net additional housing expected to come forward over at least a 15 year period or up to the end of the plan period, whichever is the longer.

The first year of the forward looking 15 year period is known as the current monitoring year. This year will be half way through before the AMR is submitted. The expected number of dwellings likely to be completed in this year should be identified and should take into account any net additional dwellings that have already been recorded.

The 5 year period starting after the current monitoring year should set out the net additional dwellings expected to come forward each year over the period, from ready to develop sites identified as part of the plan's approach to housing.

This information should be accompanied by the (i) area (in hectares) and (ii) the

annualised plan target applying to each of the five years.

The remaining period of the 15 year trajectory should identify the net additional dwellings expected to come forward each year, from developable sites and (where appropriate) broad locations identified as part of the plan's approach to housing.

Source: CLG (2008) Regional Spatial Strategy and Local Development Framework: Core Output Indicators - Update 2/2008

H2 (c) and NI 154 - Net Additional Dwellings in Future Years

Scenario 1 – Based on 5 Year Housing Land Supply and Surrey Structure Plan Targets

Table 4: Net additional dwellings in future years – Core Output Indicator H2c and H2d

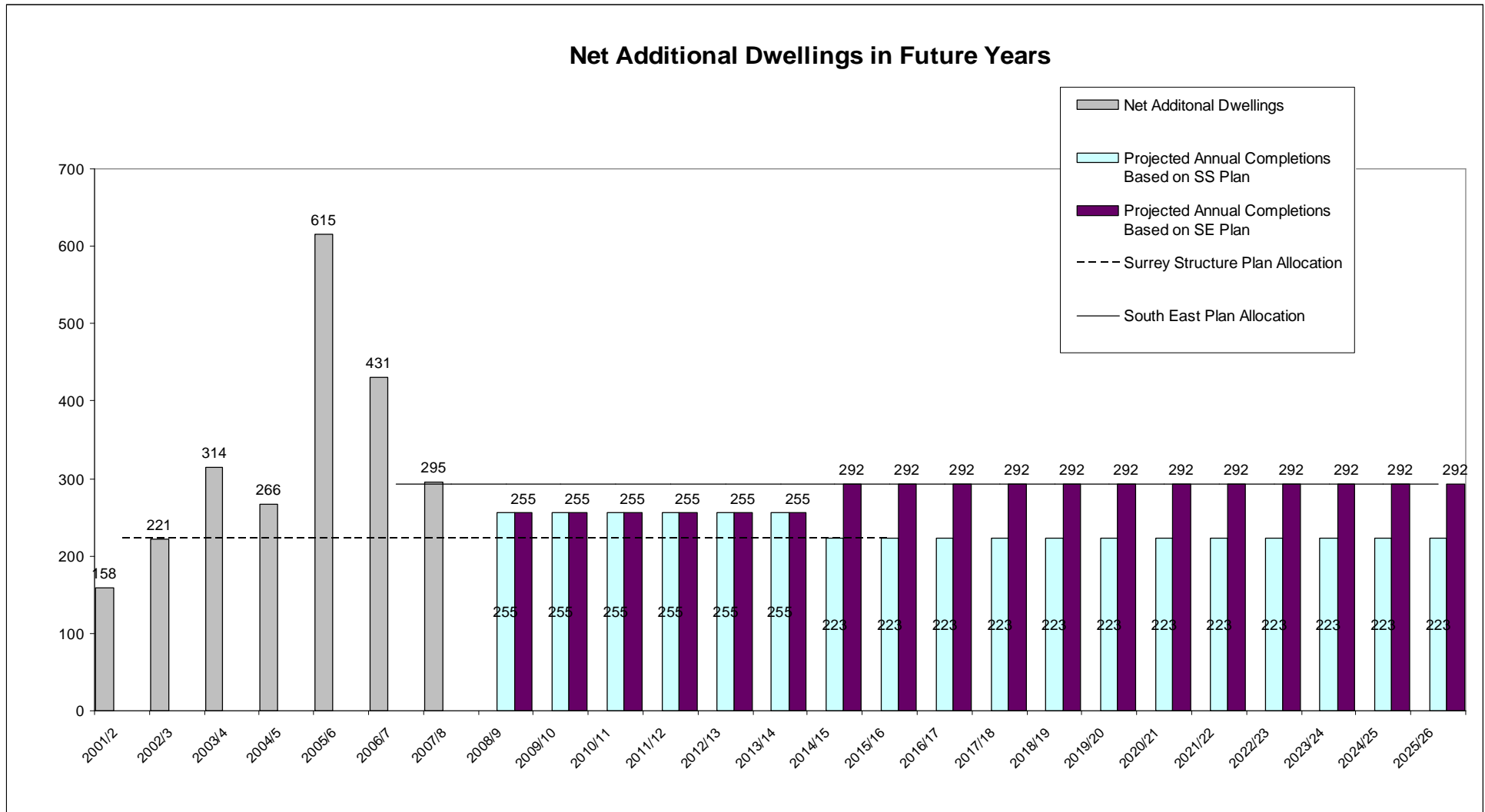
		08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24
H2c	a) net additions	255	255	255	255	255	255	223	223	223	223	223	223	223	223	223	223
	b) hectares		5.05	5.05	5.05	5.05	5.05										
	c) Target		223	223	223	223	223										
H2d		255	255	255	255	255	255	255	223	223	223	223	223	223	223	223	223

Scenario 2 – Based on 5 Year Housing Land Supply and Proposed Changes to the Draft South East Plan Targets

Table 5: Net additional dwellings in future years – Core Output Indicator H2c and H2d

		08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24
H2c	a) net additions	255	255	255	255	255	255	292	292	292	292	292	292	292	292	292	292
	b) hectares		5.05	5.05	5.05	5.05	5.05										
	c) Target		223	223	223	223	223										
H2d		255	255	255	255	255	255	292	292	292	292	292	292	292	292	292	292

Chart 1: Net Additional Dwellings in Future Years



Dwellings on Previously Developed Land (PDL)

Core Output Indicator H3

Planning Policy Statement 3 (PPS3) states that at least 60% of additional housing should be provided on Previously Developed Land (PDL). The Surrey Structure Plan (2004) target was 90% on PDL but the draft SE Plan target is also 60% on PDL, in line with PPS3.

Table 6: New dwellings on previously developed land

Year	Gross Number of Dwellings Completed	Gross Number on PDL	% Gross on PDL
2001/2002	158	131	82.9%
2002/2003	252	246	97.6%
2003/2004	349	349	100%
2004/2005	279	279	100%
2005/2006	636	636	100%
2006/2007	463	463	100%
2007/2008	309	304	98.4%
	2446	2408	98.4%

Table 7: New dwellings on previously developed land 2007/2008

		Total
H3	Gross	304 dwellings
	% gross on PDL	98.4%

In the reporting year (2007/2008) 5 dwellings completed were not on previously developed land. These were at the Former Astra Sports Club, Kings Head Lane, Byfleet. Although the site previously had a sports pavilion on it, this type of development is excluded from the definition of previously-developed land set out in Annex B of PPS3:

"Land in built-up areas such as parks, recreation grounds and allotments, which, although it may feature paths, pavilions and other buildings, has not been previously developed".

Housing Density

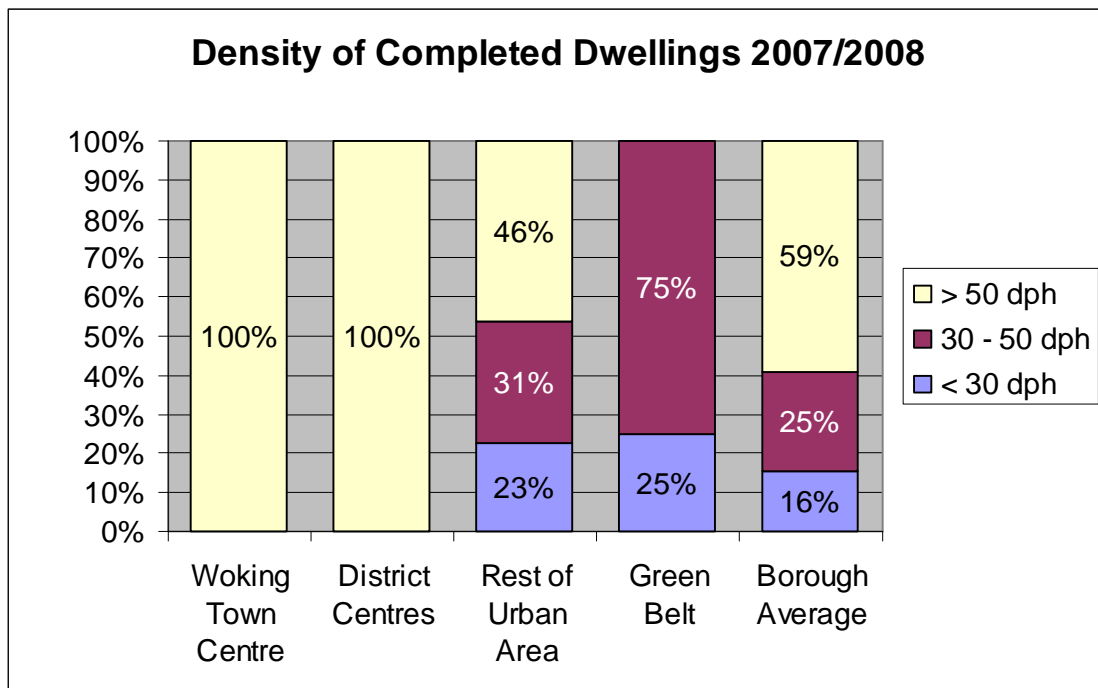
Planning Policy Statement 3 (PPS3) states that:

"Local Planning Authorities may wish to set out a range of densities across the plan area rather than one broad density range although 30 dwellings per hectare (dph) net should be used as a national indicative minimum to guide policy development and decision-making, until local density policies are in place".

Table 8: Density of Dwelling Completions

Housing Density	01/04/07 - 31/03/08
less than 30 dwellings per hectare	15.5%
between 30 and 50 dwellings per hectare	25.2%
above 50 dwellings per hectare	59.2%
Average Density	37.5 dph

Chart 2: Density of Completed Dwellings by Location



Affordable Housing

- 29 on-site affordable units were completed during the period.
- £2.09 Million was negotiated through S106 legal agreements to provide affordable housing off site.
- £1.69 Million collected for affordable housing off-site.

Affordable Housing Completions (Core Output Indicator H5 and NI155)

Table 9: Affordable Housing Completions by site

App No.	Address	Number
2002/1417	Former Railway Yard Depot, Victoria Road	29

Table 10: Affordable Housing Completions - Type

	Social rent homes provided	Intermediate homes provided	Affordable homes total
H5	15	14	29

Affordable Housing S106 Contributions

Table 11: Affordable Housing Commuted Sums Agreed and Collected

App No.	Address	Amount	Status of Application	Status of Commuted Sum
2008/0024	Martins Press, High Street, Old Woking	£1.3 Mill	Outstanding	Agreement Signed
2007/0206	51-55 Maybury Road	£685,650	Outstanding	Agreement Signed
2007/0538	St Peters Convent, Maybury Hill	£107,750 + 14 on-site dwellings	Outstanding	Agreement Signed
	Total	£2.09 Mill		
2003/0931	95-111 Goldsworth Road	£1.69 Mill	Complete	Collected

Gypsy and Traveller Net Additional Pitches

(Core Output Indicator H4)

The purpose of this indicator is to show the number of Gypsy and Traveller pitches delivered.

SEERA published a document entitled 'Somewhere to Live; Planning for Gypsies, Travellers and Travelling Showpeople in the South East' for public consultation between 1st September and 21st November 2008. This considered the proposed number of new pitches for Gypsies, Travellers and Travelling Showpeople in the South East and the number (but not the location) of pitches that should be provided in

each Council area. Four different options for allocating pitches were set out for comment in the consultation.

Advice submitted suggests that to 2016 there is a need for 1,064 new pitches for Gypsies and Travellers and up to 274 for Travelling Showpeople in the South East.

The differences between the four options are minimal for Woking Borough, setting out the need to provide between 9 and 11 new Gypsy and Traveller pitches from 2006-2016 and either 1 or no new pitches for Travelling Showpeople to 2016 (there are no pitches for Travelling Showpeople in Woking Borough at present).

Table 12: Net Additional Pitches (Gypsy and Traveller) since 2006

Year	Number of Permanent Pitches Provided	Number of Transit Pitches Provided	Total
2006/2007	3	0	3
2007/2008	0	0	0
	3	0	3

Table 13: Net Additional Pitches (Gypsy and Traveller) 2007/2008 – Core Output Indicator H4

	Permanent	Transit	Total
H4	0	0	0

Housing Quality – Building for Life Assessments

(Core Output Indicator H5)

This indicator was introduced in the Government's Core Output Indicator Update in July 2008. The purpose of this indicator is to show the level of quality in new housing development.

This information is not currently monitored by the Council and research is needed to ascertain how this can be monitored in the future.

6.2 Transport

Policy MV3 of the Local Plan 1999 state that employment generating developments should be located in areas accessible by public transport. However, it is recognised that it may be inappropriate to consider the implications of this policy on small scale developments as these may be acceptable in less accessible locations. Therefore, only developments providing at least 100 m² of floorspace have been analysed to identify their accessibility. Furthermore, it is considered that only those uses which have the potential to generate large numbers of journeys should be considered. The uses which are considered to generate significant numbers of visitors (for the purposes of monitoring this policy) are use classes A1-A5 and use class B1. The use classes all have a significant demand for parking requirements. To undertake an analysis of the accessibility of development, the Council uses information on the Public Transport Accessibility Level (PTAL) of a site. The PTAL is a function of the walking time from a site to the nearest bus stop/railway station and the waiting time based on the frequency of service.

In the reporting year the permissions granted have resulted in a net decline of -2,038m² of non-residential floorspace generation significant flows (A1 to A5 plus B1). Between 1 April 2001 and 31 March 2008, planning permission was granted for a net increase of 19,000m² (net) of non-residential floorspace generating significant traffic flows. This is a low amount for a seven-year period and is a result of both significant demolitions combined with construction.

Table 14: Change in Traffic generating floorspace 2001-2008

	Total Change 2001-2008	Total Change within PTAL 5-7
A1	889 m ²	-5,260 m ²
A2	+1,727m ²	-292 m ²
A3	+6,114 m ²	+4,881 m ²
A4	-100 m ²	+0 m ²
A5	+768 m ²	+197 m ²
B1	+9,917 m ²	+11,712 m ²

Table 15: Key permissions resulting in changes in traffic generating floorspace 2001-2008

App No	Address	Previous Use Class	Previous floorspace	Proposed Use Class	Proposed floorspace	Net Loss/Gain	PTAL
2000/0554	48-50 Chertsey Rd, Byfleet	B1	4,180 m ²	C3	40 dwellings	-4,180m ²	4
2001/0265	1-4 Craven Court, Canada Rd, Byfleet	B2	11,653 m ²	Mixed	3,570m ² B1 8,186m ² B2	+3,570m ² B1 -3,467m ² B2	4
2001/1181	89-93 Goldsworth Rd	B1	1,915 m ²	C3	9 dwellings	-1,915 m ²	4
2004/0090	Car Park, Brewery Rd, Horsell	-	-	B1	10,300 m ²	+10,300 m ²	7
2004/0276	Alfonal Hse, Abbot Cls, Byfleet	B8	8,757 m ²	Mixed	6,000m ² A1 1,300 m ² B1 1,457 m ² B2	-8,757 m ² B8 +6,000m ² A1 +1,300 m ² B1 +1,457 m ² B2	4
2004/0502	124-124 Maybury Rd	A1	2,391 m ²	C3	46 dwellings	-2,391	7
2005/0134	Canada House, Canad Rd, Byfleet	B1	12,814 m ²	Mixed	4,271 m ²	-8,543 B1 +4,271 B2 +4,271 B8	4
2007/0857	Guildford Rd/Bradfield Close	B1	6,360 m ²	Mixed	4,719m ² B1 1,278m ² A1/A3	-1,641m ² B1	7
2007/0892	Kings Court, Church St East	B1	1,708 m ²	Mixed	5,163m ² B1 14 dwellings	+3,455m ² B1	7
2007/1234	Phoenix Hse, Pyrford Rd, West Byfleet	B1	1,400 m ²	C3	14 dwellings	-1,400 m ²	4

Of this, about 11,000m² lies within the most accessible PTALs (5-7), which represents 58% of the floorspace approved. However the remaining floor space (8,000m²) is made up from a limited number of permissions;

- 10,870m² was for two changes of use on Byfleet Industrial Estate (PTAL 4)
- 7,300 m² was a change of use for a car repair and MOT shop (6000m² car part sales and 1,300 m² office space)
- 3,570m² was for mixed use development
- just under 3,000m² was for a supermarket extension in Knaphill
- 2,000m² on Sheerwater industrial estate (PTAL 4) for a replacement building larger than the original.

Table 16 shows key permissions resulting in changes in traffic generating floorspace 2001-2008.

The Council adopted a new Parking Standards SPD in July 2006 which can be found on the website at

www.woking.gov.uk/council/planningservice/ldf/corestrategy/parking/pkgspd.pdf

Previous to this, planning applications were being determined according to the advice of the County Highways Authority as the Council's adopted standards (1999) were out of date.

Table 16: Permissions granted 2007-2008 complying with Parking Standards set out in SPD

	Total Net Change 2007-2008	Total Net Change Within High Accessibility Zone	% Complying with Parking Standards
A1	-1,712 m ²	-1,110 m ²	100%
A2	542 m ²	92 m ²	100%
A3, A4 + A5	1,654 m ²	641 m ²	100%
B1	-371 m ²	453 m ²	100%
B2	-6,836 m ²	-11,985 m ²	100%
B8	25,189 m ²	0 m ²	100%
C1	55 beds	33 beds	100%
C2	33 beds	0	100%
C3	1,064	620	98.6%
D1	965 m ²	402 m ²	100%
D2	-7 m ²	-7 m ²	100%

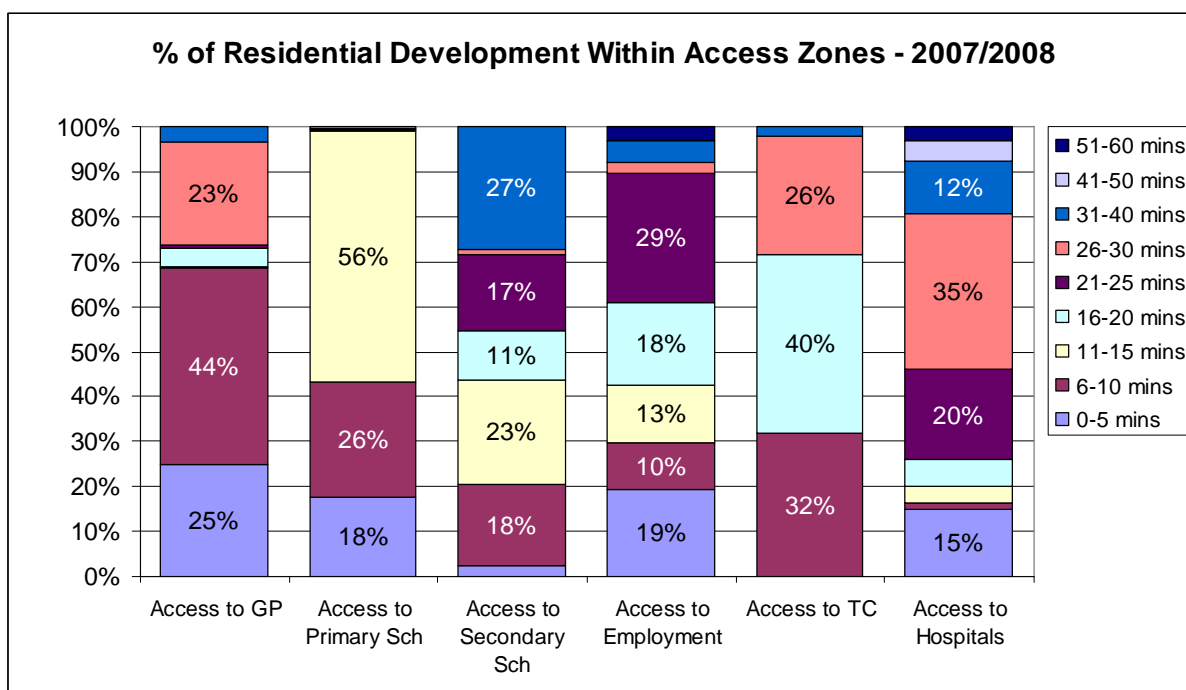
All non-residential permissions granted within the period complied with the new Parking Standards and 98% of residential permissions complied.

Access to Key Services

Table 17: Transport Indicators

Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s).		
	2006/2007	2007/2008
GP	99.9%	96.4%
Hospital	70%	80.8%
Primary School	100%	100%
Secondary School	69.3%	72.6%
Area of Employment	76%	92.2%
Major Retail Centre (Woking Town Centre)	99.7%	98.0%

Chart 3: Percentage of Residential Development 200/08 within Time-based Access Zones



6.3 **Business Development and Local Services**

Retail development

Local Plan policies SHP1 and WTC13 state that the retailing role of the Town Centre should be maintained and enhanced. Retail policies in Core Strategy first submission echo this, stating that the preferred location for new retail development is within existing centres, in accordance with the retail hierarchy. The hierarchy has Woking Town Centre first, followed by the District centres (Knaphill and West Byfleet), the Local Centres.

In 1999, there was around 48,000m² of convenience and comparison retail floorspace in Woking Town Centre (source Surrey Trends) and 180,000m² in Woking Borough as a whole. Between January 1999 and 1 April 2008, permissions have been granted and completed which result in a net increase of 6,679 m² of convenience and comparison (Use Class A1) floorspace in Woking Borough. This represents an increase of 4%. In Woking Town Centre permissions have been completed which resulted in reduction of -3,202m² of A1 floorspace or 6.7%.

The majority of this reduction in the Town Centre (2,101m² or 10 units), was the result of changes from A1 to A3 Use. However a further 1,593m² was lost from A1 to A2 use and although the actual amount of floorspace is low, this represents the loss of 15 retail units.

Outstanding planning permissions at 1 April 2008 could result in a further net loss of 2,635m² in the Borough of which 1,662m² is in the Town Centre. The majority of the Town Centre loss is from 73-75 Goldsworth Road (1,320m²) where permission was granted in October 2005 for change of use from A1 to A3.

Although there has been an overall reduction in retail floorspace in the Town Centre since January 1999, it should be recognised that the Borough's retail economy is dynamic and changes in the local stock will continue to occur. These reductions in retail floorspace will be carefully monitored to ensure that the Plan's objective of enhancing the vitality and viability of the Town Centre is achieved.

Amount of Completed A Class Development 1999-2008				
	A1	A2	A3/A4/A5	Total
Borough	6,679 m ²	4,994 m ²	4,050 m ²	15,723 m²
Town Centre	-3,202 m ²	1,788 m ²	2,538 m ²	1,124 m²
Amount of Completed A Class Development 2007-2008				
	A1	A2	A3/A4/A5	Total
Borough	415 m ²	575m ²	840m ²	1,830m²
Town Centre	860m ²	429m ²	20m ²	1,309m²

Table 18: Amount of Completed Retail Development

Office development

Policy WTC9 states that business (Use Class B1) development is acceptable in the Town Centre where any increase in floorspace is small scale or where the site is earmarked for office development.

Between 1 April 2007 and 31 March 2008 permissions were granted for an increase of 2,092m² (net) office (B1a) in Woking Town Centre. This is against a total of 238,500m² of office space within the Town Centre which was identified in the 2005 Employment Needs Assessment. Permission was granted for a loss of -900 m² of B1c floorspace (light industry).

Floorspace was lost on three sites, shown in table 20. The largest a loss of -1,641m² for a site redevelopment which will still contain 4,719m² of office development but also 445 dwellings. Gains were made on two sites including one extension which will result in 3,455m² additional B1 floorspace.

Table 19: Changes in B1 Floorspace 01/04/07 – 31/03/08

App No	Address	Description	B1 Lost	B1 Gained	Change
2007/0366	Mayfair House, 4 Christchurch Way	CHU from offices to taxi base station	106	0	-106
2007/0857	Land at Guildford Rd + Bradfield Close	Mixed use redev incl 445 flats, townhouses, B1 office & mixed comm uses (A1 & A3) (amm + rm 2005/1229)	6360	4719	-1641
2007/0892	Kings Court, Church Street East	Dem office building + erec 7 floor office building + 14 residential units in separate block	1708	5163	3455
2007/0713	Steward Hse, 14-18 Commercial Way	Part CHU of 2nd flr from B1 (office) to D2 (gym)	226	158	-68
2007/1298	20 Goldsworth Road	Extension to office buildings and CHU of grnd flr to A1, A2 or A3	1493	1945	452
			9,893	11,985	2,092
2007/0226	141-143 Goldsworth Road	Dem light industrial unit + erec 13 dwellings (Zedfactory devel)	900	0	-900
			900	0	-900

At 1 April 2008 there was outstanding planning permission for an increase of 15,000m² (net) of office floorspace (B1a) in the Borough as a whole. There is outstanding permission for an increase of 13,700m² in Woking Town Centre, however 10,300m² relates to the Surrey CC development on Brewery Road car park which is not going ahead. This leaves outstanding permission for an increase of 3,400m² in the Town Centre.

Since the end of the reporting period permission has been granted for the redevelopment of MVA House and Select House, Victoria Way which will result in an increase of 14,900m² of office floorspace.

Table 20: Outstanding B1a Permissions at 31/03/08

App No	Address	Description	B1 Lost	B1 Gained	Change
2004/0090	Car Park, Brewery Road, Horsell	Erection Surrey County Council headquarters bdg and car park		10,300	10,300
2006/0953	Griffin House, West Street	Chu from office (B1a) to restaurant (A3) + extension for extra storey of office accom (B1a) above	952	914	-38
2006/1056	10-24 Church Street West	Redevel of ups building for new power generator. Removal of 8 car parking spaces	300	399	99
2007/0892	Kings Court, Church Street East	Dem office building + erc 7 floor office building + 14 residential units in separate block	1,708	5,163	3,455
2007/0713	14-18 Commercial Way	Part CHU of 2nd flr from B1a (office) to D2 (gym)	226	158	-68
			3,186	16,934	13,748

During the reporting period 1 April 2007 – 31 March 2008, there has been very little development in terms of employment floorspace within the Borough. Further information on the likely future demand for employment and the economy can be found in the Council's Employment Needs Assessment.

Business Development Core Output Indicators

Table 21: Business Development Core Output Indicators – 01/04/07-31/03/08

		B1a	B1b	B1c	B2	B8	Total
Total amount of additional employment floorspace (BD1)	gross	1,455	-	0	1,307	-2,613	149
	Net	615	-	1,282	-13,146	-2,613	-13,862
Total amount of additional employment floorspace on previously developed land (BD2)	gross	1,455	-	-	1,307	-2,613	149
	net	615	-	1,282	-13,146	-2,613	-13,862
	% gross on PDL	100%	n/a	100%	n/a	100%	100%
Employment land available (BD3)							

Table 22: Business Development Core Output Indicator BD4

Total amount of floorspace completed for 'town centre' uses (BD4)		A1	A2	B1a	D2	Total
Woking Town Centre (BD4i)	gross	1,060	861	140	281	2,342
	net	860	622	-539	281	1,224
Woking Borough (BD4ii)	gross	1,580	1,024	1,455	653	4,712
	net	415	785	615	653	2,468

6.4 **Flood Protection and Water Quality**

Local Plan Policy NE11 states that development which would materially increase the risk of flooding will not be permitted.

The Council did not grant any planning applications contrary to the advice of the Environment Agency on either flood defence grounds or water quality since the adoption of the Local Plan in 1999.

The application at Martins Press, High Street, Old Woking originally caused some debate but the flooding issues were overcome and the Environment Agency did not object to the reserve matters application

Table 23: Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality:

	Flooding	Quality	Total
E1	0	0	0

6.5 Biodiversity and the Natural Environment

Policies NE1 and NE2 of the Local Plan state that development which is harmful to the nature conservation value of a designated wildlife site should not be permitted. Wildlife sites designated in the Local Plan include Sites of Special Scientific Interest (SSSI), Special Protection Areas (SPA), Special Areas of Conservation (SAC), Sites of Nature Conservation Importance (SNCI) and Local Nature Reserves (LNR). When a planning application is submitted which may affect a designated nature conservation site, the advice of English Nature and/or Surrey Wildlife Trust is obtained. These organisations would then indicate whether the proposed development is harmful to the nature conservation value of the site.

During the period covered by this report, neither Natural England nor Surrey Wildlife Trust objected to a planning application within or affecting a designated ecological site which was subsequently approved.

Policy BE7 of the Local Plan does not allow development on areas of Urban Open Space unless it is for limited buildings associated with a community, recreational or education need. Urban Open Space, as designated in the Local Plan, covers approximately 108 hectares.

There has been very limited development within Urban Open Space. The most significant relates to the erection of a two storey hotel block on the car park of the Bridge Barn Public House (2006/1272). Although the site is within the Urban Open Space because of its relationship with the Basingstoke Canal, the proposal was considered to be of sufficient distance from the Canal, separated by other built development, to prevent harm to the openness of the Canal and its corridor.

In the reporting year one permission was granted within Urban Open Space. A small corner of 141-143 Goldsworth Road site falls within the Basingstoke Canal Urban Open Space. It was considered that the development would result in the built form on the site moving further from the canal river corridor and area of open space, and the rear strip of the site would be reserved from soft landscaping and communal amenity space.

Table 24: Permissions within or near Urban Open Space

App No	Address	Description	Decision Date	Status	Justification
1999/1055	Land Adjacent To Raglan Rd	Erect of 16 dwellings (res. Matters applic)	10/11/00	Completed	
2003/0958	5 Turnoak Avenue	Conversion of existing dwelling to form 2 dwellings	31/10/03	Outstanding	Within footprint of existing building
2003/1089	Westgate Centre Victoria Way	Dem of ex building & erect of art gallery, museum, shop & canal gardens	31/10/03	Started	Replacement land of higher quality provided.
2006/1272	The Bridge Barn Bridge Barn Lane	Erection of a 2 storey hotel block on part of car park	10/04/07	Completed	Sufficient distance from canal separated by other built development
2007/0226	141-143 Goldsworth Rd	Demolish light industrial unit + erect 13 dwellings (Zedfactory development)	23/05/07	Outstanding	Only a small corner of the site lies within the UOS and proposed development will result in built form moving away from UOS.

Policy GRB5 of the Local Plan indicates that proposals for non-agricultural or forestry development involving the loss of best and most versatile agricultural land (Grades 1, 2 or 3a) will only be allowed where the need for development overrides the protection of such land. In addition, Article 10(w) of the Town and Country Planning (General Development Procedure) Order 1995 requires consultation with Department for Environment Food and Rural Affairs (Defra) where proposals involving the loss of at least 20 hectares of best and most versatile agricultural land are submitted. As such no applications meeting this criteria have been approved between 1 April 1997 and 31 March 2008.

In the reporting period there have been seven permissions granted for development within the Green Belt. They include replacement dwellings, changes of use and new facilities for schools in the Borough. Combined they result in a net increase of 96 new dwellings, 88 of these are on the Martins Press site in Old Woking. All cases met Green Belt Policy of the Local Plan.

Table 25: Development in the Green Belt 01/04/07 – 31/03/08

App No	Address	Description	Type	Decision Date
2006/1130	Blackhorse Nurseries, Brookwood	Dem existing buildings + house and erec 3 x 5bed detached houses	Redevelopment	06/11/2007
2007/0901	Daneswood + Westway, Mayford Green, Mayford	Dem garage + erec 2 x 3bed chalet bungalows	Sub-division	25/09/2007
2007/0849	Millbrook Animal Centre Guildford Rd, Chobham	Dem existing kennels + small animal bdgs + erec replacement bdgs	Redevelopment	06/11/2007
2007/0815	Pavilion At Sports Ground, Parvis Road, Byfleet	Partial CHU from cricket club (d2) to linden nursery school (d1)	Change of Use	04/10/2007
2007/0742	Thyme Cottage, Pyrford Road, West Byfleet	Dem existing dwelling + erec replacement	Redevelopment	06/09/2007
2007/0719	1 + 2 Less Farm Cottages, Pyrford Road, Pyrford	Dem existing buildings + erec 2x link-det 3bed houses	Redevelopment	11/01/2008
2007/0658	St John The Baptist School, Kingfield	Renewal of temp permission for 3x hutted classrooms	New Build	14/08/2007
2007/0654	Hoe Place, 224, Old Woking Road,	4 temp classroom blocks	Extension	01/08/2007
2007/0550	Gorse Hill Training Centre, Hook Heath Road,	Vary use from training centre to allow some hotel use + dem squash crt + erec leisure building incl pool	Redevelopment	14/11/2007
2007/0548	Hoe Place, 224, Old Woking Road,	Create a new classroom from store rooms	Extension	12/07/2007
2007/0542	Parley Brook Farm, Littlewick Road, Knaphill	CHU + replacement of existing buildings to veterinary + rehab centre for large animals	Change of Use	06/09/2007
2007/0514	Lady Grove Farm, Sutton Park, Sutton Green	Dem buildings & conv of farmhse to form 2 dwellings, conv of barns to create 2 dwellings & erect of 2 dwell	Redevelopment	22/08/2007
2007/0388	Hoe Place, 224, Old Woking Road,	Conv existing flat + toilet areas into new classroom	Extension	12/07/2007
2007/0308	Little Orchard, Egley Road,	Dem bungalow + erec detached chalet bungalow	Redevelopment	23/05/2007
2008/0024	Martins Press, High Street, Old Woking	Redev of printworks to form up to 88 units (74 flats + 14 terr houses) (res matters)	Redevelopment	20/03/2008

Between 1 April 1996 and 31 March 2008, planning permission has been granted for around 43,100m² (net) of inappropriate development (floor area) in the Green Belt. Although this is a significant amount of development, it should be recognised that this is primarily the result of two B1 (office/light industrial) developments totalling 39,300m². These are the McLaren headquarters complex at Paragon, Chertsey Road (38,000 m²) and the Broadoaks redevelopment in Parvis Road, West Byfleet (1,280 m²). Both of these schemes were approved by the Secretary of State even though they represented inappropriate development in the Green Belt. The former proposal was approved by the Secretary of State as it enabled the relocation of McLaren onto one site close to Woking and there were no suitable alternative sites nearby which would not have lead to increased commuting. The Broadoaks site is designated as a Major Developed Site and the redevelopment was approved as it would lead to increased openness of the Green Belt, retain the Listed Building and a range of other benefits. There has also been a loss of commercial floorspace in other Green Belt locations due to a small amount of residential development.

Excluding the McLaren and Broadoaks developments, around 3,600m² of inappropriate floorspace has been approved in the Green Belt. This represents 8% of the total new floorspace permitted in the Green Belt. This mainly comprises proposals to improve the range of facilities at schools within the Borough and a large new community centre (2006/0954). Whilst such development is inappropriate in the Green Belt, it is very unlikely that it could be accommodated within the urban area as it needs to relate to sites with an educational use.

In the reporting year there has been a net decrease in the floorspace in the Green Belt. The majority of this loss is a result of the Martins Press development where 3,200m² of floorspace was granted permission to be redeveloped into 88 dwellings.

Change in areas of biodiversity importance

Woking contains 722ha of land designated for its intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.

Special Protection Area = 232ha
 Special Area of Conservation 25.6ha
 Sites of Nature Conservation Interest = 482ha
 Local Nature Reserves = 8ha.

The Council has been successful in protecting these sites from the negative impacts of development and has worked closely with Natural England to develop an interim strategy on avoidance of negative impacts of development on the SPA (which was formally designated in March 2005). The first Interim Strategy was published in February 2006 and updated in June 2006. In the reporting period £671,859 in avoidance was agreed and £205,591 was collected. Detailed information is shown in appendix 3.

Table 26: Change in areas and populations of biodiversity importance

	Loss	Addition	Total
E2	0	0	0

6.6 Renewable Energy

The Council has a target in its Climate Change Strategy to purchase 20% of its electrical energy requirements from renewable sources by 2010/11.

During the period 1st April 2007 to 31st March 2008, the Council purchased 4.05% of its energy from local renewable sources and 36.4% from local sustainable sources.

Please note that these figures cannot be compared to previous years because data collection and methodology has been reviewed in preparation for new National Indicator reporting requirements. This has therefore seen a greater number of sites included in the dataset for the period 1 April 2007 to 31 March 2008 which includes all of the energy purchased by the Council, including Council owned housing. In summary, the baseline has been expanded to include a larger number of sites and as such the proportion of energy purchased from local renewables and sustainable sources appears smaller than reported for previous years. This year's figures should not be compared to previous years.

The proportion of electricity generated from renewables and sustainable sources is not cumulative. It is a measure of energy generation for the defined time period stated.

Please note these figures are just for the Council's energy use and do not include renewable energy from developments as required by Policy SE2 of the Surrey Structure Plan.

Table 27: Renewable Energy

	2004/2005	2005/2006	2006/2007	2007/2008
Photovoltaic (PV) (solar) installed	254.6 kWp	524.42 kWp		613.42 kWp
Wind capacity Installed	100 watts	800 watts	1000 watts	1000 watts
% of electrical energy requirements from renewable sources	11.4%	4%	-	4.05%
% of electrical energy requirement met by sustainable sources	82%	94%	-	36.36%

Table 28: Renewable Energy Indicators

E3	Wind onshore	Solar photovoltaics	Hydro	Biomass						Total
				Landfill gas	Sewage sludge digestion	Municipal (and industrial) solid waste combustion	Co-firing biomass with fossil fuels	Animal biomass	Plant biomass	
Permitted installed capacity in MW	-	-	-	-	-	-	-	-	-	-
Completed installed capacity in MW	0.001	0.613	-	-	-	-	-	-	-	0.614

7.0 SIGNIFICANT EFFECTS MONITORING

The publication LDF Monitoring: A Good Practice Guide requires the AMR to monitor the significant effects that the implementation of the policies is having on the social, environmental and economic objectives by which sustainability is defined and whether these effects are as intended. Significant effects indicators are linked to the sustainability appraisal objectives and indicators. The Council has an approved Sustainability Appraisal Framework (SAF) which will be used to test all LDF documents. The SAF consists of a series of objectives, targets and indicators to measure performance.

The SAF was originally developed in February 2004 and published as part of the Scoping Report for the Core Strategy. The Council has since updated its baseline situation, full details of which will be published in a revised Core Strategy Sustainability Appraisal Report Scoping Report. The key findings for each objective of the SAF are summarised below. The SA Baseline is shown in Appendix 3. Links between the SAF and the Core Output Indicators are shown in Appendix 1.

A summary of the progress made on the SAF is provided below under the headings: social, environmental, natural resources and economy.

Social progress that meets the needs of everyone

The Council's SAF contains 6 objectives measured by 30 indicators to measure progress towards this aim of sustainable development.

Provision of sufficient housing which meets the needs of the community and which is at an affordable price

The target for housing delivery has been exceeded in recent years due to a number of high density town centre developments. Whilst there has been a reduction in the number of commencements in 2008 as a result of the economic down-turn, it is not possible to predict whether the fall in the rate is temporary or longer term. The findings of the SHLAA will give an indication of the ability to meet the target in the medium term.

The Housing Needs Assessment Update 2006 shows that 60% of residents cannot afford to buy at the lowest quartile. Land Registry data indicates a sharp fall in house prices between May 2008 and September 2008 but prices remain high. The affordable housing target is not being met and the long term trend has been for the number on the housing register to rise. Contributions have been negotiated and received for off site provision, however, and it is anticipated these funds will help deliver more affordable housing.

Whilst the overall level of unfit of houses is low in comparison to the national average, unfit homes are concentrated in the south and east of Woking and this correlates with the concentration of the Asian/Asian British group, over 60s, low incomes and disabled. The Housing Strategy specifically seeks to address these issues.

A recent over provision of 2 bed properties needs to be balanced by a substantially higher level of provision of houses with 3 beds or more. This data concurs with the Housing Needs Assessment Update 2006, which identifies a need for family housing.

Improve the health and well-being of the population and reduce inequalities in health

The baseline data confirms that Woking's population is relatively healthy compared to the rest of the region and the national average. The key issue concerning this objective is the extent to which the LDF can influence the health and well-being of the population.

To reduce the risk of flooding and the resulting detriment of public well-being, the economy and the environment

No new development has been permitted in the floodplain against the advice of the Environment Agency since the adoption of the Local Plan in 1999. The key issue here is that floodplain boundaries are subject to change and there is an increased risk of flooding in the future due to the threat of climate change.

In line with Government guidance, the Council commissioned consultants to undertake a Strategic Flood Risk Assessment (SFRA) which has resulted in the production of Woking's Draft SFRA November 2008. This document is awaiting the agreement of the Environment Agency. The Assessment looks at both the River Wey and its tributaries and the Bourne catchment. The results of this study will inform future land use in the Borough and assist decision making.

Create and maintain safer and more secure communities

Two key sets of data are monitored to measure this objective: actual crime rates (collated from existing BVPI indicators) and fear of crime. Woking and Surrey continue to perform well in terms of safety with the total number of crimes committed in the Borough in 2006/07 amounting to 74.63 per 1,000 people compared to 77.85 in 2005/06, a drop of 4.1%. WBC Citizen's Panel Questionnaire 2004 indicates, however, that night time safety is an issue for a small proportion of the population.

The average number of road accidents in Woking has reduced, but further improvement is needed to achieve the reduction target of 386 pedestrians killed or seriously injured per year in the County by 2010.

Encourage opportunities for decision making and information for all

The current indicator for decision making identifies that Woking Borough Council engaged the public in 26 formal consultations between 1999 and 2004. It is considered that an indicator of quality should supplement or replace this measure since quantity alone is not necessarily a good strategy. The Audit Commission has an indicator measuring the percentage of residents very or fairly well satisfied with the opportunities for participation in local decision-making provided by their Council. For Woking in 2006-07 the proportion was 28% (Audit Commission, National Indicators 06/07 Survey) which compares with a national low of 18%, high of 57% and a mean of 27.9%.

It is noted that for the LDF consultation will be guided by a Statement of Community Involvement. Adopted 22 February 2007, the SCI is likely to be revised in 2009

Create and sustain vibrant communities

Woking Borough, although rated as an area of low deprivation in national terms (Woking is in the top 10 per cent of the least deprived areas in the country), does contain areas and issues that are masked by the high levels of affluence. There are

pockets of disadvantage and exclusion, sometimes concentrated in small areas that make it harder and more resource intensive to reach those affected. In 2007, four areas within Woking fell within the top 40th percentile, up from two areas in 2004 (table 30).

Table 29: Woking LSOA in the 40% most deprived nationally

Rank	Ward	LSOA description	Score 2007	National percentile 2007	Score 2004	National percentile 2004
1	Maybury & Sheerwater	Dartmouth & Devonshire Avenue	41.09	13.46%	28.58	27.01%
2	Goldsworth East	Lakeview	28.12	27.83%	25.16	32.38%
3	Maybury & Sheerwater	Top of Walton Road & Maybury Road plus Boundary Road	24.63	33.29%	19.21	44.59%
4	Maybury & Sheerwater	Bottom of Walton Road & Maybury Road	21.74	38.90%	20.37	41.84%

Effective protection of the environment

A total of 6 objectives have been developed under this aim, and these are measured by 28 indicators.

Make the best use of previously developed land and existing buildings

The Council is currently exceeding the national targets for development on previously developed land. Between 2001 and 2008 only 1.6% of residential completions were on greenfield land. Between 1 April 2003 and 31 March 2007 there was no development on greenfield land and in the reporting year only 5 dwellings were completed on greenfield land.

Since the publication of PPG3: Housing and subsequent PPS3: Housing, targets for increasing housing densities in urban areas have been achieved – the average density of completed dwellings in the reporting period (2007-2008) was 37.5 dwellings per hectare.

Ensure that air quality continues to improve

Woking has good quality air and as a result Woking is fortunate in not having any established Air Quality Management Areas. The Council is currently liaising with Environmental Health and the Environment Agency on obtaining further data about local air quality.

Conserve and enhance biodiversity

This objective will be measured through monitoring the condition of designated land (such as SSSIs) and the creation and enhancement of habitats for BAP priority species through planning contributions. The condition of the Council's SSSI is monitored by Natural England and the condition of many areas needs to be improved.

Protect, enhance, and where appropriate make accessible for enjoyment the natural, archaeological and historic environments and cultural assets of Woking

This objective is measured through indicators that monitor the number and quality of listed buildings and ancient monuments. Since 1999 an additional 20 buildings have been added to the Listed Building Register and 23 buildings have been removed from English Heritage's 'At Risk' register since 1994. The Council is currently working on

Improvement Plans for sites of natural or semi-natural open space, the results of which should inform this objective.

Maintain agricultural soil quality and reduce the number of sites that are contaminated

The situation in Woking regarding the loss of the best agricultural land is favourable, with no planning applications being permitted on this land since the adoption of the Local Plan in 1999. Contaminated land has proved to be harder to measure, but it is proposed that monitoring will be carried out following the implementation of a new corporate IT system.

Reduce the causes of climate change and prepare for its impacts

Whilst data is not currently available in the ideal format to monitor climate change fully, it is anticipated that the adoption of National Indicator 188 (NI 188, Planning to adapt to Climate Change) within the Local Area Agreement for Surrey will lead to better data becoming available. Nevertheless, excellent progress has been made in securing a corporate CO₂ emission reduction of 80% on 1990 levels by 2007. This meets the target of the Kyoto Protocol well ahead of schedule for the target of a 60% reduction by 2050. Borough Wide, however, CO₂ emission reduction for all categories was lower at 21% by 2007.

Three Valleys Water reports that whilst Woking Borough, as part of the South East Region, is an area of severe stress water supply is not anticipated to be a problem if a new reservoir is completed in Oxfordshire. It is noted that water consumption is very high at 177 litres per day for non-metred properties compared with a national average of 150 litres.

It is considered that the implementation of the adoption of the Climate Change Strategy, the Code for Sustainable Homes and BREEAM as well as further efforts to secure more district heating capacity put Woking Borough in a strong position to achieve the target.

Prudent use of natural resources

The Council's SAF contains 4 objectives measured by 12 indicators to measure progress towards this aim of sustainable development.

Reduce the impact of consumption of resources by using sustainably produced and local products

Whilst data is not currently available in the desired format to monitor resource use fully, it is anticipated that the adoption of National Indicator 188 (NI 188, Planning to adapt to Climate Change) within the Local Area Agreement for Surrey will lead to better data becoming available. In particular, monitoring improvement in the implementation and measurement of sustainable construction is likely following the adoption of the Code for Sustainable Homes.

The PPG17 Audit identifies that some areas have a deficiency of allotments. The Report to Executive Committee (26th June 2008) indicates that there appears to be a case for exploring further opportunities for creation of a new site to the north and west of the Borough to provide at least an additional 60 five rod plots. This is probably the minimum size of site which would be viable. The unmet demand to the east of the Borough appears to be less significant and could probably be dealt with over time by bringing unused areas of land back into cultivation and allowing new members of societies to have only one plot per person.

Reduce waste generation and disposal and achieve management of waste

This is measured through monitoring of data collected for BVPI and the National Indicator which have replaced them in 2008/09. Data shows that the amount of waste that is being recycled has increased since 2001, and has showed a significant jump in 2006/07 when the Council has begun kerbside collection of recycling (see appendix 3: SA Monitoring).

Table 30: Percentage of household waste recycled (BV86a)

Year	KG Household Waste Collected	% Household Waste Recycled	% Household Waste Composted	Total % Recycled & Composted
2004/2005	359	15.4	8.2	23.6
2005/2006	391	19.7	9.3	29.0
2006/2007	396	27.2	11.2	38.4
2007/2008	382	30.2	10.8	41

Woking has an above average performance (national and in Surrey) in recycling and has affected a steady decline in waste to landfill. Despite increasing recycling, total household waste was increasing however in the reporting year this fell by 3.5%.

There are two key issues related to this objective. Firstly, information about the amount of commercial and industrial waste that is recycled is unavailable, and secondly, waste issues are primarily dealt with at a county level through the Waste Local Plan/Development Framework.

Maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management

No major (Category 1 or Category 2) water pollution incidents have occurred in Woking Borough between 2004 and 2007 (latest data available), and there has been no change in the number occurring in the Thames region as a whole between 2006 and 2006. Overall the Thames region saw a fall of -9% water pollution incidents (see table 21 of Appendix 2). Whilst this and other data suggests water quality is not a major issue in the Borough, advice is to be sought from Defra and/or the Environment Agency with regard to the accuracy and continuing availability of this data, clarification of the current objective and an updated target.

It is noted that water consumption is very high at 177 litres per day for non-metered properties compared with a national average of 150 litres.

Increase energy efficiency and the proportion of energy generated from renewable sources

The SAP is an index of the annual cost of heating a dwelling to achieve a standard heating regime and runs from 1 (highly inefficient) to 120 (high efficient). A limited amount of information regarding SAP Ratings of new buildings has been collected from Building Control. Information was collected on 10 completed dwellings during the reporting period, which had an average SAP rating of 84.8.

Table 31: SAP Ratings

Year	Ave SAP Rating	% Completions Data Received From
1997/1998	69	
1998/1999	89	
1999/2000	76	
2000/2001	90	
2001/2002	75	
2002/2003	88	
2003/2004	87.5	
2004/2005	98.6	9%
2005/2006	96.7	3%
2006/2007	94.5	7%
2007/2008	84.8	3%

Building Control does not receive information from all developments so data is unreliable. Percentages for last few years are shown in table 31 above. Revision to Building Regulations Part L. Energy efficiency may be a better indicator.

The average SAP rating of local authority-owned dwellings is monitored annually by BV63. This has increased for the last four years.

Table 32: Average SAP rating of local authority-owned dwellings

Year	Ave SAP Rating
2004/2005	69
2005/2006	71.48
2006/2007	75.9
2007/2008	77

Energy efficiency is, however, an element of the Code for Sustainable Homes and this may provide an appropriate substitute/proxy measure. In addition, the need to collect data for NI 186 (CO₂ emissions) may provide the basis for monitoring.

Whilst data is not available for all sectors, it is reported that in 2008 Woking Borough Council has 613.42 KWp installed, 2848.5 KWe CHP and 3874.5 KWth.

In addition Corporate Energy Consumption Savings (2007) were 51% on 1990 levels CO₂ emission reductions (2007) 80%, Sustainable Energy Self Generation (2006) 94% and Renewable Energy Self Generation (2006) 4%. CO₂ emission reductions (2007) 21%, and the number of households assisted with energy conservation grants (1996 to 2007) was 4,974.

The draft South East Plan suggests renewable energy capacity can be delivered by 3 wind clusters and 4 single large turbines; one large biomass plant and several small biomass plants in every County to 2026. For the town centre this might best be met through pooling via s.106/planning contributions.

Maintenance of high and stable levels of economic growth

4 objectives have been proposed under this aim, and it is suggested that these will be measured by a total of 25 indicators.

Maintain high and stable levels of employment and productivity encourage high quality low impact development and improve levels of skills, training and education for all

It has been found that Woking continues to perform well on many economic indicators compared to the rest of Surrey and nationally. Economic activity remains high, unemployment remains low at around 1.2% (October 2008) and the working age population has good levels of qualification.

Provide a range of commercial development opportunities to meet the needs of the economy and in particular, support and enhance the economies of town and district centres

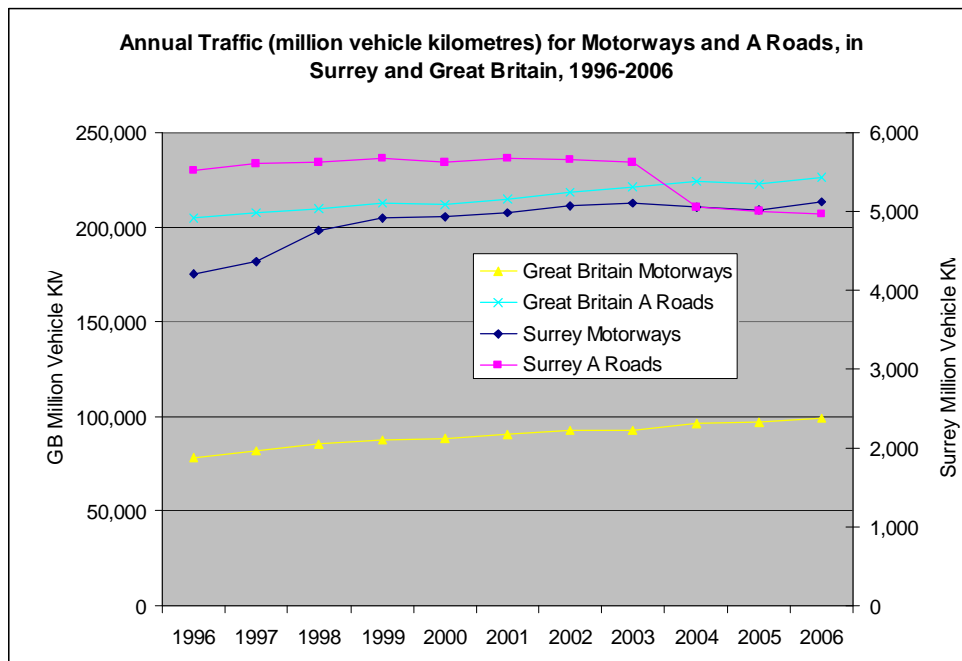
Vacancy rates for commercial and industrial premises across the Borough are currently at around 16.5% (surveys for the preparation of the Employment Land Review). The 2004/05 vacancy level was estimated by the DCLG to be 14% which compared to a rate of 19% in 1995 and of just 6% in 1999. The difference was due to the time periods, definitions and how the data was collected. The Council has been successful in maintaining the proportion of convenience shops in the town and village centres. Data about refurbishment and replacement of older, hard to let premises is not currently monitored.

Minimise the use of unsustainable transport, increase access to public transport and reduce congestion by providing jobs and services close to where people live or where they can access them by public transport

The proportion of people travelling to work by car increased by just over 4% between 1991 and 2001 (census data).

The latest data available on traffic volumes from Surrey CC is 2006. Volumes have been gradually rising between 1996 and 2006 on Surrey motorways, as they have nationally. Traffic volumes on A-roads in Surrey have remained fairly constant since 2004 when the monitoring methodology was changed.

Chart 4: Annual traffic (million vehicle kilometres) for Motorways and A Roads, in Surrey and Great Britain, 1996-2006



From 2004 a new methodology, as approved by DfT, has been used for Surrey roads, using data from the DfT's National Road Traffic Survey

Source: Transport Statistics for Surrey: Movement Monitoring Report 2006. Department for Transport, *Transport Statistics Great Britain: 2006 Edition* (GB data) and Surrey County Council, *Transport Studies: Surveys Team* (Surrey 2006 data)

With technological advances in recent years, particularly greater availability of broadband in the home, the number of people working from home is thought to have been increasing. If this information is covered in the next Census it will be interesting to know absolute number.

Woking Borough Council data suggests that planning applications have been supported by Travel Plans, although monitoring of the data is only complete for larger developments at present. As a key element to the South East Plan and the Surrey Local Transport Plan, monitoring of this is important. Having recently secured Cycle Town status it is anticipated that a better understanding of progress will be developed.

Increase access to public transport and reduce congestion by providing jobs and services close to where people live or where they can access them by public transport

In the reporting period, 100% of non-residential permissions granted complied with the Council's new Parking Standards SPD and 98.6% of residential developments permitted complied (table 17 on page 28). 98% of new residential development was within 30 minutes public transport time of Woking Town Centre. The statistics for other key services are shown in table 18 on page 29.

In the reporting year 2007/08 £124,214 was agreed in S106 by the Council toward public transport and highway improvements improvement including highways. £130,168 was collected in the period.