



**WOKING LOCAL DEVELOPMENT FRAMEWORK
CORE STRATEGY DEVELOPMENT PLAN DOCUMENT
PREFERRED OPTION**

SUSTAINABILITY APPRAISAL REPORT

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Head of Policy and Performance
Woking Borough Council
Civic Offices
Gloucester Square
Woking
Surrey GU21 6YL

www.woking.gov.uk
01483 743871

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SUMMARY AND OUTCOMES

Non Technical Summary

Background

Sustainability Appraisal (SA) considers whether there are any measures which could be introduced to the Core Strategy Development Planning Document (DPD) for Woking Borough, to better support the Government's principles for sustainable development:

- Achieving a sustainable economy
- Promoting good governance
- Using sound science responsibly
- Living within environmental limits
- Ensuring a strong healthy and just society

Woking Borough Council is following these principles in preparing Local Development Documents (LDDs) for the Local Development Framework. This is being achieved by setting sustainability objectives for Woking Borough and comparing emerging policies against them. Previous consultation has ensured these Sustainability Appraisal Objectives have wide support from the community.

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- Woking Town Centre as a growing hub for the area
- Attractive local centres throughout the Borough with convenient access to everyday shops and services
- Homes to suit all needs and pockets
- A green Borough where the countryside is never far away
- A busy, buoyant economy
- A Borough which leads the way on high quality sustainable development and addresses climate change
- Buildings and public spaces of which we can be proud.
- Provision of key services keeping pace as the Borough's population grows
- A transport system that enables people to get to jobs, services and other places they wish to visit safely, in a reasonable and consistent journey time
- A Borough where the whole community has the opportunity to share in general prosperity and high quality of life

Core Strategy Preferred Options

Following previous consultation and an initial sustainability appraisal with respect to issues and options, Preferred Options have emerged for the Core Strategy:

1. Housing

The overall scale of development would be at least that in the South East Plan:

- Average of 240 new homes per annum 2006-2026
- Potential to increase this provision on safeguarded sites specifically to provide affordable housing (would result in around 270 per annum)

Housing Development would be:

- At densities generally in excess of 150dph in Woking Town Centre and in excess of 50dph in areas adjacent to the Town Centre
- On a limited number of older industrial and institutional sites which do not meet modern location requirements (at densities of 30 to 50 dwellings per hectare)
- Elsewhere on urban previously developed land (pdl) (at densities of 30 to 50 dwellings per hectare)
- On safeguarded green field sites for affordable family housing if insufficient affordable family homes can be provided in the urban area.

40% affordable housing would be sought on all pdl sites of over 15 units or 0.25 ha and 60% affordable housing would be required on (green field) safeguarded sites if released. Commuted sums would be acceptable in lieu of on site provision to fund affordable housing elsewhere where this would better meet housing need. A tariff will be applied to all developments of fewer than 15 units, to assist with the delivery of affordable housing elsewhere.

2. Economy

A 3% increase in overall employment floorspace would be sought with a likely increase in jobs of up to 3,000. This would be met through a 10% increase in floorspace in Woking Town Centre and a 5% increase in floorspace in Primary Employment Areas (Sheerwater, Byfleet, West Byfleet, Goldsworth Park, Old Woking) (Option 3) and suitably located secondary sites.

3. Retail

Development in Woking Town Centre would meet demand and modestly increase market share (up to 40,000 sq m gross).

4. Geographical Extent of Woking Town Centre

No significant change to the town centre boundary is proposed, although there would be a recognition that the Guildford Road, Goldsworth Road and Walton Road areas around the town centre would be suitable for higher density housing.

5. Public Open Space

Major new public open space would be provided in conjunction with (or in advance of) the development of the safeguarded site at Brookwood Farm. Developer contributions to improvements or new local open space would also be sought.

6. Transport

A range of transport measures which would include:

- Major improvements in public transport, park and ride, better use of road space, safe cycling and walking routes
- Major improvement to transport interchange in Woking Town Centre
- Significant reduction in parking standards in Woking Town Centre
- Less restrictive parking standards away from the town centre, but backed by other measures such as Company Travel Plans.
- Developer contributions to transport enhancements sought from all trip generating development. Specific improvements sought from major schemes. Tariff approach from smaller schemes.

7. Built environment

A Streets and Spaces Strategy would be devised and implemented with the aim of improving the built environment of Woking Town Centre.

8. Natural Environment

The key strategic policies would be:

- No preferred locations for development in areas liable to flood
- No preferred locations for development within 400m of the SPA.
- Mitigation sought for developments which affect the SPA

9. Climate Change

The Core Strategy would include a requirement for new development to address climate change issues. The key principles would be to minimise travel, improving energy standards of homes and greater use of renewable energy.

10. Social and Community infrastructure

A tariff based system would be used to ensure developer contributions are made, as appropriate, over the life of the Plan.

Appraisal of Preferred Options

An independent consultant has considered the Preferred Options against the sustainability objectives for Woking Borough. The main likely significant beneficial effects of the Core Strategy are presented below, grouped under the Sustainability Objective headings.

SA Objective 1 – Provision of sufficient housing which meets the needs of the community and which is at an affordable price

High density, mixed development to meet housing need would be encouraged and provided for in Woking Town Centre and other urban areas. Safeguarded Greenfield sites would be released to meet family housing demand if necessary. Policies will also be put in place to ensure as much affordable housing can be provided as possible. These actions are part of the solution to the problem of high house prices relative to income and the lack of property suitable for families.

It is anticipated that in delivering this strategy for housing it will also be possible to improve the amount and quality of open space and to enhance biodiversity, to the benefit of the health of everyone.

SA Objective 7 – Make the best use of previously developed land and existing buildings

A key part of the strategy is higher density development in Woking Town Centre and other urban areas. This will reduce the likelihood of needing to use Greenfield sites. Greenfield land will only be released to meet the specific needs of family housing. It is anticipated that in delivering this strategy for housing it will also be possible to improve infrastructure and transport integration, to the benefit of the economy and vitality of Woking Town Centre.

SA Objective 9 – Conserve and enhance biodiversity

A key part of the strategy is higher density development in Woking Town Centre and other urban areas. This will reduce the likelihood of needing to use Greenfield sites. Greenfield land will only be released to meet the specific needs of family housing. It is anticipated that in delivering this strategy for housing it will also be possible to improve infrastructure and transport integration, to the benefit of the economy and vitality of Woking Town Centre.

SA Objective 10 – Protect, enhance, and where appropriate make accessible for enjoyment the natural, archaeological and historic environments and cultural assets of Woking

The Strategy will protect areas of historical interest in the Borough as a whole, although high density development in Woking Town Centre and other existing centres provides a design challenge to ensure improvements are made to the built environment, to engender a sense of place and to ensure access to quality natural and open space.

Some effects are uncertain and imaginative solutions are required to ensure benefits are achieved without harming other objectives:

SA Objective 20 – 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

Car ownership in Woking is high and the vast majority of people travel to work by car. Achieving the right balance between the best use of previously developed land and maintaining and improving accessibility to and from the town centre will rely on investment in public transport and making cycling and walking safer and more convenient. By focusing development in the town centre, it is hoped the Strategy will facilitate improved viability of public transport and reduce the need to travel by private car to work or for services.

Some effects are likely to be adverse and will require mitigation to ensure the benefits can be achieved without harming other objectives:

SA Objectives 3 Reduce the risk of flooding and the resulting detriment of public well-being, the economy and the environment and SA Objective 15 Maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management

Currently over 3,500 properties in the Borough are located within the floodplain. This has implications for public well-being, the economy and the environment. The Core Strategy aims to protect the floodplain and encourage the use of sustainable urban drainage systems and storm water storage, but can only do so if appropriate measures are taken during development. This is particularly important should Greenfield sites be released for family homes.

The Basingstoke Canal is a sensitive water environment for ecological reasons and is in close proximity to the Town Centre. Water run off from roads and property in the Town Centre will need to be strictly controlled.

Ensuring that water quality is maintained and improved, while accommodating new housing and economic development is a key challenge identified in the draft South East Plan. Woking Borough Council will need to work with Thames Water to ensure water infrastructure can keep pace with development.

Statement on the difference the process has made

Amendments to the Core Strategy DPD have been made throughout the process of preparation and prior to this consultation and further amendments are proposed in the Final Sustainability Appraisal Report (FSAR) between pages 33 and 41. The proposed amendments will be considered, together with consultation responses, for inclusion in the final version of the DPD which will be submitted to the Government for approval in the summer of 2006. Appendix 7 of the FSAR provides an account of the influence of the SA.

How to comment on the Final Sustainability Appraisal Report

To comment on this report, please contact Louise Kidd in Policy and Performance on 01483 743428 or by email to planningpolicy@woking.gov.uk or in writing to:

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

For information on the SEA/SA process, please visit the planning pages of the ODPM web site:

www.odpm.gov.uk

1. BACKGROUND

Purpose of the SA and the SA Report

Sustainability Appraisal (SA) is a required process for Local Development Documents introduced by the Planning and Compulsory Purchase Act 2004. The purpose of SA is to promote sustainable development through better integration of environmental, social and economic considerations into plans. For the Core Strategy DPD this has been achieved by comparing Issues and Options (in June 2005) and then the Preferred Options (this stage) against sustainability criteria.

The SA has identified likely significant effects of the DPD and the extent to which its implementation will achieve social, environmental and economic objectives. This Final Sustainability Appraisal Report (FSAR) supports the public consultation on the DPD as required by the Town and Country Planning Regulations 2004. It provides information whereby Officers and Councillors at Woking Borough Council as well as the public will be aware of the likely predicted effects of the DPD. The SA does not 'score' the likely effects, but seeks ways to integrate sometimes competing objectives and achieve them together rather than establishing the means whereby benefits to one can be traded off against another. This approach is consistent with PPS1, 'Delivering Sustainable Development'¹.

Plan Objectives and Outline of Contents

Spatial Vision for Woking

The Council's spatial vision sets out broad aspirations for development to 2016 and beyond. In forming the vision, the Council has taken into consideration the requirements and the objectives of other plans and programmes which are relevant to the context and geographical scope of the DPD. Consideration of other plans is discussed at page 12 of this Report.

Woking is a popular place to live and work and national and regional policy, as well as the needs of the economy, requires Woking to continue to grow. The Council's Spatial Vision is of Woking as a sustainable, prosperous, attractive and inclusive community in an economically buoyant, growing region where growth is managed, improves quality of life locally, and uses resources sustainably.

¹ PPS1, 'Delivering Sustainable Development' paragraph 28, page 12

The key principles of the Spatial Vision for Woking are:

- Woking Town Centre as a growing hub for the area with a vibrant, high density, high quality environment
- Attractive local communities throughout the Borough
- Homes to suit all needs and pockets
- A green Borough
- A busy, buoyant economy
- A Borough which leads the way on high quality sustainable development and addresses climate change
- Buildings and public spaces of which we can be proud
- Provision of key services keeping pace as the Borough's population grows
- An effective transport system
- Prosperity and high quality of life

Core Strategy

The objective of the Core Strategy DPD is to develop a policy framework through which the Council can implement its Spatial Vision. The Preferred Options for achieving this are set out in the Non Technical Summary between pages 2 and 4.

Generic DC Policies

Specific policies which seek to deliver the preferred options will be set out in the final version of the Core Strategy DPD. Indicative policies have been drafted by Woking Borough Council Officers and are detailed in Appendix 4. The policies were drafted following consideration, amongst other matters, of the sustainability appraisal of the Preferred Options. Commentary is included in this FSAR between pages 33 and 41 with respect to how well these policies address the issues raised.

Compliance with the SEA Directive/Regulations

Directive 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment (SEA Directive) requires certain plans prepared after 21st July 2004 to be the subject of an Environmental Assessment (SEA).

The SEA Directive has been transposed into UK law through the Environmental Assessment of Plans and Programmes Regulations 2004. Legislation requires an SEA to:

- Identify, describe and evaluate likely significant environmental effects
- Consider reasonable alternatives

To ensure these requirements are clearly identified, this Report uses a text box to signpost the relevant information:

Compliance with the SEA Directive

For ease of reference, a text box is used to identify the relevant information in this Report which fulfils the requirements of the SEA Directive.

2. APPRAISAL METHODOLOGY

Approach to the SA

Appraisal was made of the Issues and Options for the DPD as was presented in the Consultation Paper in June 2005. Taking the findings of that appraisal into account, an appraisal has been made of the Preferred Options prior to them being finalised for consultation.

In both cases, appraisal has involved testing options against the SA Objectives listed in Table1, page 14. Indicators have also been identified for each of the SA Objectives and are identified in Appendix 3, Baseline. By identifying the most important aspects of an SA Objective as a focus, indicators facilitate consistent and more objective judgements to be made with respect to likely significant impacts. Baseline information (Appendix 3) further assists in determining the likely effect, its magnitude and significance. The baseline has been continually updated throughout the SA process as more information was made available or identified by consultees.

The full details of the appraisal of Issues and Options and of the Preferred Options are provided in matrices in Appendix 1 and Appendix 2 respectively. The key issues arising from appraisal are discussed in detail between pages 15 and 16 of this Report.

When the SA was carried out and who carried out the SA?

The Appraisal of the Preferred Options and the preparation of this Final Sustainability Appraisal Report (FSAR) were carried out by an independent planning and sustainability consultant between August 31st and November 17th 2005. This included a review of the Initial SA Report.

Appraisal of the draft Preferred Options were undertaken by the independent consultant in October 2005 and presented to Woking Borough Council Planning Policy Officers in November 2005. Officers provided the consultant with additional baseline information which has influenced the final recommendations presented in Section 5 between pages 33 and 42 of this Report. These recommendations have been taken into account by WBC Officers in drafting indicative Generic DC Policies for the Core Strategy. The independent consultant has subsequently added further comments to the recommendations with regard to how well the indicative policies address the issues raised in the draft FSAR.

Who was consulted, when, how and why?

Compliance with the SEA Directive

An Environmental Report should provide information on how Authorities which are likely to be concerned by the environmental effects of implementing the DPD have been consulted when deciding on the scope and level of detail of the information. (SEA Directive, Article 5.4) The public should be afforded an 'early and effective opportunity' to comment on the document. (SEA Directive, Article 6.2).

Consultation on an SEA/SA Scoping Report was undertaken in February and March 2005. Responses were invited from a range of relevant bodies and stakeholders, residents and local amenity groups. Appendix 7 of this FSAR provides an account of responses and the action taken by Woking Borough Council.

The next stage of consultation was on an Initial Sustainability Appraisal Report (appraisal of Issues and Options) between June and August 2005. Appendix 7 of this FSAR also provides an account of responses and the action taken by Woking Borough Council to that consultation.

The FSAR is being sent to the organisations listed in Appendix 5. All LDF information, including this SA Report is available on the Council's web site:

www.woking.gov.uk/council/planning/ldf

3. SUSTAINABILITY OBJECTIVES, BASELINE AND CONTEXT

Links to other strategies plans and programmes and sustainability objectives

Compliance with the SEA Directive

The Environmental Report should provide information on the relationship of the plan with other relevant plans and programmes (Annex 1a). It should detail how the environmental protection strategies established at international, European Community or national level and are relevant to the plan or programme have been taken into account during its preparation (Annex 1a and 1e)

The full consideration of other plans and programmes is detailed in Appendix 1 of the Core Strategy Scoping Report (February 2005) and further comment is made in the Initial Sustainability Appraisal Report (June 2005). Following on from these Reports and subsequent consultation responses, the key requirements of other plans and programmes which are relevant to the DPD are listed in Appendix 6 of this Report. Appendix 6 also identifies where each requirement has been dealt with in the body to this FSAR.

Description of the social, environmental and economic baseline characterisations and the predicted future baseline

Compliance with the SEA Directive

The Environmental Report should provide information on:

'Relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme' and 'the environmental characteristics of the areas likely to be significantly affected.' (Annex 1b and 1c)

Social and economic as well as environmental baseline characteristics can be found in Appendix 3 of this Report. The likely evolution of the baseline in the future is discussed in detail in Section 5, between pages 17 and 33.

Difficulties in collecting data and limitations of the data

The recent introduction of the SA process to the planning system has inevitably lead to some difficulties in getting appropriate data. A particular problem has been gathering information at the local level. Proposals to overcome some of these problems are presented in the monitoring schedule, Table 2, Section 6 of this Report. An Annual Sustainability Monitoring Report will identify whether further data is required to properly understand sustainability trends and issues with respect to the DPD.

The SA Framework

The SA Framework has been developed through a combination of group and individual meetings and consultations. Those consulted include:

- Surrey Local Planning Authority Peer Group, to establish key objectives and principles
- Woking Borough Council specialists and other government organisations, to gather baseline information
- Planning Officers, to identify initial Plan issues and a local perspective
- Independent consultants, to provide objective appraisal of options; and
- The public and key stakeholders with environmental, economic and or social interests, to clarify key issues and their significance

The SA Framework detailed in Table 1 over the page has been used to appraise the DPD. The indicators used for each objective are listed in Appendix 3, Baseline.

Table 1 Sustainability Appraisal Objectives

No	Objective
1	Provision of sufficient housing which meets the needs of the community and which is at an affordable price
2	Improve the health and well-being of the population and reduce inequalities in health
3	Reduce the risk of flooding and the resulting detriment of public well-being, the economy and the environment
4	Create and maintain safer and more secure communities
5	Encourage opportunities for decision making and information for all
6	Create and sustain vibrant communities
7	Make the best use of previously developed land and existing buildings
8	Ensure that air quality continues to improve
9	Conserve and enhance biodiversity
10	Protect, enhance, and where appropriate make accessible for enjoyment the natural, archaeological and historic environments and cultural assets of Woking
11	Maintain agricultural soil quality and reduce the number of sites that are contaminated
12	Reduce the causes of climate change and prepare for its impacts
13	Reduce the impact of consumption of resources by using sustainably produced and local products
14	Reduce waste generation and disposal and achieve management of waste
15	Maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management
16	Increase energy efficiency and the proportion of energy generated from sustainable renewable sources in order to secure energy resources management
17	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
18	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 local centres
19	Minimise the adverse impact of emissions arising from the use of transport
20	Increase access to and the use of public transport and reduce congestion by providing jobs and services close to where people live or where they can access them by public transport

Main social, environmental and economic issues and problems identified

Compliance with the SEA Directive

The Environmental Report should provide information on:

'Any existing problems which are relevant to the plan or programme including, in particular, those relating to any areas of particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC' (Annex 1c).

A number of main issues have emerged through the production of the SA Scoping Report, the Initial Sustainability Appraisal Report and subsequent consultations. Whilst other objectives remain important, identifying the main issues will help focus policy and action on the areas where most benefit can be achieved. For this Final SA Report for the Core Strategy DPD, the key issues are identified below under their corresponding SA Objective:

SA Objective 1 – Provision of sufficient housing which meets the needs of the community and which is at an affordable price

House prices are high relative to income and the majority of new properties are not suitable for families.

SA Objective 7 – Make the best use of previously developed land and existing buildings

Using Greenfield sites for family homes would compromise the objective of using previously developed land.

SA Objective 9 – Conserve and enhance biodiversity

The open space and green character of the Borough is considered to be a major strength. New housing development should be located near to existing jobs, shops and key services and should preferably be built on previously developed land in order to protect valuable countryside and important habitats as well as to preserve the historic environment. Using Greenfield sites for family homes could potentially harm biodiversity.

SA Objective 10 – Protect, enhance, and where appropriate make accessible for enjoyment the natural, archaeological and historic environments and cultural assets of Woking

High density development in Woking Town Centre and other existing centres provides a design challenge to ensure improvements are made to the built environment, to creating and maintaining a sense of place and to ensure accessibility to quality natural and open space.

SA Objectives 3 Reduce the risk of flooding and the resulting detriment of public well-being, the economy and the environment and SA Objective 15 Maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management

Currently over 3,500 properties in the Borough are located within the floodplain. This has implications for public well-being, the economy and the environment. The Core Strategy should aim to protect the floodplain and encourage the use of sustainable urban drainage systems and storm water storage. Using Greenfield sites for family homes will disrupt natural drainage patterns. High density development in Woking Town Centre presents a design challenge to ensure water is managed appropriately.

The Basingstoke Canal is a sensitive environment in close proximity to the Town Centre.

SA Objective 20 – 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

Car ownership in Woking is high and the vast majority of people travel to work by car. Achieving the right balance between best use of previously developed land and maintaining and improving accessibility to and from the town centre will rely on investment in public transport and making cycling and walking safer and more convenient.

4. DPD ISSUES AND OPTIONS

Main strategic options considered and how they were identified

Compliance with the SEA Directive

The Environmental Report should consider 'reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme' and give 'an outline of the reasons for selecting the alternatives dealt with' (Article 5.1 and Annex 1h).

The Preferred Options for the Core Strategy DPD are set out in the Non Technical Summary between pages 2 and 4 of this FSAR. The recommended Options have been proposed by Woking Borough Council (WBC) Officers following consideration of consultation responses on the Issues and Options Paper. The Issues and Options were prepared on the basis of national and regional policy and guidance as well as knowledge and evidence of local needs and other plans and programmes.

An Initial Sustainability Appraisal was undertaken and issued for consultation (ISAR) in June alongside the Issues and Options Paper. WBC Officers took the ISAR and consultation responses into account when preparing Preferred Options and Generic DC Policies for the DPD.

Further consultation with a wide group of stakeholders will test and verify how appropriate the Preferred Options are and whether others should be considered.

How social, environmental and economic issues were considered in choosing the options and developing the policies

Woking Borough Council Officers presented the Preferred Options to an independent consultant in October 2005. The consultant undertook an appraisal of the Preferred Options using the SA Framework and made recommendations for changes and notes for action. The recommendations were considered by WBC Officers prior to the Preferred Options being presented to the Council and prior to consultation with the public. This enabled amendments to be made and indicative Generic DC Policies to be presented which took account of the findings of the appraisal.

The appraisal drew on the findings of the Initial Sustainability Appraisal Report. A review of the ISAR is included as Appendix 1 to this Report (the FSAR) and the key issues emerging from the ISAR are detailed between pages 19 and 22

below. The full appraisal of Preferred Options is detailed in Appendix 2. Recommendations for amendments and action are set out between pages 36 and 42. Some have been made prior to publication of the Preferred Options and these are identified. Other amendments may be made following consultation with the public and other organisations.

Other options considered and why these were rejected

An Initial Sustainability Appraisal Report (ISAR) was produced in June 2005. It provided a detailed account of the likely significant social, environmental and economic effects of issues and options for the DPD. An independent consultant has reviewed that appraisal along with comments made by consultees on the Issues and Options Paper. The following text sets out, firstly, the key issues and then the reasons for rejecting some options. The details of the issues and options (Options 1 to 4) appraisal are set out in Appendix 1 to this FSAR.

Key findings of ISAR

Given the lower levels of development advocated by Options 1 and 2 (see Appendix 1 for details of options), it was considered that, without taking mitigation into account, these options may have a less significant impact than Options 3 and 4. This was considered to be particularly relevant for the natural, built and historic environments, air quality and traffic congestion. However, a lower level of development was also considered less likely to bring about opportunities to realise improvements to the sustainability credentials of Woking. The key reasons being that Options 3 and 4 offered greater certainty in providing affordable housing and employment opportunities. In addition, Option 1 was considered unlikely to be able to deliver improved public transport.

Similarly, the higher level of development and broader spatial distribution advocated by Options 3 and 4 were considered more likely to meet the social and economic needs of the Borough, but would have potentially harmful effects on the environmental indicators.

The rejected Options and the main reasons for their rejection are set out below.

Rejected options

Housing

1. Higher levels of housing development (Options 3 and 4, Issues and Options Paper)

The proposed levels would exceed draft South East Plan provision by a significant amount. One of the main reasons for favouring this option against regional policy advice was that it may help to deliver improvements to public transport. Transport and other infrastructure providers, however, have expressed concern about providing for this level of development.

The risk of a lack of commitment at the strategic level to providing infrastructure and services for this level of development is the key reason for its rejection. The Preferred Options being taken forward do, however, include an option to release safeguarded Greenfield sites should the need for affordable family housing require this.

2. Location of Housing Development

- Densities up to 100 dwellings per annum in West Byfleet centre
- Blanket acceptance of redevelopment of secondary employment sites for housing
- Development on Urban Open Space or in the Green Belt

(These options were not included in the Issues and Options Report as they had already been rejected following early stage engagement)

The Character of West Byfleet is valued and major change is not required to meet Plan figures. The evidence base shows the need to retain the majority of employment sites to meet forecast demand. These options were unpopular with local people.

Research justifies retaining existing open space which is generally of good quality and value, and enjoys high levels of public satisfaction. Release of Green Belt land is unpopular with local people, against Government policy, and not required to deliver SE Plan numbers.

3. Affordable Housing

- Affordable Housing sought on all sites
- 40% sought on all previously developed land (pdl) sites over 15 units

Evidence (from WBC consultant and the Knight Frank Report, The Economics of Affordable Housing) is that smaller pdl developments have lower profit margins. Hence the Preferred Option is the application of a tariff on small sites, set at an appropriate level, rather than seeking affordable housing on all sites. The Preferred Option of seeking 40% on all pdl is the maximum based on the housing

potential study. Meeting overall housing need will depend on funding measures as well as s106.

Economy

4. Overall Scale of Growth

Higher level of employment growth (Options 2, 3 and 4 Issues and Options Paper)

Doubts have arisen concerning the validity of the Experian employment forecasts for Woking and a lower level of 3% has consequently been assumed for the Preferred Options. A revised assumption has also been made that vacancy rates are not likely to be lower than at present in the long term.

5. Location of growth

Like for like or small increases in employment floorspace only in Woking Town Centre and primary employment areas (Option1, Issues and Options Paper)

Given the revised assumption that it is unlikely for vacancy rates to reduce, it is not necessary to allow for increases in floorspace to provide for any rise in employment above the Preferred Option of 5%.

Retail

6. Active promotion of up to 3,000 sq m gross of additional retail in West Byfleet (Option 3)

Additional retail in West Byfleet was significantly less popular among the public than in Woking. Accommodating this level of development would require some intensification of the built form of development in this small centre, which was not supported by local residents

7. Limiting retail development in Woking TC to rise in demand from existing market share (up to 32,000 sq m) (Option 1)

The less ambitious plans for Woking are not in line with its status as a hub, and would do less to meet public support for improved retailing in Woking.

Geographical Extent of Woking Town Centre

8. 10% increase in scale of geographical extent of town centre

In accordance with latest Government Guidance (notably PPS6) and considering the preferences expressed by consultees to the Issues and options, growing up rather than out is the preferred approach. In addition, concerns have been expressed about impact on infrastructure.

Evidence from the housing potential study is that high density mixed use schemes can provide a significant level of non residential and residential development. It is not appropriate, therefore, to increase development opportunities by extending the area where very high density development can take place.

Some higher density housing can be permitted around the town centre without changing the boundary, though not at the very high densities seen in the town centre core.

Public Open Space

9. Streets and Spaces Strategy to Improve built environment of West Byfleet (Option 3)

The Preferred Options do not focus major development on West Byfleet. As a result a significant improvement in streets and spaces cannot be achieved and there is no need for a strategy.

Transport

10. Only modest reduction in parking standards in Woking Town Centre

The evidence base is that a major programme of transport improvements is needed to generate the modal shift and other changes in travel behaviour. A significant reduction in parking standards in non residential development in Woking Town Centre is a key part of this. Modest reduction is not, therefore, favoured.

There is little evidence as to the likely economic impact of significant reductions in parking standards. However, the alternative that generous parking standards generate more development and more traffic and congestion, is sufficient to justify the preferred approach. This will be kept under review.

11. Only limited improvement in public transport, park and ride, better use of road space, safe cycling and walking routes

The evidence base is that a major programme of transport improvements is needed to generate the modal shift and other changes in travel behaviour.

Built environment

12. Approach limited to seeking developer contributions for improvements

This approach would make implementation of the Thames Basin Heath Delivery Plan more difficult, and would not maximise the potential recreational benefit of the proposed Brookwood Canalside Country Park.

Natural Environment

No options are rejected.

Climate Change

13. Encouragement of development to address climate change issues

A stronger lead is required from Woking Borough Council, particularly considering its status as a Beacon Council for sustainable energy. Encouragement would not be sufficient to meet overall Council priorities. This option was not favoured in public consultation.

Social and Community infrastructure

14. Contributions sought for a strategic programme of social and community infrastructure provision

Available evidence has not identified any specific needs for new social and community infrastructure provision. This is largely because providers do not plan on the 10-20 year timescale required for the LDF.

Significant social, environmental and economic effects of the Preferred Options for the DPD

Compliance with the SEA Directive

Annex 1f of the SEA Directive requires consideration of the likely significant effects on the environment, including issues such as biodiversity, population, human health, fauna, flora, soil, water, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between these factors; and Annex II, Part 2: the probability, duration, frequency and reversibility, the cumulative nature, risks to human health, the magnitude and spatial extent.

This section of the FSAR considers the likely effects of the Preferred Options with respect to the categories identified in Annex 1(f) of the SEA Directive in their widest social and economic meaning as well as environmental impacts. This has been achieved by testing the recommendations against the SA Framework. A full account of the appraisal is provided as Appendix 2 to this FSAR.

Housing

1. The overall scale of development would be in accordance with the South East Plan:

- Average of 240 new homes per annum 2006-2026
- Concentration on urban areas
- Potential to increase this provision on safeguarded site specifically to provide affordable housing at a rate of around 270 per annum

2. Location of Housing Development

- Densities of 30 to 50 dwellings per hectare in a limited number of older industrial and institutional sites which do not meet modern location requirements
- Densities of 30 to 50 dwellings per hectare and elsewhere on urban previously developed land, subject to ability to integrate into the existing urban form
- This could result in slightly higher densities in District Centres

3. Affordable Housing

- 40% sought on all pdl sites of over 15 units or 0.25 ha (subject to financial appraisal where requested)
- At least 60% required on safeguarded greenfield sites if released
- Commuted sums would be acceptable in lieu of on site provision to fund affordable housing elsewhere where this would better meet housing need
- A tariff will be applied to all developments of fewer than 15 units, to assist with the delivery of affordable housing elsewhere, provided the new PPS3 permits this

Preferred Options 1 and 2 are equivalent to Options 1 and 2 as set out in the Issues and Options Paper, with additional land set aside for family housing. The rate of provision of dwellings is generally considered acceptable by infrastructure providers. The Preferred Options would also meet Council objectives for affordable housing and facilitate conformity with Government Policy. The strategy accords with the Housing Potential Study for Woking and there is general public acceptance of a step change in development scale in the town centre being much higher than elsewhere. The assumed rate of development in the town centre is reduced from the issues and options report to reflect uncertainty over long term market demand for 1 to 2 bed apartments. If the rate exceeds the planned level this would trigger detailed infrastructure and transport assessments to ensure it is acceptable. It is considered that requirements for social and community infrastructure can be funded by the tariff approach. The Urban Potential study shows this will provide sufficient housing for the first ten years.

The Preferred Options for housing would allow for demand in urban areas outside Woking Town Centre to be met by redevelopment of older industrial and institutional sites or other previously developed land. Recognition that Guildford Road, Goldsworth Road and Walton Road areas around the town centre are suitable for higher density housing would facilitate further provision of smaller households near Woking Town Centre, but could result in the loss of family households. The combination of actions seeks to achieve the optimum provision based on evidence such as the Knight Frank Report (The Economics of Affordable Housing in Surrey, October 2003). Overall, policy would result in around 90% of housing in Woking being built on previously developed land. The Preferred Options are also likely to help deliver improvement of unfit homes by improving accessibility and allowing redevelopment.

Development in the Town Centre for employment and retail uses may compete with land for housing. Encouragement of mixed use development, however, is likely to ensure both objectives can be delivered. Achieving open space and enhancements to biodiversity within high density development may be difficult

and could have an impact on development viability and, consequently, overall provision of housing.

Whilst any growth can be considered to have a negative impact in terms of increasing the demand for energy, the focus of development in Woking Town Centre and other urban areas represents, on aggregate, the most likely scenario to realise energy efficiency and demand for energy and heat from local and renewable sources through mixed use redevelopment. Using sustainably sourced materials becomes more viable due to the economy of scale offered by large scale redevelopments. Clear policy criteria should be set to ensure that in the event that Greenfield land is released to meet demand for family housing, development addresses energy, including transport energy, issues. This may best be achieved by requiring an environmental impact assessment to include consideration of the energy performance of new developments over a certain size.

Discussion with the Environment Agency and English Nature indicates that key environmental impacts can be avoided or addressed. This will require specific policy criteria requiring appropriate hydrological, species, habitat and transport survey and consequent design of mitigation and enhancement

The main focus of housing, retail, employment and service provision would be Woking Town Centre. As this is the most accessible single location, the overall impact is likely to be positive on SA Objective 2 (health and well being). Although Woking does not have a single area that is within the 20% most deprived nationally, it still contains pockets of relative deprivation. The Core Strategy must address the spatial aspect of social exclusion and accessibility. This consideration would also be important should safeguarded Greenfield sites be released. When making public transport and better walking and cycling provisions, policy should seek to ensure benefits to deprived areas are maximised, particularly to improve accessibility to services and recreational opportunities for all.

The maximum amount of affordable units which the evidence base suggests can be obtained on pdl sites is 40%. Around 80% of new units have historically been on sites of more than 15 units. Even if 40% was secured on all these sites, it may result in less than 100 new affordable units per year delivered through the planning system. This will fall short of the 150 per year new affordable units required by the Housing Strategy over the next few years. As a result a tariff, set at a level appropriate for the overall economics of developing smaller sites, would be applied. It is not appropriate to seek affordable housing on site on such schemes, as profit margins tend to be lower. The remaining shortfall would need to be made up by delivering a very high percentage of affordable homes on publicly owned sites through PFI bid, borrowing and other creative measures.

The whole approach aims to maximise provision of sufficient affordable homes each year. The Core Strategy should consider the needs of the elderly and ethnic minorities.

The provision of affordable homes must be monitored closely.

Economy

4. Overall Scale of Growth 3% increase in overall employment floorspace with likely increase in jobs of up to 3,000
5. Growth would be accommodated through a 5% increase in floorspace in Woking Town Centre (Option 2, Issues and Options Paper) and a 10% increase in floorspace in Primary Employment Areas (Sheerwater, Byfleet, West Byfleet, Goldsworth Park, Old Woking) (Option 3) and suitably located secondary sites

This is lower than all options in the Issues and Options Paper, reflecting doubts about validity of Experian employment forecasts. A key factor in the revised forecast is the assumption that vacant floorspace is not likely to be lower than at present in the long term.

Together with housing, built environment and town centre policies, the Preferred Options allow for focused growth at the single most accessible point in the Borough as well as allowing the market to influence the type, size and mix of land uses all at a slower rate of growth. Infrastructure and labour supply would, consequently, more easily match economic growth. Whilst mixed commercial and residential development is likely to reduce the need to travel in the short and medium terms, improvements to public transport are likely to be necessary to ensure the economy does not suffer in the long term as a result of increased private car and road freight movements causing congestion. This will need to be managed through policies such as reduced car parking provision and commercial and school travel plans. The Preferred options reflect the market advice received and public consultation results. Given the need to provide for economic growth the Preferred Option is considered appropriate. A small level of growth would be encouraged in other urban centres as well as Woking Town Centre, providing some flexibility and taking advantage of existing good transport links.

Whilst any growth can be considered to have a negative impact in terms of increasing the demand for energy, the focus of development in Woking Town Centre and other urban areas represents, on aggregate, the most likely scenario to realise energy efficiency and demand for energy and heat from local and renewable sources through mixed use redevelopment. Using sustainably

sourced materials is more likely to be viable where economy of scale is offered by large scale redevelopments in Woking Town Centre.

The long term consequences of climate change must be identified and planned for. By identifying problems, measures can be taken to resolve or mitigate them. Opportunities for benefits or improvements may also be identified and taken.

Retail

6. Development in Woking Town Centre to meet demand and modestly increase market share (up to 40,000 sq m gross)

This equates to Option 2 in the Issues and Options Paper and proved very popular in consultation. The level of development is supported by the evidence base, maximising development to modestly increase market share at the proposed hub. Mixed use development would be most appropriate to ensure housing needs can be met. This would also support the objectives of reducing congestion by potentially providing local labour supply as well as customers near the outlets; and natural surveillance over a longer period of the day and night. Together, these impacts are likely to improve the vitality of Woking Town Centre.

Whilst any growth can be considered to have a negative impact in terms of increasing the demand for energy, the focus of development in Woking Town Centre and other urban areas represents, on aggregate, the most likely scenario to realise energy efficiency and demand for energy and heat from local and renewable sources through mixed use redevelopment. The viability of using sustainably sourced materials may be increased due to the economy of scale offered by large scale mixed use redevelopments.

Conversely, more development in the Town Centre could increase congestion, drawing in workers and customers from other areas. This could also be of detriment to local centres. The Preferred Options include measures to improve public transport and also to allow modest commercial development in West Byfleet and local centres. Policy and monitoring should aim to support accessibility to services in the more deprived areas.

Geographical Extent of Woking Town Centre

7. No significant change to town centre boundary, but a recognition that the Guildford Road, Goldsworth Road and Walton Road areas around the town centre are suitable for higher density housing

Growing up rather than out was the preferred approach in the consultation and is in keeping with Government guidance in PPS6. There are potential benefits to viability of public transport and the district heating scheme. Not extending the Town Centre boundary responds to concerns expressed about the impact on infrastructure. Consultees considered it not to be appropriate to increase development opportunities by extending the area where very high density development can take place.

Evidence from the housing potential study is that high density mixed use schemes can provide a significant level of non residential and residential through mixed use development. Evidence from recently permitted schemes is that higher density housing can be successfully accommodated within the urban forms of the areas listed identified.

Development closer to the station and commercial core will be in the most sustainable location, supporting public transport and, potentially, district heating.

Public Open Space

8. Major new public open space is provided in conjunction with (or in advance of) the development of the safeguarded site at Brookwood Farm
9. Developer contributions to improvements or new local open space are also sought.

Implementation of this proposal will provide mitigation for the impact of development on the Special Protection Area (important habitat) and in particular provide a buffer between Knaphill and the SPA at Sheets Heath by providing a more local large open space. It is supported by English Nature and would need to contribute to bringing the SPA to a level of 95% in favourable condition by 2010. Generally open space provision was found to be adequate by the evidence base. Brookwood Canalside Country Park would be provided as originally envisaged and enhancements to the recreational value of the Basingstoke Canal and Towpath could be pursued. Mitigation would be required to ensure a balance between accessibility and harm to the currently fragile environment of Basingstoke Canal.

Developer contributions towards local open space improvements will both improve access to open space for residents of the new developments and provide mitigation for any impact on the SPA.

Woking Borough Council should seek to achieve an excellent understanding of the balance required in seeking community benefits, other commitments and

commercial viability of development, particularly when pursuing affordable housing policies.

Transport

10. A range of transport measures which could include:

- Major improvements in public transport, park and ride, better use of road space, safe cycling and walking routes
- Major improvement to transport interchange in Woking Town Centre
- Significant reduction in parking standards in Woking Town Centre
- Less restrictive parking standards away from the town centre, but backed by other measures such as Company Travel Plans
- Developer contributions to transport enhancements sought from all trip generating development
- Specific improvements sought from major schemes
- Tariff approach from smaller schemes

The evidence base indicates that a major programme of transport improvements is needed to generate the modal shift and other changes in travel behaviour sufficient to reduce congestion. The Preferred Options require a high level of investment in public transport walking and cycling, travel plans for schools and major employers, and possibly park and ride to ensure significant numbers of peak hour journeys can be switched to non-car modes over the next ten years. It would be backed up with restrictive parking standards for new development. The switch in modes would allow higher than baseline levels of development to be accommodated without worsening peak hour congestion. Developer contributions would be required from all trip-generating development to help secure the improvements to transport infrastructure which are needed and is likely to be more effective in the medium to long term. A significant reduction in parking standards in non residential development in Woking Town Centre is a key part of this.

There is no irrefutable evidence as to the likely economic impact of reduced parking standards. However, the alternative that generous parking standards generate more development and more traffic and congestion, is considered sufficient to justify this approach. The position will need to be monitored closely.

Elsewhere less restrictive parking standards would be applied to non-residential development, but Travel Plans and developer contributions would be a standard requirement. The degree of intensification would be appropriate to the transport impact.

The baseline indicates that the main source of air pollution is vehicle movements. Mixed use development in existing urban areas, especially Woking Town Centre, will support and facilitate the use and development of public transport. However, without substantial improvements to public transport availability and cost, the increase in activity would inevitably lead to more private car and road freight movements.

An increased level of transport infrastructure would be a pre-requisite for the release of safeguarded Greenfield sites, otherwise congestion and associated pollution would worsen. It may be difficult for Woking Borough Council to influence the type of fuel used by buses or cars, but policy should encourage the use of the most efficient and least polluting.

Built environment

11. Streets and Spaces Strategy to improve built environment of Woking Town Centre (Option 2)

The preferred option has a major focus on Woking Town Centre for new development, providing a major opportunity to improve the quality of streets and spaces. This was the top priority for Woking Town Centre from the public consultation.

Extension to or more intensive development of Byfleet Business Parks and additional units in Old Woking could have adverse impacts with respect to flooding. In these and all other areas development will need to be considered against detailed policy criteria to ensure run off is minimised and that buildings use water efficiently and without polluting ground water.

Overall, the Preferred Options aim to recognise that there is a balancing point between higher densities and ensuring Woking is an attractive place to live and work. Policies for recreational spaces in the Borough will emerge from the PPG17 audit of Open Space in the Borough. A key aspect should be the link between creating new wildlife habitats in new areas of public open space.

It will not always be possible to protect heritage assets, particularly archaeological where the existence can come to light late in the planning process. In such cases these should be recorded to a professional standard before lost, as required by PPG15 and 16.

Appropriate policy should be set to ensure that development adheres to the principles of sustainable construction. This would include the Climate Neutral Strategy.

Natural Environment

12. The natural environment would be protected by specific policies:

- No preferred locations for development in areas liable to flood
- No preferred locations for development within 400m of the SPA
- Mitigation sought for developments which affect the SPA

The overall strategy is to concentrate development in Woking Town Centre, other urban areas and previously developed land. This would avoid the need to disturb Greenfield sites in general and could lead to the remediation of land affected by contamination, thus improving water quality. However, the benefits are tempered by the potential need to release safeguarded land for housing.

This Preferred Options are specifically designed to protect the small parts of the safeguarded sites. The principle of mitigation is supported by responses from English Nature and the RSPB and is consistent with PPS9.

A key possible impact related to increasing urbanisation in the north and north west of Woking Town Centre would be human activity (including increased recreational pressure) in or near Horsell Common SSSI (part of Thames Basin SPA) and due regard to impact on bats and stretches of Basingstoke Canal. In some instances there may be a requirement for environmental impact assessment and/or assessment under the Habitats Regulations. English Nature has raised concerns about the cumulative effects of development around these areas and compatibility with the Thames Basin Heaths Based Delivery Project. Detailed criteria will need to be set in the Core Strategy and subsequent DPDs or Area Action Plans requiring appropriate survey, assessment and mitigation. Policy must tackle the issues of cumulative air pollution and human recreational impacts.

Woking Borough Council should maintain a good understanding of the balance between seeking benefits under all actions and commercial viability.

The focus of housing, retail, employment and service provision would be Woking Town Centre and other existing developed areas, away from flood risk areas. The scope for development proposals at higher density in Byfleet Business Park and Old Woking could, however, have flooding implications. There is also potential for adverse impacts on the water environment should the safeguarded Greenfield sites be released. The intensification of development, particularly in the north and north west of Woking Town Centre may harm the fragile Basingstoke Canal environment. Conversely, Redevelopment may provide opportunities to improve urban drainage by slowing run off and collecting grey and rain water. An important factor will be to minimise surface area used for parking and requiring appropriate polluted water interceptors. It may also be

possible to locate additional drainage systems in public open space in areas suffering from drainage problems.

Climate Change

13. Requirement for new development to address climate change issues

This action is supported by public consultation and Government guidance; and meets overall Council priorities, particularly considering its status as a beacon Council for sustainable energy.

Whilst any growth can be considered to have a negative impact in terms of climate change, the focus of development in Woking Town Centre and other urban areas represents, on aggregate, the most likely scenario to reduce the need to travel and offer potential additional demand for energy and heat derived from local and renewable sources. High density, mixed use development would also be the most likely to deliver energy efficient buildings. Using sustainably sourced materials may be viable due to the economy of scale offered by large scale redevelopments. New buildings must be constructed in ways which minimise the use of energy from non-renewable sources. Sustainable construction methods such as those advocated in the Council's Climate Neutral Development Note should be incorporated where possible.

Flood risk is low in all identified areas except Byfleet Industrial estate and Old Woking Industrial estate. In general, therefore, development is being encouraged at locations which would be accessible to emergency services in the event of a severe weather event.

Clear policy criteria should be set to ensure that in the event that Greenfield land is released, proposals address energy, transport and flooding issues. This may best be achieved by requiring an environmental impact assessment to include consideration of climate change in all subjects deemed to be 'significant'.

Social and Community infrastructure

14. Tariff based system to ensure appropriate developer contributions are made and used as appropriate over the life of the Plan

The most sustainable action would be one which did not promote growth. National and regional policy, however, require Woking to act as a regional economic and transport hub and to provide additional housing. The Preferred Options, therefore, seek to deliver an integrated mix of decent homes and focus housing, retail, employment and services in Woking Town Centre. The approach

is likely to maintain the strong economy and provide an opportunity to further improve public transport. Accessible to those most likely to be excluded and support of provision in areas where facilities and services are poor should be a key priority. Wider benefits to accessibility, notably improved transport and local provision should be sought if safeguarded sites are released.

New development should be located and its implementation planned in such a way as to allow for sustainable provision of water services and enable timely investment in sewage treatment and discharge systems to maintain the appropriate standard of water quality. Ensuring that water quality is maintained and improved, while accommodating new housing and economic development is a key challenge identified in the draft South East Plan. Thames Water requires a three to five year lead in time for provision of extra capacity and five to ten for a new water or sewage treatment works.

Given uncertainty over the need for additional provision, the specific infrastructure Preferred Option seeks to provide a fund for necessary infrastructure when a need is identified, maximising the prospect of necessary infrastructure being funded. The new Planning Obligations Circular (05/05) allows this.

Securing the reduction of household waste and increased recycling is predominantly a matter of education and consumer choice. Planning can assist by ensuring appropriate facilities are provided and that developments facilitate the separate storage and collection of materials. There are benefits of concentrating development in Woking Town Centre and existing urban areas in that these are accessible for bulk, economic collection. However, mixed high density development may present difficulties for storage of different wastes from different streams (trade and domestic) and in high volumes. On balance, it is considered that the likely impact will be positive due to accessibility.

In implementing Actions 8, 10 and 13, policy should ensure appropriate opportunities for facilitating the storage and collection of waste are taken.

The preferred actions are likely to deliver an improved built environment and should, consequently ensure communities are suitably provided for in the long term.

Proposed mitigation measures

This section of the FSAR considers how the DPD can be adapted and supplemented to ensure as many benefits can be delivered as possible. The recommendations reflect the areas which have previously been identified, at pages 15 and 16, as significant in terms of likely impacts on the Borough.

Initially, WBC Officers considered the recommendations with a view to amending the strategy in the DPD. Following further consideration of the findings of the SA, indicative policies have also been prepared. The following account details the recommendations, amendments and considers how whether the indicative policies address the issues raised.

Changes to the Strategy

Appraisal identified the need to make a more definitive statement about climate change, suggesting text: 'Requirement for new development to address climate change issues such that the long term consequences of climate change can be identified and planned for, solutions or appropriate mitigation for problems found and opportunities acted upon. Policy should encourage the use of the most efficient and least polluting fuel for transport'.

The principle of a more definitive statement is supported by Woking Borough Council and the text of the Core Strategy has been amended. Whilst the Ten Year Transport Plan for the UK (ODPM 2004) requires better quality, less polluting buses it is considered that including a requirement for the Core Strategy to encourage the least polluting fuel for transport is beyond the legislative scope of the LDF.

The amended text does not detail the Council's approach to responding to the consequences of climate change. PPS1, PPS12, the UK's Shared Framework for Sustainable Development (One Future Different Paths) and Securing the Future, Delivering the UK Sustainable Development Strategy require consideration of this. The advice of the Government is that there are likely to be more severe weather events. A recommendation of the Draft FSAR, therefore, was to include reference in the Generic DC Policies DPD to the need to 'climate proof' new development through consideration of issues such as the security and affordability of energy supply, particularly to elderly (to heat and cool homes); and to the operation of infrastructure during flood events. The indicative policies include such a reference at GDC1 h).

Benefits may also arise, such as the ability to grow and market different agricultural produce. These are less predictable and beyond the scope of planning to influence or prepare in advance. The Climate Neutral Development SPD is considered to be an excellent and forward thinking initiative that will keep Woking Borough Council at the forefront of policy and thinking in this area, however. The SPD could include a consideration of potential opportunities.

Policy recommendations

Housing

1. The Sustainable Communities Plan requires an integrated mix of decent homes of different types and tenures to support a range of household sizes, ages and incomes. In addition to meeting the targets for the level of provision of housing, therefore, the Core Strategy should identify the achievement of an integrated mix of decent homes as an objective. This would also comply with the guidance note 'The Planning system and Crime Prevention' (ODPM 2004).

The Government advises that the LPA should work with developers, social landlords and other stakeholders to achieve this aim. In Woking, much housing will be delivered through the redevelopment of smaller sites in existing urban which already have mixed tenures and types. In addition, introducing smaller units is likely to complement the older, larger housing stock. It is more likely, therefore, that this recommendation will be most significant to the provision of new homes on Greenfield sites should they be released. Whilst these sites would be released for larger, family homes, a mix of tenures and sizes will be required. Indicative policy D11 makes an appropriate reference to mixing housing types.

Policy in the subsequent Affordable Housing SPD and the Planning Obligations SPD would also need to consider the provision of affordable housing for key public sector workers and to consider the needs of the elderly and ethnic minorities. This would build on the indicative policy D10.

2. Accessibility and local service provision would be important should safeguarded Greenfield sites be released. Indicative policy D16 should clarify whether these sites would be treated as a district centre
3. A full risk assessment and consideration of the impact on the water environment would be needed should the safeguarded Greenfield sites be released. Whilst indicative policies GDC1 and A3 set out a basis for this to be achieved, in bringing forward individual sites it is likely that the sequential and/or exceptions tests in the draft PPS25 would need to be met.
4. The Government requires all homes to meet the Decent Homes Standard by 2010. The Woking Housing Strategy identifies a key part of delivering this as improving the Council's own housing stock. There is little the LDF can do to improve housing in private ownership. Woking Borough Council should, however, consider whether the findings of the County Council's pilot accessibility study identify any opportunities to improve the economic viability of investing in unfit homes by improving accessibility.

Economy

5. Access to jobs and services is a key objective of the Ten Year Transport Plan. Surrey County Council's pilot accessibility study will identify whether there are any areas which are disadvantaged in terms of accessibility to employment. Whilst Woking enjoys high levels of employment and generally good accessibility, there may be isolated areas of lower employment. The Core Strategy should set maintaining or improving accessibility to employment from more deprived areas as an objective. Subsequent documents in the LDF could then seek to address any issues arising from the pilot accessibility study for Woking.

Retail

6. The Core Strategy should encourage mixed uses in Woking Town Centre. This would improve the vitality of the Town Centre as well as social integration and natural surveillance. Indicative policies G9 and E13 encourage mixed use.
7. Access to jobs and services is a key objective of the Ten Year Transport Plan. Surrey County Council's pilot accessibility study will identify whether there are any areas which are disadvantaged. The Core Strategy should identify accessibility to local, affordable services from more deprived areas as an objective.

The baseline indicates, however, that most areas in Woking are well served by public transport. The pilot accessibility study will identify whether problems exist and, subsequently, where areas with accessibility problems are. Subsequent documents in the LDF could then seek to address any issues arising from the pilot accessibility study for Woking.

Geographical Extent of Woking Town Centre

8. The extension of Town Centre redevelopment along Goldsworth Road, Walton Road and Guildford Road may result in the loss of family homes and their being replaced by smaller units. Since this may hasten the requirement to release Greenfield land, policy should be clear about the extent to which this is appropriate. In addition, sustainability monitoring should provide details of demand for different housing types such that the impact of this policy can be assessed.

Public Open Space

9. In its aim to deliver public open space and recreational opportunities, the Core Strategy DPD should recognise the relationship between delivering improved accessibility whilst enabling 95% of SSSIs to attain a level of favourable condition by 2010 whilst delivering improved accessibility. The Thames Basin Heaths Based Delivery Project will be an important initiative in helping achieve this.

Indicative policies A1 and A2 address the issue to an extent. Clarification should be provided in the final DPD with respect to the fact that development need not necessarily be within or adjoining the protected area to have an impact. The Parking SPD and later guidance could build on this by seeking to encourage accessibility to the least sensitive parts of protected sites.

10. Woking Town Centre is surrounded by much good quality open space which is not the subject of national ecological designations. The Core Strategy should identify the need to monitor and consider incremental impacts associated with additional Town Centre residents using these areas for recreation. The draft FSAR recommended that policies should identify when it may be appropriate to include consideration of the cumulative impact of recreational use on these areas. Indicative policy GDC1 g) implies a level of protection. The Parking SPD and later guidance could build on this by seeking to encourage accessibility to the least sensitive parts of protected sites.

11. Appropriate targets should be identified and monitored for open space in Woking. This would build on the PPG17 audit and use the Accessible Natural Greenspace targets of English Nature as a point of reference. The draft FSAR recommended that the Core Strategy should state the objective of ensuring appropriate delivery of open space in new development and subsequent DPDs should identify the specific requirements.

Indicative policies GDC1, GDC6, A1, A2, B5, G18, G20 and G21 provide a sound basis on which this objective can be pursued, particularly in the Allocations DPD.

Transport

12. The Core Strategy will seek to enhance accessibility to the Town Centre. The requirement for further and more focused action will emerge following the completion of the accessibility study by Surrey County Council. Subsequent DPDs should include policy such that a suitable response can be made to

assist areas which emerge as having accessibility problems in combination with being classed as the most deprived.

Indicative policies GDC3, D9, E13, F16 and G19 provide a basis for delivery. Indicative policy H23 can develop this further.

13. A balance must be found in the Parking Standards SPD whereby parking standards can be reduced in Woking Town Centre whilst maintaining accessibility and choice for all.

Built environment

14. The draft FSAR recommended that the following points should be considered to supplement the Preferred Options for the Core Strategy DPD:

- appropriate road safety measures are incorporated to all development (as required by the Ten Year Transport Plan for the UK)
- a sense of place is retained and enhanced, particularly where large retail mixed developments may be proposed to ensure (Sustainable Communities Plan)
- identify opportunities to enhance the urban environment, provide cultural facilities and accessible greenspace (Sustainable Communities Plan)
- where historical assets may be lost, clarify when recording is appropriate as opposed to preservation and how this should be undertaken (PPG16)
- Conservation Area Character Appraisal for every Conservation Area (PPG15)
- minimisation of light pollution in keeping with guidance from the Institute of Light Engineers

These have subsequently been addressed by indicative policies GDC3, GDC1a, G18, G20, GDC1 e) and GDC4. Design criteria will be set out in a Streets and Spaces Strategy for Woking Town Centre and can build on this. An appropriate approach for archaeology and Conservation Area Appraisals should also be sought.

Natural Environment

15. The link between plan level SEA and project level EIA can be enhanced through setting out policy for the likely scope of an environmental impact assessment. In doing so policy should also clarify how Appropriate Assessment, which is required by the Habitats Regulations, can form a part of

the EIA. The Core Strategy could identify the intention to set the scope of EIA in two instances: generic advice in the development control policies SPD and in DPDs where allocations will be identified. An example would where safeguarded sites are released. In such case, the appropriate DPD could identify the need to consider at least the following:

- Hydrogeology
- Habitat and species surveys
- Impact on any SSSI within 3km
- Transport
- Potential consequences of climate change

16. General policy for all development should include the following:

- appropriate action with respect to protected species
- restoring and recreating habitats
- accessibility of open space
- protection of Ancient Woodland
- improved woodland management
- consideration of returning planted and other woodland to heathland
- incremental recreational impacts on SSSIs within 3km of Woking Town Centre
- incremental impacts on locally designated sites
- the link between creating new wildlife habitats in new areas of public open space

Indicative policies A1 and A2 address part of this issue. Clarification could be provided in the final DPD with respect to how other elements may be addressed.

Climate Change

17. See 'Changes to the Strategy' above.

Social and Community infrastructure

18. Planning Circular 05/05 allows contributions to be sought on the basis that a proposed development would place demands on infrastructure. The proposed tariff based system could, therefore, be used to specifically support district heating should the development be in an appropriate location. The Core Strategy could identify this as appropriate and an important aspect of the Council's Climate Change Strategy.

19. The draft FSAR recommended that the Core Strategy could identify any known requirement with respect to the need to provide additional water infrastructure in order to support new development. Indicative policy GDC5 outlines how Planning Obligations would be used to secure community benefits. Water infrastructure could be listed if necessary. The Council's Planning Obligations Supplementary Planning Document would then build the detail of this requirement.
20. Woking Borough Council should seek to achieve an excellent understanding of the balance required in seeking community benefits, other commitments and commercial viability. Benefits and other commitments include:
- remediation of contaminated land
 - Affordable Housing, with reference to the Knight Frank Report, 'the Economics of Affordable Housing in Surrey', October 2003
 - Biodiversity and open space
 - Energy efficiency
 - Grey and rain water collection and SUDS
 - Waste storage for separated collection of materials
21. The baseline indicates that most areas in Woking are served by a basic level of public transport. The pilot accessibility study for Woking will identify whether problems exist. Subsequent documents in the LDF could then seek to address any issues arising. This might include improving public transport, walking and cycling provisions to ensure benefits to problem areas are maximised, particularly where these include deprived areas (defined as the top 20% in the Index of Multiple Deprivation)

Sustainable construction and design

22. The Climate Neutral Development SPD is an excellent initiative. The Core Strategy indicative policies set out key principles in GDC1 and GDC2. The SPD could build on these to include:
- Provide information with respect to the availability and suitability of sustainably sourced products
 - What is required/recommended with respect to locally/sustainably sourced building materials
 - Maximum reuse of construction materials when redevelopment occurs
 - Ensure buildings are designed to reduce the need for energy and maximise use of renewable energy throughout the buildings entire life cycle

- Energy performance of new developments

General design

23. The draft FSAR recommended that the Core Strategy should identify the link between design and crime. This has been included in indicative policy GDC1 k). Subsequent DPDs could build on advice in Planning and Crime Prevention (ODPM 2004) to ensure design criteria identifies how to reduce crime in more specific instances.

Indicators and monitoring

24. Recommended indicators for monitoring are set out in Table 2, page 44. It is recommended that the following actions are also taken:

- The existence of archaeology often remains unknown until after key development decisions have been taken. An indicator has been devised which aims to inform the position. A more sophisticated indicator may be needed
- There is no reliable data for bird populations. The RSPB and Surrey Wildlife Trust may advise with respect to an appropriate proxy indicator.
- There is no data for a number of transport indicators, including a key indicator for the Core Strategy: 'Access to and frequency/reliability of public transport'. Woking Borough Council will work with Surrey County Council to improve the availability of data.
- The indicator 'Use of sports/leisure facilities, local parks and open spaces' needs to be broken down to identify whether any areas are deprived
- There is no irrefutable evidence as to the likely economic impact of reduced parking standards. Evidence should be collected.
- There is no indicator concerning provision of homes for the elderly

Uncertainties and risks

Some impacts can be controlled in a simple manner such as requiring a window frame to be constructed in a style and material appropriate to an historic setting. Others, such as traffic behaviour are influenced by numerous factors and are more difficult to control and, therefore, predict. There is an inherent uncertainty about some predicted impacts. The risk of making a wrong judgement in appraisal is limited to an extent by using and maintaining up to date and relevant baseline data and through wide consultation with specialists.

Monitoring of impacts, consequently, has a number of functions:

- inform how well the LDF is performing
- identify whether actual impacts are what was predicted
- identify any impacts that require action to reverse undesirable impacts

The following section identifies indicators which will provide evidence with respect to how Core Strategy policies are affecting key significant sustainability objectives. An Annual Sustainability Monitoring Report will provide data relating to these and a wider view of sustainability.

6. IMPLEMENTATION

Links to other plans and programmes and the project level

Following consultation on the Preferred Options, Woking Borough Council Officers will develop policies and advice which will form the Core Strategy. Once adopted, Core Strategy policies will provide a framework for taking decisions on development proposals and the basis for further development plan documents (DPDs), Area Action Plans and Supplementary Planning Documents.

The documents will support and be supported by each other and:

- Building Regulations
- Community Strategies
- Regional Spatial Strategy
- Surrey County Council Minerals LDF
- Surrey County Council Waste LDF
- Surrey County Council Local Transport Plan

Proposals for monitoring

Compliance with the SEA Directive

Article 10 of the SEA Directive requires monitoring of significant environmental impacts to identify at an early stage unforeseen adverse effects and be able to undertake appropriate remedial action.

The first formal Annual Sustainability Monitoring Report (ASMR) will be produced in 2006 and will record data for most SA Objectives. The indicators which will help monitor significant economic and social, as well as environmental effects of the Core Strategy DPD are set out in Table 2, below.

A section of the ASMR should detail how the DPD is performing against these indicators and whether any action is required to improve that performance. Data for some of the indicators is not yet available and proxy indicators are being sought for other indicators where data has not been forthcoming. For these reasons and because this is the first proposal for a data set for an ASMR, it is anticipated that indicators may be amended, replaced or deleted over time. In response to a number of difficulties experienced in collecting baseline data, recommendations are made in this report on page 41.

Table 2 Key Indicators for Monitoring		
Issue	SA Objective	Indicators
Safeguarded Greenfield sites would be released should the need for affordable family housing be unmet by elsewhere	1	Affordable housing provision
		Number of households of the housing register
		Proportion of new dwellings by size and type
Suitable accommodation to help the elderly live independently	1	Indicator required
The Woking Town Centre focus should not be to the detriment of key services in more rural or deprived areas	2	Use of sports/ leisure facilities, local parks and open spaces
The Core Strategy aims to protect the floodplain and encourage the use of sustainable urban drainage systems and storm water storage	3	Number of planning applications for new residential and commercial development incorporating a Sustainable Urban Drainage System
		Number of properties at risk of flooding
The Woking Town Centre focus should not be to the detriment of key services in more rural or deprived areas	6	Provision of key services in the town and village centres
Achieving pdl targets and high density mixed uses should protect Greenfield land	7	Percent of new dwellings built on previously developed land
It may be difficult to achieve high density mixed use development and provide the desired increase in accessible open space and biodiversity improvements	9	Condition of SSSIs
It may be difficult to achieve high density mixed use development and provide the desired increase in accessible open space and biodiversity improvements	10	English Nature Natural Greenspace indicators
		Other greenspace identified in the PPG17 audit
Reduce the causes of climate change and prepare for its impacts	12	Emissions of greenhouse gases from energy consumption, transport, land use and waste management
	15	No of new dwellings incorporating grey water systems/ rainwater harvesting
	16	Capacity for production of energy from sustainable renewable sources

Issue	SA Objective	Indicators
The Basingstoke Canal is a sensitive water environment for ecological reasons and is in close proximity to the Town Centre. Water run off from roads and property in the Town Centre will need to be strictly controlled	15	Condition of SSSIs
		Rivers of Good and Fair chemical and biological quality
Woking Borough Council will need to work with Thames Water to ensure water infrastructure can keep pace with development	15	Per capita consumption of water
		Pressures on water resources allocation
There is no irrefutable evidence as to the likely economic impact of reduced parking standards	19	Indicator required
Improvements to transport should include reliable and affordable access from more deprived areas	19	Access to and frequency/ reliability of public transport
It is hoped the Core Strategy will facilitate improved viability of public transport and reduce the need to travel by private car to work or for services	20	Monetary investment in public transport, cycling and walking
		Number of planning permissions with Green Travel Plans

Option 1 – Baseline level of development set out in the Structure Plan.

Purpose: The purpose of this option is to reduce the rate of development to the lowest level possible commensurate with Surrey Structure Plan requirements, in order to minimise the impact on transport systems and other infrastructure. This option has limited impact on meeting identified housing need and forecast employment growth.

What would the Borough be like? The Borough would be least changed by this option. Overall population and employment would be only slightly increased. Future development in the town centre would be somewhat smaller in scale than the largest recent apartment developments.

Away from the town centre, new development would generally be at the lower end of the density range acceptable to the government, and would not result in significant changes in most localities. Where more major sites are developed, there will be significant change, but this will be localised.

Option 2 – Continuation of the current pattern of growth in the urban area – focussed on the town centre.

Purpose: The purpose of this option is to address housing need and employment forecasts, by permitting development at higher densities than existing development, particularly in the most sustainable location in and around Woking town centre. Development would be restricted to previously developed land in the urban area.

What would the Borough be like?: Woking Town Centre would change quite radically. Recent developments would be seen as setting the baseline for future development, and a number of significant new apartment or office developments would be built. The town centre might also be larger in area. New development would add significantly to the quality of design in the town centre. There could also be significant improvements in the offer of entertainment, leisure, hotel and institutional uses. Public transport into the town centre would be better, with a bigger market for services. However, the town centre would probably experience some increase in peak hour car traffic. The extent of this would depend on how many people switched to other modes of transport.

The rest of the Borough would change slightly more than in option 1, but would still be of very much the same suburban / village character as at present.

Option 3 – Continuation of the current pattern of growth in the urban area – focussed on the town centre – supplemented by release of one housing reserve site, and employment growth in existing employment areas.

Purpose: The purpose of this option is to:

- Address the limitations in the way option 2 meets housing needs of families by releasing one of the two housing reserve sites (land at Moor Lane, Westfield) for houses with gardens.
- Provide for the whole forecast growth in jobs in the Borough by promoting intensification in alternative locations away from the town centre.
- Enable the Borough to play a more important role in the area and region

What would the Borough be like? Woking Town Centre would change significantly as in option 2. There would also be change in the main employment areas, where intensification of development would be encouraged. This would be linked to material improvements in public transport, but these areas would still be likely to experience more traffic at peak hours than at present.

West Byfleet would grow as the Borough's "second centre", with more development approaching the scale (though not appearance) of Sheer House. This would still be quite a small centre, with low density residential areas remaining close to the centre.

Option 4 – Continuation of the current pattern of growth in the urban area – focussed on the town centre – supplemented by release of both housing reserve sites, and employment growth in existing employment areas.

Purpose: The purpose of this option is to maximise the provision of affordable housing for families by releasing both housing reserve sites – i.e. also land at Brookwood Farm. In all other respects it is the same as Option 3.

The following tables provide a review of the appraisal of the Core Strategy Issues and Options. It has been carried out by an independent consultant. Full details of the original appraisal are included in the Initial Sustainability Appraisal Report (June 2005) as Appendix 3. The following symbols have been used:

Symbol	Likely effect
++	Very beneficial
+	Beneficial
~	None/negligible
?	Uncertain
X	Negative

SA Objective 1

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

- Promote improvements in the availability and quality of the housing stock?
- Provide dwellings to allow local residents to remain within their communities?
- Provide adequate supply of affordable housing?
- Provide for a range of sizes and types of dwelling?

Option	1	2	3	4
Predicted impact	X	+	+	+

Given the rate of housing completions 2001 to 2005, the rate between 2005 and 2016 would be likely to be 200 per year for Option 1. Densities would be around 30 to 50 dwellings per hectare (dph) in the Borough, although Town Centre developments could be up to 100 dph. The ability to deliver affordable family housing would be limited.

For Option 2, completions would continue at around 280 per year. This would be promoted by higher densities around an 'enlarged' Town Centre and possibly elsewhere, where existing public transport would serve. Whilst affordable homes could be delivered in the form of apartments, it would remain difficult to deliver affordable family homes.

Option 3 would also continue the rate of completions at 280 pa. Higher densities would be permitted outside the centre, particularly West Byfleet, focussing on good public transport links. To meet the demand for family housing, one reserve greenfield site would be released. Annual completions would be around 345 dwellings and only slightly short of predicted need.

Option 4 is most likely to facilitate the provision of sufficient housing to meet the needs of the community and provide opportunities for local people and keyworkers in Woking Town Centre and other centres (CS Objective 3). Option 4 would continue the rate of completions at 280 pa and higher densities would be permitted outside the centre, particularly West Byfleet, focussing on good public transport links. To meet the demand for family housing, two reserve greenfield sites would be released. Annual completions would be around 370 dwellings and only slightly short of predicted need.

The Core Strategy should consider the needs of the elderly and ethnic minorities (CS Objective 10).

SA Objective 2

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

- Provide safe routes to schools?
- Encourage safe and attractive provision for walking and cycling?
- Enhance access to attractive spaces for informal recreation?
- Ensure adequate access to community facilities for all?

Option	1	2	3	4
Predicted impact	+	+	+	+

The Common Understanding of Needs and Infrastructure Survey indicates that no option is likely to result in adverse impacts on local services and facilities. Options 3 and 4 offer an opportunity to consolidate and improve services in West Byfleet (CS Objectives 2 and 8).

Whilst Options 3 and 4 may result in the loss of greenfield land, they provide an opportunity for the creation of accessible green space and may take pressure off Woking Town Centre relative to Options 1 and 2 (CS Objective 4).

The Core Strategy should consider the needs of the elderly and BMEs and ensure that suitable sites are made available for education, religious worshipping and community centres (CS Objective 10).

All options would facilitate increased employment and general standard of living. It would be necessary to set out the need to provide adequate infrastructure for Options 2 to 4.

Option 1 could focus improvement of unfit homes.

SA Objective 3

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

- Located development so as to avoid adding to flood risk and loss of natural floodplain?
- Make provision for flood defence measures?
- Encourage provision of SUDS?

Option	1	2	3	4
Predicted impact	~	X	X	X

Whilst Option 1 is unlikely to result in any significant change, all development must be the subject of assessment to ensure appropriate control and to identify any opportunities for enhancement. The impact of Options 3 and 4 on the water environment will require detailed consideration since development on greenfield land will alter the existing drainage patterns. Sites for both these options are likely to be in or adjacent to the floodplain.

SA Objective 4

Create and maintain safer and more secure communities

- Contribute to a safe, secure built environment?
- Improve road safety?
- Use design to reduce crime and fear of crime?
- Provide safe pedestrian routes to public transport nodes?

Option	1	2	3	4
Predicted impact	~	+	+	+

Option 1 does not provide any opportunity for significant improvements to the urban environment (CS Objective 7). Conversely, Options 3 and 4 may facilitate improvements to the urban environment and would not be limited to Woking Town Centre.

Options 3 and 4 offer an opportunity to consolidate and improve services in West Byfleet (CS Objective 8).

The Core Strategy should consider the needs of the elderly and BMEs and ensure that suitable sites are made available for education, religious worshipping and community centres (CS Objective 10).

SA Objective 5

Encourage opportunities for decision making and information for all

- Decision making based on a good understanding of the access needs of residents and visitors?

Option	1	2	3	4
Predicted impact	~	~	~	~

Indirect benefits would be delivered through improved accessibility and provision of local services.

SA Objective 6

Create and sustain vibrant communities

- Provides community and leisure facilities
- Helps reduce the number of deprived areas
- Provides key services in the town and village centres

Option	1	2	3	4
Predicted impact	+	++	+	++

Under Option 1 local communities would experience a modest rate of change with new development broadly in scale with that existing. Option 2 would equate to a slightly greater rate of change, with higher commercial and residential densities than Option 1. Option 3 and Option 4 would add to Option 2 by facilitating the development of West Byfleet as a second centre.

Options 1 and 2 support the focus of development in Woking Town Centre (CS Objective 1). Options 3 and 4 could undermine Core Strategy Objective 1 since they are based on development outside Woking Town Centre, but would bring benefits for West Byfleet. The Common Understanding of Needs and Infrastructure Survey indicates that no option is likely to result in adverse impacts on local services and facilities. Options 3 and 4 both offer an opportunity to consolidate and improve services in West Byfleet and meet housing and employment demand in two centres rather than just Woking Town Centre (CS Objectives 2, 5 and 8).

The Core Strategy should consider the needs of the elderly and ethnic minorities and ensure that suitable sites are made available for education, religious worshipping and community centres (CS Objective 10).

Whilst Options 3 and 4 may result in the loss of greenfield land, they provide an opportunity for the creation of accessible green space and may take pressure off Woking Town Centre relative to Options 1 and 2 (CS Objective 4).

Option 1 does not provide any opportunity for significant improvements to the urban environment (CS Objective 7). Conversely, Options 3 and 4 may facilitate improvements to the urban environment and would not be limited to Woking Town Centre.

For any options, policy would be required to ensure growth of population and services and facilities are matched.

SA Objective 7

Make the best use of previously developed land and existing buildings

- Encourage the development of previously developed land over greenfield land?
- Encourage reuse of existing buildings?
- Promote sustainable construction measures in all new development?
- Encourage higher densities in the urban area?

Option	1	2	3	4
Predicted impact	+	++	X	X

Options 1 and 2 support the focus of development in Woking Town Centre (Core Strategy Objective 1). Options 3 and 4 could undermine CS objective 1 since they are based on development outside Woking Town Centre (CS Objective 1).

SA Objective 8

Ensure that air quality continues to improve

- Where air quality is good or adequate, ensure the quality is maintained?
- Where air quality is poor, take proactive measures to improve it, particularly in AQMAs?
- reduce the quantity of pollutants released into the air
- Prevent unacceptable levels of noise or light pollution?

Option	1	2	3	4
Predicted impact	+	?	?	?

The lower level of growth proposed in Option 1 may limit growth of journeys by car and demand for energy and industry. Focussing development in Woking Town Centre may also strengthen the viability of the district CHP heating. There may be advantages of higher growth, however, as efficiencies can be built in to energy production and public transport improved. This will require clear guidance in policy. Options 3 and 4 may equate to more potential traffic, but development outside Woking Town Centre may disperse pollution.

SA Objective 9

Conserve and enhance biodiversity

- Protect and enhance valuable wildlife habitats and species, both statutorily protected and those of local value?
- Avoid fragmentation of habitats and encourage enhanced connectivity of habitats?
- Seek to secure enhancements to biodiversity in all new developments?

Option	1	2	3	4
Predicted impact	~	?	?	?

Whilst Options 3 and 4 are likely to result in the loss of greenfield land, they provide an opportunity for the creation of accessible green space and may take pressure off Woking Town Centre relative to Options 1 and 2 (CS Objective 4).

SA Objective 10

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

- Enhance access to sites of cultural interest, particularly by public transport?
- Preserve the setting and character of Listed Buildings, Conservation Areas, archaeological and historical structures and landscapes, e.g. parklands and gardens?
- Protect and enhance features that reflect the County Borough's distinctive heritage?
- Enhance the viability, vitality and attractiveness of urban centres and encourage their commercial renewal?
- Promote sensitive reuse of historic or culturally important buildings where appropriate?

Option	1	2	3	4
Predicted impact	~	?	+	?

No Greenfield sites would be developed under Option 1. Conversely, it would not provide any opportunity for significant improvements to the urban environment (CS Objective 7). Option 2 may facilitate the provision of public open space through legal agreements (section 106).

Options 3 and 4 would result in the loss of greenfield land, but would also facilitate improvements to the urban environment and would not be limited to Woking Town Centre. Options 3 and 4 offer an opportunity to consolidate and improve accessibility to and from West Byfleet (CS Objective 2).

SA Objective 11

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

- Prevent pollution of land and soils?
- Encourage remediation of contaminated land?
- Prevent soil erosion?

Option	1	2	3	4
Predicted impact	~	?	?	?

The level of growth in Option 2 may facilitate remediation of contaminated land. Options 3 and 4 would also achieve this, but are likely to result in the loss of greenfield land.

SA Objective 12

Reduce the causes of climate change and prepare for its impacts

- Reduce the quantity of greenhouse gases released into the air?
- Take into account the predicted effects of climate change?

Option	1	2	3	4
Predicted impact	X	X	X	X

Any growth will lead to the emission of greenhouse gases. For all cases measures to control emissions, reduce energy consumption, increase renewable energy production and to encourage sustainable construction techniques. Option 1 may stabilise traffic pollution. Options 3 and 4 may lead to more overall traffic, but also improve the viability of public transport.

SA Objective 13

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

- Minimise demand for primary minerals and aggregates?
- Source construction materials locally?
- Provide for the purchase of goods and use of services locally?

Option	1	2	3	4
Predicted impact	+	++	+	+

Reusing existing buildings may be the most sustainable in terms of consumption of resources during construction (CS Objective 6). Options 1 and 2 may provide a focus for this. Reuse is not excluded in Options 3 and 4. They also offer an opportunity to consolidate and improve services in West Byfleet (CS Objective 8 and 9).

SA Objective 14

Reduce waste generation and disposal and achieve management of waste

- Reduce waste generation?
- Promote reuse and recycling of materials?
- Promote alternative methods to landfill for waste disposal?
- Facilitate development of recycling and processing enterprises?
- Provide for accessible recycling facilities?

Option	1	2	3	4
Predicted impact	?	?	?	?

All four Options propose a level of growth that implies an increase in waste. Reusing existing buildings may be the most sustainable in terms of consumption of resources during construction (CS Objective 6). Should Options 1 or 2 be taken forward, this would need to be a requirement of redevelopment. Options 3 and 4 offer an opportunity to consolidate and improve facilities in West Byfleet (CS Objective 8).

SA Objective 15

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

- Reduce polluted runoff?
- Where possible encourage sustainable drainage solutions to control run-off and soil erosion?
- Safeguard water resources to maintain river flows and wetlands?
- Maintain and where possible improve surface and groundwater?
- Encourage sustainable water measures in all new developments?

Option	1	2	3	4
Predicted impact	?	X	X	X

Also see SA Objective 3.

Higher rates of growth in 2, 3 and 4 are likely to result in greater demand for water. The introduction of SUDS and water harvesting would be important for all options. The use of Greenfield sites in Options 3 and 4 would disturb natural drainage systems, requiring extensive mitigation and infrastructure.

There are positive connections between water quality and SA Objective 9, biodiversity.

SA Objective 16

Increase energy efficiency and the proportion of energy generated from sustainable renewable sources in order to ensure energy resources management

- Reduce the number of trips made by private car or lorry (including provision of alternatives)?
- Support the development of renewable energy generation, while protecting the environment?
- Promote the use of renewable energy / fuels in all new development?
- Promote energy efficiency throughout the design of new development?

Option	1	2	3	4
Predicted impact	?	+	?	?

Higher levels of growth are likely to require more energy (CS Objective 6). It would be easier, however, to ensure new buildings meet energy efficiency standards than it would be to retrofit older properties.

High density mixed use development (Option 2) in Woking Town Centre would be most likely to support district heating and other renewable energy provision.

Improved public transport would reduce the overall use of energy for travel.

SA Objective 17

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

- Provide for the needs of business (such as range of premises, land, infrastructure and services)?
- Provide for the needs of indigenous businesses and skills?
- Encourage indigenous growth of SMEs?
- Encourage urban and rural diversification into key growth sectors?
- Encourage provision of jobs accessible to residents?
- Encourage diversity and quality of employment?
- Accommodation improved provision of education facilities?
- Facilitate and encourage the building of a skilled local workforce?
- Promote lifelong learning and training, accessible to all?

Option	1	2	3	4
Predicted impact	X	?	+	+

Option 1 would result in a gradual renewal of the urban fabric, but is not likely to be able to resolve the problem of industrial estates and business parks being located where public transport is poor. Some secondary employment sites are likely to be lost to housing redevelopment. Option 1 may limit opportunities for economic growth. Whilst Option 2 may provide a better balance through higher density commercial redevelopment, this is not likely to be sufficient to accommodate the forecast increase in jobs in the local area.

Options 3 and 4 both offer an opportunity to meet housing and employment demand in two centres rather than just Woking Town Centre (CS Objective 5). Sufficient business premises are likely to be available to accommodate forecast growth in jobs to 2016.

Options 2, 3 and 4 would be most likely to attract new commercial development and provide opportunities for employment and attraction of a skilled workforce.

SA Objective 18

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 local centres

- Enhance the viability, vitality and attractiveness of urban centres and encourage their commercial renewal?

Option	1	2	3	4
Predicted impact	?	+	+	+

The Common Understanding of Needs and Infrastructure Survey (PPG17 Audit - reference, date? – into baseline) indicates that no option is likely to result in adverse impacts on local services and facilities. Options 3 and 4 both offer an opportunity to consolidate and improve services in West Byfleet and meet housing and employment demand in two centres rather than just Woking Town Centre (CS Objective 5 and 8).

Option 1 may not provide sufficient jobs commensurate with economic growth predictions.

New commercial development provides opportunities for employment and attraction of a skilled workforce. Increased commercial densities and range would provide job opportunities for local people. Development in West Byfleet would provide employment.

Improved access would support the local economy. New housing would support local economy. Both these actions would help attract skilled workforce, some living locally.

SA Objective 19

Minimise the adverse impact of emissions arising from the use of transport

- Reduce road congestion?
- Enhance travel choice?
- Reduce the need to travel?

Option	1	2	3	4
Predicted impact	X	?	+	?

Transport constraints may limit growth and the consolidation of Woking Town Centre as a hub in the long term in Option 1. Options 2, 3 and 4 would facilitate higher densities in an enlarged Town Centre. Proactive support for high density development in town centre which delivers design objectives and makes major contribution to meeting housing, employment and retail needs. Major scheme to improve transport interchange – linked to ongoing public transport improvements.

Option 1 - Lack of substantial public transport investment likely to maintain levels of car journeys (CS Objective 9). Options 3 and 4 offer an opportunity to consolidate and improve services in West Byfleet (CS Objective 8). Increased traffic in W. Byfleet. Reserve sites less accessible. Potential for live work units.

SA Objective 20

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

- Reduce road congestion?
- Enhance travel choice?
- Reduce the need to travel?

Option	1	2	3	4
Predicted impact	X	?	+	?

Given existing levels of peak hour congestion, and the lack of viable alternatives for many journeys, Option 1 assumes that a rate of development at the baseline level is best. Any transport improvements over the plan period which provide a better choice of modes may then stabilise or even reduce peak hour congestion. Option 1 is less likely, however, to facilitate the delivery of improved public transport (CS Objective 1).

Option 2 assumes that significant numbers of peak hour journeys can be switched to non-car modes over the next ten years. This will be achieved by a high level of investment in public transport walking and cycling, including park and ride, and travel plans for schools and major employers, and possibly park and ride. It will be backed up with very restrictive parking standards for new development. This switch means that higher than baseline levels of development can be accommodated without worsening peak hour congestion.

Option 3 assumes that significant numbers of peak hour journeys can be switched to non-car modes over the next ten years – for journeys to both Woking Town centre and West Byfleet. This will be achieved by a high level of investment in public transport walking and cycling, and travel plans for schools and major employers, and possibly park and ride. It will be backed up with very restrictive parking standards for new development. This means that higher than baseline levels of development can be achieved without worsening peak hour congestion. Options 3 and 4 offer an opportunity to consolidate and improve services in West Byfleet (CS Objective 8). Assuming an increased level of transport infrastructure is a prerequisite for Options 3 and 4, there are likely to be benefits (CS Objective 9).

Restrictive parking standards would be a key part of the strategy for any option.

The appraisal tables refer to the individual points of the Preferred Options as 'actions'. The actions are numbered as identified below.

1. Housing

Overall Scale of Development (1)
Location of Housing Development (2)
Affordable Housing (3)

2. Economy

Overall Scale of Growth (4)
Location of growth (5)

3. Retail (6)

4. Geographical Extent of Woking Town Centre (7)

5. Public Open Space (8)

6. Transport (9)

7. Built environment (10)

8. Natural Environment (11)

9. Climate Change (12)

10. Social and Community infrastructure (13)

The following symbols have been used:

Symbol	Likely effect
++	Very beneficial
+	Beneficial
~	None/negligible
?	Uncertain
X	Negative

Strategic and Project levels

This appraisal is strategic. It is not considered to be appropriate to assess the details of individual development proposals or briefs as would be in an environmental impact assessment. The site specific details for site allocations, for example would be explored in a separate DPD.

The SA will flag up key issues and suggest criteria that would form the basis of policy detail in the Core Strategy and in subsequent DPDs.

SA Objective 1

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

Sub objectives

- Promote improvements in the availability and quality of the housing stock?
- Provide dwellings to allow local residents to remain within their communities?
- Provide adequate supply of affordable housing?
- Provide for a range of sizes and types of dwelling?

Action	1	2	3	4	5	6	7	8	9	10	11	12	13
Predicted	++	++	++	?	?	?	?	~	~	~	~	+	~

Actions 1 and 3 are likely to result in sufficient housing being provided to meet housing need since safeguarded greenfield sites would be released to meet family housing demand. These actions would also allow for demand in urban areas outside Woking Town Centre to be met by redevelopment of older industrial and institutional sites or other previously developed land. Action 7 will facilitate further provision of smaller households near Woking Town Centre, but could result in the loss of family households. Action 3 is likely to increase the overall supply of affordable housing. Action 12 would support Action 3 by providing potential housing land in an accessible location. The combination of actions seeks to achieve the optimum provision based on evidence such as the Knight Frank Report (The Economics of Affordable Housing in Surrey, October 2003).

Development in the Town Centre for employment and retail uses may compete with land for housing.

Achieving open space (Action 8) and enhancements to biodiversity (Action 11) within high density development may be difficult and could have an impact on development viability overall provision of housing.

SA Objective 1

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

Recommendations

1. Policy could include a commitment to provide affordable housing for key public sector workers.
2. In order that Actions 3, 4, 5 and 6 can also make a positive contribution to SA Objective 1, mixed use development should be encouraged.
3. The findings of the Knight Frank report will be useful in devising specific policies since. Policy should aim to find a balance between SA Objective 1 and the provision of open space and other objectives such as improving biodiversity, energy efficiency/the use of renewable energy, and improved public transport; as well as ensuring appropriate infrastructure provision can be provided.
4. Policy should aim to ensure good social mixing, particularly where developer contributions have been pooled.

Action	1	2	3	4	5	6	7	8	9	10	11	12	13
Predicted	++	++	++	?	?	?	?	~	~	~	~	+	~

SA Objective 2

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

- Provide safe routes to schools?
- Encourage safe and attractive provision for walking and cycling?
- Enhance access to attractive spaces for informal recreation?
- Ensure adequate access to community facilities for all?

Action	1	2	3	4	5	6	7	8	9	10	11	12	13
Predicted	+	+	+	+	+	+	~	+	+	+	+	+	+

The main focus of housing, retail, employment and service provision would be Woking Town Centre. As this is the most accessible single location, the overall impact is likely to be positive on SA Objective 2. Although Woking does not have a single area that is within the 20% most deprived nationally, it still contains pockets of relative deprivation. The Core Strategy must address the spatial aspect of social exclusion and accessibility. This consideration would also be important should safeguarded greenfield sites be released. Actions 8 to 13 would consolidate and enhance benefits, providing accessible recreation opportunities for all and an improved, more secure built environment.

Action 7 will facilitate further provision of smaller households near Woking Town Centre, but could result in a small loss of family households, increasing the need to release greenfield sites. The consequences of this are likely to be negligible and are, therefore, considered collectively under SA Objective 9.

SA Objective 2

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

Recommendations

1. Policy should seek to address accessibility to and from more deprived areas and to support and improve local services
2. Accessibility and local service provision would be important should safeguarded Greenfield sites be released
3. Policy criteria should aim to ensure a good mix of housing types and that accessibility, infrastructure and other service needs can be met

Action	1	2	3	4	5	6	7	8	9	10	11	12	13
Predicted	+	+	+	+	+	+	~	+	+	+	+	+	+

SA Objective 3

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

- Located development so as to avoid adding to flood risk and loss of natural floodplain?
- Make provision for flood defence measures?
- Encourage provision of SUDS?

Action	1	2	3	4	5	6	7	8	9	10	11	12	13
Predicted	+	?	+	+	?	+	?	+	~	+	+	+	+

The focus of housing, retail, employment and service provision would be Woking Town Centre and other existing developed areas. Action 2 supports this principle in general but may allow development on or near the flood risk areas.

Extension to or more intensive development of Byfleet Business Parks and additional units in Old Woking could have adverse impacts.

All development will need to be considered against detailed policy criteria to ensure run off is minimised and that buildings use water efficiently and without polluting ground water. Redevelopment may provide opportunities to improve urban drainage by slowing run off and collecting grey and rain water. An important factor will be to minimise surface area used for parking. It may also be possible to locate additional drainage systems in public open space in areas suffering from drainage problems (Action 8). Actions 10 to 13 are likely to improve the ability of Woking to continuing operating in the event of a flood.

Reducing the need to travel and increasing the use of public transport would have a positive, but marginal impact due to indirect benefits through reducing climate change emissions (Action 9).

SA Objective 3

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

Recommendations

1. A full risk assessment and consideration of the impact on the water environment would be needed should the safeguarded greenfield sites be released
2. All development will need to be considered against detailed policy criteria to ensure run off is minimised and that buildings use water efficiently and without polluting ground water. Minimising surface area used for parking, additional drainage systems in public open space in areas suffering from drainage problems, grey and rain water collection are key actions

Action	1	2	3	4	5	6	7	8	9	10	11	12	13
Predicted	+	?	+	+	?	+	?	+	~	+	+	+	+

SA Objective 4

Create and maintain safer and more secure communities

- Contribute to a safe, secure built environment?
- Improve road safety?
- Use design to reduce crime and fear of crime?
- Provide safe pedestrian routes to public transport nodes?

Action	1	2	3	4	5	6	7	8	9	10	11	12	13
Predicted	+	+	+	+	+	+	+	?	+	+	+	~	+

Actions 1, 2, 3 and 7 seek to deliver an integrated mix of decent homes. The focus of retail, employment and services in Woking Town Centre seeks to maintain the strong economy and further improve public transport (actions 4, 5 and 6).

Actions 8, 10, 11 and 13 would deliver open space and biodiversity. Action 12 may make a small contribution, but nonetheless be supportive. Whilst such improvements to the built environment may encourage more sociable behaviour, design criteria should be clear about how this can be achieved whilst minimising opportunities for crime. Design criteria will also be required to ensure that in improving transport appropriate road safety measures are incorporated (Action 9).

When aggregated, the Preferred Options seek development that facilitates a balanced use of Woking Town Centre throughout the day and by different sectors of society. This will improve social integration and natural surveillance.

SA Objective 4

Create and maintain safer and more secure communities

Recommendations

1. Improvements to the built environment may encourage more sociable behaviour. Policy should ensure design criteria is clear about how benefits can be maximised
2. Design criteria will also be required to ensure that in improving transport appropriate road safety measures are incorporated
3. Mixed development should be encouraged which facilitates a balanced use of Woking Town Centre throughout the day and by different sectors of society to improve social integration and natural surveillance

Action	1	2	3	4	5	6	7	8	9	10	11	12	13
Predicted	+	+	+	+	+	+	+	?	+	+	+	~	+

SA Objective 5

Encourage opportunities for decision making and information for all

- Decision making based on a good understanding of the access needs of residents and visitors?

Action	1	2	3	4	5	6	7	8	9	10	11	12	13
Predicted	+	+	+	+	+	+	+	+	++	+	+	+	+

The focus of development would be on the single most accessible location, Woking Town Centre. The availability of services and information in the Town Centre would be of benefit to all. Some areas and sectors of society will require local services, however. Action 9 seeks to address accessibility to and from these areas.

SA Objective 5

Encourage opportunities for decision making and information for all

Recommendations

1. Policy should also seek to support and improve local services generally
2. Policy should also seek to support and improve local services should safeguarded greenfield sites be released

Action	1	2	3	4	5	6	7	8	9	10	11	12	13
Predicted	+	+	+	+	+	+	+	+	++	+	+	+	+

SA Objective 6

Create and sustain vibrant communities

- Provides community and leisure facilities
- Helps reduce the number of deprived areas
- Provides key services in the town and village centres

Action	1	2	3	4	5	6	7	8	9	10	11	12	13
Predicted	+	+	+	+	?	?	+	++	++	+	+	+	+

Actions 1, 2 and 3 seek to deliver an integrated mix of decent homes. For actions 1 to 7 the focus of housing, retail, employment and services in Woking Town Centre seeks to maintain the strong economy and further improve public transport. This is likely to result in a vibrant Town Centre to the benefit of the largest population in the Borough. Focussing all growth in the Town Centre may, however, limit opportunities in suburban and more rural parts of Woking Borough. Policy should seek to ensure the Town Centre is accessible to those most likely to be excluded and to support new provision in areas where facilities and services are poor. Actions 8 and 9 are key elements to this. Wider benefits to accessibility (improved transport and local provision) should be sought if safeguarded sites are released.

Actions 8, 10, 11, 12 and 13 are likely to deliver an improved built environment and should, consequently improve communities.

SA Objective 6

Create and sustain vibrant communities

Recommendations

1. Policy should seek to ensure the Town Centre is accessible to those most likely to be excluded and to support new provision in areas where facilities and services are poor. Actions 8 and 9 (improved public transport and provision of public open space) are key elements to this.
2. Wider benefits to accessibility (improved transport and local provision) should be sought if safeguarded sites are released.

Action	1	2	3	4	5	6	7	8	9	10	11	12	13
Predicted	+	+	+	+	?	?	+	++	++	+	+	+	+

SA Objective 7

Make the best use of previously developed land and existing buildings

- Encourage the development of previously developed land over Greenfield land?
- Encourage reuse of existing buildings?
- Promote sustainable construction measures in all new development?
- Encourage higher densities in the urban area?

Action	1	2	3	4	5	6	7	8	9	10	11	12	13
Predicted	+	+	+	+	+	+	+	?	+	?	?	?	+

Actions 1 to 7 all seek to focus development and higher density development in Woking Town Centre and other urban areas. These actions seek to pursue this focus whilst allowing market forces to dictate the balance of housing with employment and service land uses. Greenfield land will only become available to meet the specific needs of family housing. Improved infrastructure and transport integration are likely to enhance the viability of urban centres (Actions 9 and 13).

Woking Borough Council should seek an excellent understanding of the balance required in seeking benefits through Actions 8, 10, 11 and 12 and commercial viability.

SA Objective 7

Make the best use of previously developed land and existing buildings

1. Policy should set specific targets or criteria to ensure building materials are sourced locally where possible and otherwise from sustainable sources
2. Woking Borough Council should provide information with respect to the availability and suitability of sustainably sourced products
3. Policy should seek to ensure buildings are designed to reduce the need for energy and maximise use of renewable energy
4. Action 13 should specifically support district heating
5. Woking Borough Council should seek to achieve an excellent understanding of the balance required in seeking benefits through Actions 8, 10, 11 and 12 and commercial viability.

Action	1	2	3	4	5	6	7	8	9	10	11	12	13
Predicted	+	+	+	+	+	+	+	?	+	?	?	?	+

SA Objective 8

Ensure that air quality continues to improve

- Where air quality is good or adequate, ensure the quality is maintained?
- Where air quality is poor, take proactive measures to improve it, particularly in AQMAs?
- Reduce the quantity of pollutants released into the air
- Prevent unacceptable levels of noise or light pollution?

Action	1	2	3	4	5	6	7	8	9	10	11	12	13
Predicted	X	X	?	X	X	X	X	~	+	~	~	+	~

The baseline indicates that the main source of air pollution is vehicle movements. Focusing development in existing urban areas (Actions 1 to 7), especially Woking Town Centre, will support and facilitate the use and development of public transport. However, without substantial improvements to public transport availability and cost, the increase in activity will inevitably lead to more private car and road freight movements. Action 9 would, therefore, be important to ensuring the targets in SA Objective 8 can be achieved. Action 12 would lead to benefits as it is likely to include requirements to minimise the need to travel and to use less polluting vehicles.

SA Objective 8

Ensure that air quality continues to improve

Recommendations

1. Action 9 is important to ensuring the targets in SA Objective 8 can be achieved
2. Action 12 is important to minimise the need to travel and to use less polluting vehicles
3. Achieving lower parking standards in Woking Town Centre another important part of the solution

Action	1	2	3	4	5	6	7	8	9	10	11	12	13
Predicted	X	X	?	X	X	X	X	~	+	~	~	+	~

SA Objective 9

Conserve and enhance biodiversity

- Protect and enhance valuable wildlife habitats and species, both statutorily protected and those of local value?
- Avoid fragmentation of habitats and encourage enhanced connectivity of habitats?
- Seek to secure enhancements to biodiversity in all new developments?

Action	1	2	3	4	5	6	7	8	9	10	11	12	13
Predicted	?	?	~	?	+	+	+	+	~	+	+	+	+

Actions 1 to 7 (particularly 5, 6 and 7) would focus development in existing urban areas, particularly Woking Town Centre. This would protect greenfield land and important habitats and can be considered generally positive for biodiversity. Action 1 and 2, however, include the action to release safeguarded greenfield land should this be required to provide affordable family housing.

A key possible impact related to increasing urbanisation in the north and north west of Woking Town Centre would be human activity (including increased recreational pressure) in or near Horsell Common SSSI (part of Thames Basin SPA) and due regard to impact on bats and stretches of Basingstoke Canal. In some instances there may be a requirement for environmental impact assessment and/or assessment under the Habitats Regulations. English Nature has raised concerns about the cumulative effects of development around these areas and compatibility with the Thames Basin Heaths Based Delivery Project (ABD)

Overall, the Preferred Options aim to recognise that there is a balancing point between higher densities and ensuring Woking is an attractive place to live and work. The PPG17 audit of Open Space in the Borough will lead to recommendations on policies for recreational spaces in the Borough. A key aspect of the audit should be the link between creating new wildlife habitats in new areas of public open space.

SA Objective 9

Conserve and enhance biodiversity

Recommendations

1. Should safeguarded sites be released and environmental impact assessment and appropriate assessment (Habitats Regulations) should be required to identify biodiversity issues, including those linked to hydrogeology. Policy could set out the likely scope of the EIA;
2. Higher density development in Woking Town Centre is likely to incrementally impact on Horsell Common SSSI (part of Thames Basin SPA) and Basingstoke Canal. Policy should clarify how direct and cumulative impacts will be considered, possibly through environmental impact assessment and/or assessment under the Habitats Regulations;
3. For all development, measures to protect and enhance biodiversity should be a requirement of policy, building on proposed Actions 8, 10, 11, 12 and 13. This should cover:
 - protected species and provide appropriate policies for their protection
 - restore and recreate habitats
 - amount and accessibility of open space that should be available to the public
 - protection of Ancient Woodland
 - identify best management of planted woodland (which should be prioritised for heathland restoration)
4. A key aspect of the PPG17 audit should be the link between creating new wildlife habitats in new areas of public open space.

Action	1	2	3	4	5	6	7	8	9	10	11	12	13
Predicted	?	?	~	?	+	+	+	+	~	+	+	+	+

SA Objective 10

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

- Enhance access to sites of cultural interest, particularly by public transport?
- Preserve the setting and character of Listed Buildings, Conservation Areas, archaeological and historical structures and landscapes, e.g. parklands and gardens?
- Protect and enhance features that reflect the County Borough’s distinctive heritage?
- Enhance the viability, vitality and attractiveness of urban centres and encourage their commercial renewal?
- Promote sensitive reuse of historic or culturally important buildings where appropriate?

Action	1	2	3	4	5	6	7	8	9	10	11	12	13
Predicted	+	+	~	~	~	?	+	+	+	+	+	~	+

Development in the Town Centre is not likely to have a significant impact on the archaeological or historical environment. Nonetheless, policy criteria will be required to protect important buildings, greenspace and cultural facilities, particularly as most development will be on previously developed land. Actions 1 to 7 offer an opportunity to provide enhancements in terms of urban renewal and improved design as well as provision of cultural facilities and accessible greenspace; although reconciling SA Objective 10 with increased densities will require creative solutions. This is most likely to be the case with Action 6 where large retail developments may be required to incorporate other uses, housing as well as meet design criteria.

Beneficial design aspects would be pursued through Actions 8, 10 and 11. Improved transport (Action 9) and social facilities (Action 13) are likely to increase the availability and variety of opportunities for all the community.

It will not always be possible to protect heritage assets, particularly archaeological where the existence can come to light late in the planning process. In such cases these should be recorded to a professional standard before lost (PPG15 and 16).

SA Objective 10

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

Recommendations

1. Design criteria is required to protect important buildings, greenspace and cultural facilities, particularly as most development will be on previously developed land, particularly where large retail developments may be required to incorporate other uses (Action 6)
2. Opportunities to provide enhancements in terms of urban renewal and improved design as well as provision of cultural facilities and accessible greenspace should be taken in implementing Actions 1 to 7
3. Policy should set criteria concerning when recording historical assets is appropriate when they are lost and how this should be done

Action	1	2	3	4	5	6	7	8	9	10	11	12	13
Predicted	+	+	~	~	~	?	+	+	+	+	+	~	+

SA Objective 11

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

- Prevent pollution of land and soils?
- Encourage remediation of contaminated land?
- Prevent soil erosion?

Action	1	2	3	4	5	6	7	8	9	10	11	12	13
Predicted	+	+	+	+	+	+	+	~	~	~	+	+	~

The focus of Actions 1 to 7 is development in Woking Town Centre, other urban areas and previously developed land. This would avoid the need to disturb greenfield sites and could lead to the remediation of land affected by contamination, thus improving water quality. However, the benefits are tempered by the potential need to release safeguarded land for housing. In this instance, Action 11 would support SA Objective 11.

Woking Borough Council should maintain a good understanding of the balance between seeking benefits under all actions and commercial viability.

SA Objective 11

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

Recommendations

1. Policy should set out the appropriate protection of soil should Greenfield sites be released (Action 11)
2. Woking Borough Council should maintain a good understanding of the balance between seeking remediation of contaminated land and commercial viability

Action	1	2	3	4	5	6	7	8	9	10	11	12	13
Predicted	+	+	+	+	+	+	+	~	~	~	+	+	~

SA Objective 12

Reduce the causes of climate change and prepare for its impacts

- Reduce the quantity of greenhouse gases released into the air?
- Take into account the predicted effects of climate change?

Action	1	2	3	4	5	6	7	8	9	10	11	12	13
Predicted	+	+	+	X	+	X	+	+	+	+	+	+	+

Whilst any growth can be considered to have a negative impact in terms of climate change, the focus of development in Woking Town Centre and other urban areas represents, on aggregate, the most likely scenario to reduce the need to travel. It also provides potential additional demand for energy and heat from local and renewable sources. High density development would also be the most likely to deliver energy efficient buildings. Using sustainably sourced materials becomes more viable due to the economy of scale offered by large scale redevelopments. Consequently, Actions 1, 2, 3, 5 and 7 score positively because they are likely to be the best locations. Actions 4 and 6 have scored negatively because they represent growth in absolute terms and this will require specific policy criteria to ensure mitigation.

Flood risk is low in all identified areas except Byfleet Industrial estate and Old Woking Industrial estate. In general, therefore, development is being encouraged at locations which would be accessible to emergency services in the event of a severe weather event.

Clear policy criteria should be set to ensure that in the event that greenfield land is released, proposals address energy, transport and flooding issues. This may best be achieved by requiring an environmental impact assessment to include consideration of climate change (Action 13). Actions 8, 9, 10, 11 and 13 should include climate change criteria or advice.

SA Objective 12

Reduce the causes of climate change and prepare for its impacts

Recommendations

See SA Objectives 3, 4, 8, 9, 13, 15 and 16

Action	1	2	3	4	5	6	7	8	9	10	11	12	13
Predicted	+	+	+	X	+	X	+	+	+	+	+	+	+

SA Objective 13

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

- Minimise demand for primary minerals and aggregates?
- Source construction materials locally?
- Provide for the purchase of goods and use of services locally?

Action	1	2	3	4	5	6	7	8	9	10	11	12	13
Predicted	+	+	+	X	+	X	+	~	+	?	?	+	?

Whilst any growth can be considered to have a negative impact in terms of consumption of resources, the focus of high density development in Woking Town Centre and other urban areas represents, on aggregate, the most likely scenario to deliver energy efficient buildings and enable developers to use sustainably sourced materials. Consequently, Actions 1, 2, 3, 5 and 7 score positively because they are likely to be the best locations. Actions 4 and 6 have scored negatively because they represent growth in absolute terms and this will require specific policy criteria to ensure mitigation.

Appropriate policy could be set in actions 9 to 13. Similarly, policy criteria will need to be set to ensure that development on greenfield sites, released for family housing, adheres to the principles of sustainable construction.

SA Objective 13

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

Recommendations

1. Actions 9 to 13 are important to delivering this objective
2. Policy criteria should be set out to identify what is required and what is recommended with respect to the use of sustainably produced and sourced materials

Action	1	2	3	4	5	6	7	8	9	10	11	12	13
Predicted	+	+	+	X	+	X	+	~	+	?	?	+	?

SA Objective 14

Reduce waste generation and disposal and achieve management of waste

- Reduce waste generation?
- Promote reuse and recycling of materials?
- Promote alternative methods to landfill for waste disposal?
- Facilitate development of recycling and processing enterprises?
- Provide for accessible recycling facilities?

Action	1	2	3	4	5	6	7	8	9	10	11	12	13
Predicted	+	+	+	X	+	X	+	+	~	+	~	~	+

The most sustainable action would be one which did not promote growth. National and regional policy, however, require Woking to act as a regional economic and transport hub and to provide additional housing. In these circumstances, it is important that policy criteria will require maximum reuse of construction materials when redevelopment occurs.

Securing the reduction of household waste and increased recycling is predominantly a matter of education and consumer choice. Planning can assist by ensuring appropriate facilities are provided and that developments facilitate the separate storage and collection of materials. There are benefits of concentrating development in Woking Town Centre and existing urban areas in that these are accessible for bulk, economic collection. However, mixed high density development may present difficulties for storage of different wastes from different streams (trade and domestic) and in high volumes. On balance, it is considered that the likely impact will be positive due to accessibility.

In implementing Actions 8, 10 and 13, policy should ensure appropriate opportunities for facilitating the storage and collection of waste are taken.

SA Objective 14

Reduce waste generation and disposal and achieve management of waste

Recommendations

1. Policy criteria should require maximum reuse of construction materials when redevelopment occurs (see SA Objective 14)
2. In implementing Actions 8, 10 and 13, policy should ensure appropriate opportunities for facilitating the storage and collection of waste can be taken

Action	1	2	3	4	5	6	7	8	9	10	11	12	13
Predicted	+	+	+	X	+	X	+	+	~	+	~	~	+

SA Objective 15

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

- Reduce polluted runoff?
- Where possible encourage sustainable drainage solutions to control run-off and soil erosion?
- Safeguard water resources to maintain river flows and wetlands?
- Maintain and where possible improve surface and groundwater?
- Encourage sustainable water measures in all new developments?

Action	1	2	3	4	5	6	7	8	9	10	11	12	13
Predicted	+	?	+	+	?	+	?	+	~	+	+	+	~

The focus of housing, retail, employment and service provision would be Woking Town Centre and other existing developed areas, away from flood risk areas. Action 2, however, may result in development proposals at higher density in Byfleet Business Park and Old Woking which could have flooding implications. There is also potential for adverse impacts on the water environment should the safeguarded greenfield sites be released. The intensification of development, particularly in the north and north west of Woking Town Centre may harm the fragile Basingstoke Canal environment.

Redevelopment may provide opportunities to improve urban drainage by slowing run off and collecting grey and rain water. These can be detailed in Actions 10, 11 and 12. An important factor will be to minimise surface area used for parking and requiring appropriate polluted water interceptors. It may also be possible to locate additional drainage systems in public open space in areas suffering from drainage problems (Action 8).

New development should be located and its implementation planned in such a way as to allow for sustainable provision of water services and enable timely investment in sewage treatment and discharge systems to maintain the appropriate standard of water quality. Ensuring that water quality is maintained and improved, while accommodating new housing and economic development is a key challenge identified in the draft South East Plan. Thames Water requires a three to five year lead in time for provision of extra capacity and five to ten for a new water or sewage treatment works.

SA Objective 15

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

Recommendations

See SA Objective 3, 9

1. All development will need to be considered against detailed policy criteria to ensure run off and polluted run off is minimised and that buildings use water efficiently
2. Policy criteria should identify the need for water infrastructure and recognise appropriate concerns of Thames Water

Action	1	2	3	4	5	6	7	8	9	10	11	12	13
Predicted	+	?	+	+	?	+	?	+	~	+	+	+	~

SA Objective 16

Increase energy efficiency and the proportion of energy generated from sustainable renewable sources in order to ensure energy resources management

- Reduce the number of trips made by private car or lorry (including provision of alternatives)?
- Support the development of renewable energy generation, while protecting the environment?
- Promote the use of renewable energy / fuels in all new development?
- Promote energy efficiency throughout the design of new development?

Action	1	2	3	4	5	6	7	8	9	10	11	12	13
Predicted	+	+	+	?	+	?	+	~	~	~	~	+	+

Whilst any growth can be considered to have a negative impact in terms of increasing the demand for energy, the focus of development in Woking Town Centre and other urban areas represents, on aggregate, the most likely scenario to realise energy efficiency and demand for energy and heat from local and renewable sources through mixed use redevelopment. Using sustainably sourced materials becomes more viable due to the economy of scale offered by large scale redevelopments. Consequently, Actions 1, 2, 3, 5 and 7 score positively because they are likely to be the best locations. Action 13 is likely to support the implementation of local energy production and supply. Actions 4 and 6 are less certain because they represent growth in absolute terms.

Clear policy criteria should be set to ensure that in the event that greenfield land is released to meet demand for family housing, development addresses energy, including transport energy, issues. This may best be achieved by requiring an environmental impact assessment to include consideration of the energy performance of new developments over a certain size.

SA Objective 16

Increase energy efficiency and the proportion of energy generated from sustainable renewable sources in order to ensure energy resources management

Recommendations

1. Include key criteria of the Climate Neutral Development Guide as policy
2. Require environmental impact assessment to include consideration of the energy performance of new developments over a certain size

Action	1	2	3	4	5	6	7	8	9	10	11	12	13
Predicted	+	+	+	?	+	?	+	~	~	~	~	+	+

SA Objective 17

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

- Provide for the needs of business (such as range of premises, land, infrastructure and services)?
- Provide for the needs of indigenous businesses and skills?
- Encourage indigenous growth of SMEs?
- Encourage urban and rural diversification into key growth sectors?
- Encourage provision of jobs accessible to residents?
- Encourage diversity and quality of employment?
- Accommodation improved provision of education facilities?
- Facilitate and encourage the building of a skilled local workforce?
- Promote lifelong learning and training, accessible to all?

Action	1	2	3	4	5	6	7	8	9	10	11	12	13
Predicted	+	+	+	+	+	+	+	~	+	~	~	+	+

Actions 4, 5, 6 and 7 allow for focused growth at the single most accessible point in the Borough as well as allowing the market to influence the type, size and mix of land uses. Actions 1, 2 and 3 may complement by leading to an increase in local labour supply. Action 13 is likely to enhance the vitality of Woking as would the combination of Actions 8, 10 and 11, although to a lesser extent.

Improvements to public transport (Action 9) are likely to be necessary to ensure the economy does not suffer as a result of increased private car and road freight movements causing congestion. The long term consequences of climate change must be identified and planned for such that problems can be resolved/mitigated and opportunities acted upon (Action 12).

SA Objective 17

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

Recommendations

1. Policy should seek to minimise private car and road freight movements associated with new employment development
2. The long term consequences of climate change must be identified and planned for such that problems can be resolved/mitigated and opportunities acted upon (Action 12)

Action	1	2	3	4	5	6	7	8	9	10	11	12	13
Predicted	+	+	+	+	+	+	+	~	+	~	~	+	+

SA Objective 18

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 local centres

- Enhance the viability, vitality and attractiveness of urban centres and encourage their commercial renewal?

Action	1	2	3	4	5	6	7	8	9	10	11	12	13
Predicted	+	+	+	+	+	+	+	~	~	~	~	~	~

Actions 4, 5, 6 and 7 allow for focussed growth at the single most accessible point in the Borough as well as allowing the market to influence the type, size and mix of land uses. Action 5 would encourage growth in other urban centres as well as Woking Town Centre.

SA Objective 18

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 local centres

Recommendations

See SA Objective 17

Action	1	2	3	4	5	6	7	8	9	10	11	12	13
Predicted	+	+	+	+	+	+	+	~	~	~	~	~	~

SA Objective 19

Minimise the adverse impact of emissions arising from the use of transport

- Reduce road congestion?
- Enhance travel choice?
- Reduce the need to travel?

Action	1	2	3	4	5	6	7	8	9	10	11	12	13
Predicted	+	?	?	?	?	?	+	~	+	~	~	+	~

Focusing mixed use development in existing urban areas, especially Woking Town Centre, will support and facilitate the use and development of public transport. However, without substantial improvements to public transport availability and cost, the increase in activity will inevitably lead to more private car and road freight movements. The combination of Actions 9 and 12 are, therefore, key to the successful achievement of SA Objective 19.

It may be difficult for Woking Borough Council to influence the type of fuel used by buses or cars, but policy should encourage the use of the most efficient and least polluting.

Is reduced parking likely to be acceptable to households? Danger in developing this approach to rapidly

SA Objective 19

Minimise the adverse impact of emissions arising from the use of transport

Recommendations

1. Policy should encourage the use of the most efficient and least polluting fuel fro transport
2. Actions 9 and 12 are important

Action	1	2	3	4	5	6	7	8	9	10	11	12	13
Predicted	+	?	?	?	?	?	+	~	+	~	~	+	~

SA Objective 20

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

- Reduce road congestion?
- Enhance travel choice?
- Reduce the need to travel?

Action	1	2	3	4	5	6	7	8	9	10	11	12	13
Predicted	+	?	?	?	?	?	+	~	+	~	~	~	+

Focusing mixed use development in existing urban areas, especially Woking Town Centre, will support and facilitate the use and development of public transport. However, without substantial improvements to public transport availability and cost, the increase in activity will inevitably lead to more private car and road freight movements. The combination of Actions 9 and 12 are, therefore, key to the successful achievement of SA Objective 19.

The Preferred Option will require a high level of investment in public transport walking and cycling, including park and ride, and travel plans for schools and major employers, and possibly park and ride to ensure significant numbers of peak hour journeys can be switched to non-car modes over the next ten years. It would be backed up with restrictive parking standards for new development. The switch in modes would allow higher than baseline levels of development to be accommodated without worsening peak hour congestion.

An increased level of transport infrastructure would be a pre-requisite for the release of safeguarded Greenfield sites.

SA Objective 20

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

Recommendations

See SA Objective 20

1. A balance must be found in reducing parking standards in Woking Town Centre and maintaining accessibility and choice for all

Action	1	2	3	4	5	6	7	8	9	10	11	12	13
Predicted	+	?	?	?	?	?	+	~	+	~	~	~	+

Objective	Indicator	Data	Target	Trend/ Comparator	Issues/ Problems/ Constraints
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Social Progress					
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	Housing completions compared to Structure Plan allocation	1,111 completions between 2001 and 2005 (average 278 per year) (WBC)	To meet Structure Plan 2004 requirement of 3,340 new dwellings between 2001 and 2016 (residual requirement = 202 completions a year between 2005 and 2016).	Structure Plan 1994 requirement met in February 2004. (WBC). Completion rate at March 2005 ahead of requirement by 223 units.	Likely increase in housing requirement through South East Plan.
	Affordable housing provision	A total of 419 affordable units have been negotiated as part of planning permissions since April 2001. All sites that have fallen within the threshold have achieved the level of affordable housing required at the time (WBC).	To provide at least 35% affordable housing on sites that fall within the threshold.	An average of 61 units per year delivered through the planning system since 1995 (WBC).	Majority of affordable units are 1 and 2 bed flats. The Housing Needs Assessment identifies a need for affordable family housing. Note that the Affordable Housing SPG 2004 sets targets for appropriate types and tenures.

Objective	Indicator	Data	Target	Trend/ Comparator	Issues/ Problems/ Constraints
	Number of households of the housing register	No. of households accepted as homeless? 2,173 households on the register in April 2005 (WBC)	To reduce the number of households accepted as homeless and the number of households in housing need on the housing register	No. of households accepted as homeless – a new BVPI to be recorded in 2006/07. Households on the housing register increased from 1,226 in 2000 to 2,173 in 2005 (WBC).	
	Number of unfit homes	770 unfit private sector homes in Woking at last survey – 2.3% of Woking's housing stock (WBC)	To eliminate the existence of unfit homes	Improvement of 30% since 1993 survey (WBC).	Monitoring Improvement: The Council will seek to monitor how many unfit homes are made fit through the planning system.
	Proportion of new dwellings by size and type	01/04/05 94% of residential units were 1 and 2 bedrooms	Provide an appropriate mix of types and sizes of dwellings to meet the needs of the community	54% on completed schemes between 2000/04. Imbalance between need and requirement should be addressed in part through Affordable Housing SPD and emerging Core Strategy policies	The Housing Needs Assessment identifies a need for affordable family housing. Note that the Affordable Housing SPG 2004 sets targets for appropriate types and tenures.

Objective	Indicator	Data	Target	Trend/ Comparator	Issues/ Problems/ Constraints
	Lower quartile house price against lower quartile earnings	2004 Woking homes £171,000 (ODPM) Woking salary £12,918 (ONS)	Reduction in the multiple of wages to house price by increasing supply of homes, particularly for families.	2004 South East Homes £140,000 Salary £11,813 Surrey homes £182,000 salary £13, 504	Prices high compared to wages
2. Improve the health and well-being of the population and reduce inequalities in health	Percent of people who describe their health as good	74.4% of population of Woking describe their health as good (Census 2001).	To reduce death rates from preventable causes and improve other indicators of health and well-being over the long-term. Targets set out in 2010, Our Healthier Nation (1999 White Paper)	71.5% South East average. 68.8% national average (Census 2001).	The influence that the planning system can have on this is limited The 1999 White Paper (Our Healthier Nation) considers that there is an inequality in health, with poorer people having shorter life expectancy. Exercise is a key way in which health can be improved. Planning should facilitate improvements in the number and accessibility of open spaces, particularly for those in poorer areas.
	Percent of people who describe their health as not good	5.9% of population of Woking describe their health as not good (Census 2001).		7.1% South East average. 9% national average (Census 2001).	
	Percent of people with a limiting long-term illness	13% of population of Woking describe themselves as having a limiting long-term illness (Census 2001).		15.5% South East average. 17.9% national average (Census 2001).	

Objective	Indicator	Data	Target	Trend/ Comparator	Issues/ Problems/ Constraints
	<p>Life expectancy</p> <hr/> <p>Death rates from circulatory disease, cancer, accidents and suicide</p>	<p>Males: 77.8 years Females: 82.1 years (ONS, 2002)</p> <hr/> <p>Circulatory disease 2002: 76.3/100,000 Cancer 2002: 117.3/100,000 Accidents 2002: 18.1/ 100,000 Suicides: No data for Working (Commission for Health Improvement)</p>		<p>National average Males: 75.98 years Females: 80.64 years (ONS, 2002)</p> <hr/> <p>Circulatory disease: 0.6% improvement on 2001 data Cancer: an 8.8% increase since 2001 Accidents: a 53% increase on 2001 Suicides: No data for Working (Commission for Health Improvement)</p>	

Objective	Indicator	Data	Target	Trend/ Comparator	Issues/ Problems/ Constraints
	Use of sports/ leisure facilities, local parks and open spaces	65% use natural and semi-natural open spaces at least once a month (25% using them weekly) and 61% of the population use larger areas of open countryside, like Horsell Common, at least once a month. Parks and green corridors are also popular with 59% and 60% of respondents using them at least once a month respectively.			Source: PPG17: Open Space, Sport and Recreation Audit.
3. To reduce the risk of flooding and the resulting detriment of public well-being, the economy and the environment.	Amount of development permitted in the floodplain against the advice of the Environment Agency	No development has been permitted in the floodplain against the advice of the Environment Agency (WBC)	No development to be permitted in the floodplain against the advice of the Environment Agency	Favourable situation.	Floodplain boundaries are subject to change.
	No. of properties alleviated from flood risk	Potential source of data: Environment Agency	Support an increase where there is an acknowledged risk of frequent flooding	Potential source of data: Environment Agency	

Objective	Indicator	Data	Target	Trend/ Comparator	Issues/ Problems/ Constraints
	Number of planning applications for new residential and commercial development incorporating a Sustainable Urban Drainage System	This is not currently monitored at WBC	TBC	Unknown.	It is not currently a requirement for developers to consider incorporating SUDS in their schemes. Monitoring situation could improve following adoption of Climate Neutral Development Note.
	Number of properties at risk of flooding	2004: 3552 dwellings are within Woking's flood plain.	Reduce	Potential source of data: Environment Agency	
4. Create and maintain safer and more secure communities	Number of domestic burglaries/ 1,000 population	04/05: 11.4/1,000 burglaries (BVPI 126)	04/05 target: 11.7/1,000	03/04: 10/1,000 burglaries, 03/04 target: 9.8/1,000 National 03/04: top quartile achieving 8.4/1,000 03/04: Surrey 8.85	Situation not improving, but better than target for 04/05.
	Number of violent offences/ 1,000 population	04/05: 7.5/1,000 violent offences (BVPI 127)	No target was set for 04/05.	03/04: 12.7/1,000 violent offences Surrey 03/04: 10.2/1,000	Situation improved, however, it is possible that different definitions have been applied over time
	Number of vehicle crimes/ 1,000 population	04/05: 7.7/1,000 vehicle crimes (BVPI 128)	04/05: 9.3/1,000	03/04: 9.3/1,000 vehicle crimes (BVPI 128, no target set). National 03/04: top quartile achieving 9/1,000 Surrey 03/04: 9.4	Situation improved.

Objective	Indicator	Data	Target	Trend/ Comparator	Issues/ Problems/ Constraints
	Percent of local people who feel safe in their local environment	<p>Woking 2004: people who feel safe during the day: 50% very safe 42% fairly safe 6% neither safe or unsafe</p> <p>2% fairly unsafe 0% very unsafe. During the night 11% very safe 42% fairly safe 20% neither safe or unsafe</p> <p>20% fairly unsafe 6% very unsafe. (Citizens Panel Questnre Nov. 2004).</p>	To reduce fear of crime	Possible source of data: Surrey Police	
	Number of pedestrians/ cyclists killed or seriously injured.	<p>Woking: 32 people killed or seriously injured on the roads (DfT, 2002)</p>	To reduce number of people killed or seriously injured on Woking roads.	Joint lowest number of KSI in Surrey (with Epsom and Ewell) in 2002. Total of 695 KSI in Surrey in 2002.	Possible source of data: SCC

Objective	Indicator	Data	Target	Trend/ Comparator	Issues/ Problems/ Constraints
5. Encourage opportunities for decision making and information for all	Percentage turnout at elections	June 2004 (Borough): 44% May 2005 (County/General): 62.7% (WBC).	To increase turnout	Unknown	Indicators based on turnout are difficult to compare year on year due to different types of election being held
	Number of times the Council has consulted with the community	No data at present. Data is being collated by WBC and is due for publication.	TBC	Unknown	
	Percent of people who feel they can influence local decisions	Strongly agree = 3%, Agree = 29%, Neither agree nor disagree = 22%, Strongly disagree = 17%, No opinion = 2%	To increase the number of people who agree.	Unknown	Source: Citizens Panel Q'aire. Possibility that this may be monitored nationally through BVPI.
	Up to date Statement of Community Involvement (SCI)	There is no SCI in place at present	To have an adopted SCI by December 2006	Unknown	WBC is currently undertaking work on the SCI
6. Create and sustain vibrant communities	Percent of people who say that they are satisfied with their local area	2002: 84% (Quality of Life Indicators Pilot)	Increase	2002: average 86%, upper quartile 91, lower quartile 80.5%	

Objective	Indicator	Data	Target	Trend/ Comparator	Issues/ Problems/ Constraints
	Provision of community and leisure facilities	Woking 2004: 20% stated that they expected community facilities to be provided locally and that currently were not adequate 42% that needs met locally 8% did not expect needs to be met locally 10% should be met locally and currently inadequate 38% needs were met locally 35% that they did not expect their needs to be met locally	To meet the needs of the community	Unknown	Source: Citizens Panel Questionnaire, November 2004.
	Number of areas within Woking that fall within the top 20% deprived areas nationally as measured by the Index of Multiple Deprivation	2004: No area within Woking appeared within the 20% most deprived areas nationally. Most deprived area was within the 27 th percentile (ODPM).	TBC	2001: Maybury and Sheerwater was in the top 10% most deprived wards nationally and was the most deprived ward in Surrey (ODPM). Situation improved.	Data now collated at sub-ward level, which makes comparing over time difficult.

Objective	Indicator	Data	Target	Trend/ Comparator	Issues/ Problems/ Constraints
	Provision of key services in the town and village centres	Woking 2004: 19% state that doctors surgeries should be provided locally and facilities inadequate. 76% of those who stated that doctor surgeries should be provided locally said provision adequate. 18% convenience shops should be provided locally and provision inadequate. 76% of those who stated that convenience shops should be provided locally said provision was adequate.	Provision of appropriate level of key services in town and village centres	Unknown	Source: Citizens Panel Questionnaire, November 2004. Intention to monitor through accessibility – Core Output Indicator 4.
Environment					
7. Make the best use of previously developed land and existing buildings	Percent of new dwellings built on previously developed land	04/05: 100%. Currently no outstanding planning permissions for residential development on Greenfield land (WBC).	National target as set out in PPG3: Housing is 60%	00/01: 91% 01/02: 97% 02/03: 100% ¾: 100% (WBC). Situation improved following publication of PPG3.	May be difficult to provide affordable family units
	Percent of new business floorspace built on previously developed land	04/05: 100%. Currently no outstanding planning permissions for residential development on Greenfield land (WBC).	No business floorspace should be permitted on Greenfield land.	00-04: 100% with exception of McLaren's (WBC).	Will often require mixed use development to avoid loss of potential housing land

Objective	Indicator	Data	Target	Trend/ Comparator	Issues/ Problems/ Constraints
	Amount of derelict land	2002: 6ha (NLUD) (Westfield Tip, Camphill Tip)	Reduce	33ha of derelict land in Surrey – 17ha of which in Waverley. 6 of the 11 districts have no derelict land in 2003 (NLUD).	Reduction only likely to occur where development proposals are submitted
	Housing densities in the urban area	Outstanding planning permissions at 01/04/05: 244dph Town Centre, 79dph District Centres, 37dph rest of urban area. Average 71dph.	National target as set out in PPG3: Housing is that new dwellings should be built at between 30 and 50dph and at higher densities in locations served by good levels of public transport.	99/00 (before publication of PPG3) average was 22dph. Situation improving.	May be difficult to provide affordable family units. Links with Core Output Indicator 2c).
	Attractiveness of Woking as a place to live, work and visit	This is not currently monitored by WBC	TBC	Unknown	Possible future QoL indicator or General Satisfaction survey question.
8. Ensure that air quality continues to improve	Number of days when air pollution is moderate or high	Potential data source: Environment Agency	Potential data source: Environment Agency	Potential data source: Environment Agency	Increase in activity in the town centre may lead to short term increase before other measures will bring reduction.
	Population living in an Air Quality Management Area (AQMA)	None	None of Woking's population should live in a AQMA	Potential data source: Environment Agency	Increase in activity in the town centre may lead to short term increase before other measures will bring reduction.

Objective	Indicator	Data	Target	Trend/ Comparator	Issues/ Problems/ Constraints
	Number of complaints to Environmental Health about odour, dust and noise	04/05: Odour = 37, Dust = 7, Noise = 651 (WBC)	To reduce the number of complaints to Environmental Health	2003/4: Noise: 820, Dust 37, Odour 32 2002/3: Noise 677, Dust 5, Odour 36 2001/2: Noise 748, Dust 8, Odour 60 2000/1: Noise 832, Dust 6, Odour 61	
	Light pollution: number of new developments adhering to ILE Guidance in part or full	Not currently monitored	X% to meet ILE Guidance	Unknown	Note draft Light Pollution SPD
9. Conserve and enhance biodiversity	Creation of new/ enhancement of existing habitats for BAP priority species	Source: WBC	Ensure no further loss of ancient woodland Appropriate management plans for 25% surreys woodland by 2010	Source: English Nature	Effected by external factors such as climate change, flooding, availability of grazing stock and financial resources
	Condition of SSSIs, SNCIs, LNRs and pSPA	2 units of Horsell Common and 2 units of Smart's and Prey's Common unfavourable and declining. 2 units Horsell Common unfavourable no change	95% SSSIs favourable by 2010	England 67.4% SSSIs favourable 2005 (DEFRA)	Not possible to disaggregate a total percentage for any category for Woking as a whole. Not possible for planning system to influence management of all areas.

Objective	Indicator	Data	Target	Trend/ Comparator	Issues/ Problems/ Constraints
	Length/area of high quality hedgerows	Not currently available	Not currently available	Not currently available	Not currently available
	Achievement of BAP and HAP targets	Source: English Nature	Source: English Nature	Source: English Nature	
	Heathland maintenance and restoration	Not currently available	Not currently available	Not currently available	Not currently available
	Population of farmland birds	Source: English Nature/ BTO Not currently available. Proxy being sought	Source: English Nature/ BTO Not currently available. Proxy being sought	Source: English Nature/ BTO Not currently available. Proxy being sought	Source: English Nature/ BTO Not currently available. Proxy being sought
10. Protect, enhance and where appropriate make accessible for the enjoyment the natural, archaeological and historic environments and cultural assets of Woking	Number of ancient monuments, listed buildings and conservation areas	2004: 4 x Grade I, 10 x Grade II*, 163 x Grade II buildings. 330 Locally Listed Buildings. 5 scheduled ancient monuments (WBC).	There should be no loss of statutorily listed buildings	Increase of 19 listed buildings since 1999, 18 of which are tombs. Loss of 3 locally listed buildings since 1999 (WBC).	
	Number of ancient monuments and listed buildings at risk of decay	2004: 3 buildings 'at risk' – Muslim Graveyard at Horsell Common (Grave Risk), Lady Grove Farm House, Sutton Park (Medium Risk), Entrance Walls at Byfleet Manor (Low Risk)	Protection of ancient monuments and listed buildings.	1994: 24 buildings 'at risk'. Situation improved due to restoration.	Muslim Graveyard, Horsell Common – grave risk

Objective	Indicator	Data	Target	Trend/ Comparator	Issues/ Problems/ Constraints
	Access to and use of the natural environment	Source: English Nature Not currently available.	<ul style="list-style-type: none"> Natural green space less than 300m from home 20ha site within 2km of home 100ha site within 5km of home 500ha site within 10km of home At least 1ha of Local Nature Reserve for every 1000 people 	Unknown	Encouraging access to the natural environment may conflict with objectives to protect nature conservation areas.
	Quality of open spaces	Almost 80% of residents are satisfied with leisure and recreation facilities in the Borough.	To increase satisfaction	Unknown	Source: PPG17: Open Space, Sport and Recreation Audit – Spring 2005
	historic landscapes	Potential source of indicator and data: SCC	Potential source of indicator and data: SCC	Potential source of indicator and data: SCC	
	No of properties open to the public on heritage open days	2001, 2002, 2003: 2 properties open 2004: 8 properties open	Increase	Improving	Situation improved
	Number of Conservation Area Appraisals	April 2005: 6	A CAC for each CA	Improving	
	Number of sites in Areas of High Archaeological Potential where development takes place without prior assessment	Commence monitoring 2006.	Commence monitoring 2006.	Commence monitoring 2006.	

Objective	Indicator	Data	Target	Trend/ Comparator	Issues/ Problems/ Constraints
11. Maintain agricultural soil quality and reduce the number of sites that are contaminated	Development on the best and most versatile agricultural land	2005: None	To retain the best quality agricultural land	No planning applications have been permitted since 1999 that have involved the loss of more than 20ha of Grade 1, 2 or 3a agricultural land. Favourable situation.	
	Percent of Local Authority Area inspected for contaminated land annually.	No data at present	TBC	No data at present	Awaiting implementation of new corporate IT system
	Area of land affected by contamination brought back into beneficial use	No data at present	TBC	No data at present	Awaiting implementation of new corporate IT system
12. Reduce the causes of climate change and prepare for its impacts	Emissions of greenhouse gases from energy consumption, transport, land use and waste management	1990: 1 060 000t of CO ₂ equivalent emissions	Reduce the amount of CO ₂ equivalent emissions by 80% of the 1990 level by 2090 in steps of 10% up to 2050 and 5% from 2050 to 2090 (Climate Change Strategy)	Reduce vehicle emissions: LTP Target 5: LTP Annual Monitoring Report states that Surrey is on track to meeting target.	Surrey is on track to meeting target for vehicle emissions. See also Objective 13 (resources), Objective 14 (waste) and Objective 16 (Energy)
	Capacity during 'critical periods' to supply water without the need for restrictions.	Awaiting information from Environment Agency/ Thames Valley	TBC	Awaiting information from Environment Agency/ Thames Valley	
Environment					

Objective	Indicator	Data	Target	Trend/ Comparator	Issues/ Problems/ Constraints
13. Reduce the impact of consumption by using sustainably produced and local products	Sustainable material components of EcoHomes and BREEAM assessed developments	Awaiting information from Building Research Establishment	TBC	Awaiting information from Building Research Establishment	Possibility to monitor through Climate Neutral Development Note/ SPD
	Reduction of ecological footprint	Reduction of ecological footprint	1990: 1 060 000t CO ₂ equivalent emissions	2090: 80% reduction of 1990 level New development to achieve 80% reduction compared with previous. (Climate Change Strategy)	The Council has improved energy efficiency in its own use by 26% between 1996 and 2004
	Number of local food producers from Woking area listed in the Surrey Produce Directory	5	Increase	5 out of 95 in Surrey	
	Number of allotment plots in Borough	14,697 hectares land designated as allotments 2004: 581 available plots in the Borough (plots vary in size) 51 disused or surplus. 21.5 vacant plots 41 on waiting lists	Improve match of demand and supply	The amount of land designated for use as allotments has remained constant over the last 10 years (+ 0.15h). A new site was opened in Brookwood in 1994 to replace the Westfield Tip Site and in 1995 a site at Maybury was lost.	Long waiting list at Horsell and Brookwood. Vacant plots at Sheerwater and Maybury. Disused plots at Eden Grove, Winerne Glebe (Both Byfleet) and Maybury. Eden Grove Road + Winston Way? being considered for housing use
14. Reduce waste	% of total household	2004/05:	Target 2004/05:	2001/02:	Unable to measure

Objective	Indicator	Data	Target	Trend/ Comparator	Issues/ Problems/ Constraints
generation and disposal and achieve management of waste	waste: <ul style="list-style-type: none"> recycled composted used for heat, power and other energy sources land filled 	<ul style="list-style-type: none"> 15.4% r 8.2% c 	<ul style="list-style-type: none"> 20% r 10% c 	<ul style="list-style-type: none"> 13.8% r 3.4% c 	destination of waste from construction, demolition, and industrial processes. This is an issue largely covered by the Waste Local Plan.
15. Maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management	Rivers of Good and Fair chemical and biological quality	Potential source of data: Environment Agency	Potential source of data: Environment Agency	Potential source of data: Environment Agency	
	Per capita consumption of water	170 litres per person per day	Reduce	High for the UK (Water Conservation and Recycling, Good Practice WBC)	
	Incidents of major and significant water pollution	Potential source of data: Environment Agency	Potential source of data: Environment Agency	Potential source of data: Environment Agency	
	No of new dwellings incorporating greywater systems/ rainwater harvesting	Commence monitoring 2006.	Commence monitoring 2006.	Commence monitoring 2006.	It is not currently a requirement for developers to consider this. Monitoring situation could improve following adoption of Climate Neutral Development Note/ SPD.

Objective	Indicator	Data	Target	Trend/ Comparator	Issues/ Problems/ Constraints
	Pressures on water resources allocation.	Commence monitoring 2006. Potential source of data: Environment Agency	Commence monitoring 2006. Potential source of data: Environment Agency	Commence monitoring 2006. Potential source of data: Environment Agency	
16. Increase in energy efficiency and the proportion of energy generated from sustainable renewable sources	Capacity for production of energy from sustainable renewable sources	09.06.05: 608.42 KWp Photovoltaic 2807.5 KWe CHP (200KWe from fuel cells)	Increase	Increasing	Climate Change Strategy only recently adopted
	Carbon index of new buildings	97/98: 69 98/99: 89 99/00: 76 00/01: 90 01/02: 75 02/03: 88 03/04: 88 04/05: 90	Awaiting information from the NHBC	The Council has improved energy efficiency in its own use by 26% between 1996 and 2004	Building Control receive information from fewer than 40% of developments. Revision to Building Regulations Part L. Energy efficiency may be a better indicator.
Economic					

Objective	Indicator	Data	Target	Trend/ Comparator	Issues/ Problems/ Constraints
17. 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	Economic Activity	2001: 73.2% economically active (2001, Census).	Maintain high levels	A 30% increase since 1971 Census. 72% Surrey average, 66.9% national average (2001, Census). Forecasted that Woking's economically active population will increase from around 47,500 in 2001 to 50, 500 in 2016 (SCC)	External factors such as interest rates.
	Number of jobs in the Borough	2002: 4,987 jobs in Woking (ABI).	Maintain high levels	1991: 38,390 jobs in Woking, 2001: 43,783 jobs (ABI).	
	Proportion of people claiming unemployment benefits	January 2004: 1.2% of Woking's population claiming Job Seekers Allowance (Nomis)	Maintain low levels	January 2004: 1% Surrey, 1.6% South East, 2.6% Great Britain (Nomis). Woking 1993: 6.3% (WBC). Situation improved.	
	Percentage increase in the number of VAT Registered businesses	2002: 350 Start –ups and 345 closures in Woking (VAT Registrations, Nomis)	TBC	Surrey 2002: 4,305 start-ups and 4,560 closures (VAT Registrations, Nomis)	
	Productivity: Gross Value Added (GVA)	Awaiting information from Surrey County Council	Awaiting information from Surrey County Council	Awaiting information from Surrey County Council	
	Percent of population of working age with GCSE or equivalent as highest qualification achieved	2001: 21% (Census)	TBC	2001: 21% Surrey average, 19% national average (Census)	

Objective	Indicator	Data	Target	Trend/ Comparator	Issues/ Problems/ Constraints
	Percent of 16 year olds staying on in education	No data available at local level	TBC	Nationally, ¾ of 16-18 year olds participate in further education (DfES, 2003)	
	Proportion of adults with poor literacy and numeracy	Literacy: 20.2% of adults aged 16-60 have poor literacy. Numeracy: 19% of adults aged 16-60 have poor numeracy. (2001, Basic Skills Agency)	To increase levels of literacy and numeracy.	Literacy: 18.6% Surrey population aged 16-60 have poor literacy. Numeracy : 17.3% Surrey population aged 16-60 have poor numeracy. (2001, Basic Skills Agency). Woking had higher level of poor literacy and numeracy compared to the Surrey average in 2001.	
	Number of people in vocational training	No data available at local level	TBC	In 2002/03, 40,300 NVQ's were awarded across the South East (DfES).	
	Wages	Woking 2003: <ul style="list-style-type: none"> • Full time workers average: £636 gross weekly pay • Males: £717 • Females: £494 	TBC	South East 2003: <ul style="list-style-type: none"> • Full time workers average: £537 gross weekly pay • Males: £602 • Females: £428 	
18. Provide a range of Commercial development opportunities to meet the needs of the economy and in particular support and	Number of businesses in rural areas	2001: 693 businesses in rural Woking (ABI, Nomis)	SCC Economic Strategy	1998: 631 businesses in rural Woking – a 10% increase in 4 years. There has been a 6% increase over the same period across the County.	

Objective	Indicator	Data	Target	Trend/ Comparator	Issues/ Problems/ Constraints
enhance economies of town and district centres	Amount of commercial and industrial floorspace	Woking 2004: 249,000m ² office floorspace, 162,000m ² factory floorspace, 128,000m ² warehouse floorspace (ODPM)	SCC Economic Strategy	Woking 2000: 229,000m ² office floorspace, 174,000m ² factory floorspace, 125,000m ² warehouse floorspace (ODPM).	
	Amount of vacant commercial and industrial floorspace	2000/01: 11% vacancy	SCC Economic Strategy	1995/96: 19% 1998/99: 6% 2000/01: Surrey average 7%.	
	Vacant floorspace in the town and village centres	<i>Town Centre:</i> 29% office floorspace vacant in summer 2004, 8% retail vacancy in Primary Shopping Area and 2% in Secondary Shopping Area in December 2003. <i>Village Centres:</i> 0% vacancy in all district centres with the exception of Byfleet at 5% in December 2003. 0% vacancy in local centres except for Rydens way which had 2 vacant units in December 2003. (WBC Survey)	To maintain low vacancy rates in the town and village centres	Retail vacancy rates in the town centre have fallen over recent years due to the refurbishment of Wolsey Place and the letting of more units in the Peacocks.	
	Percent of older/ vacant commercial properties refurbished or replaced	No data available? Check BC?			

Objective	Indicator	Data	Target	Trend/ Comparator	Issues/ Problems/ Constraints
	Proportion of convenience stores in town and village centres.	Levels vary across district centres from 19% in West Byfleet to 50% in Sheerwater. Levels also vary across local centres		The long term trend for decline in A1 and particularly convenience shops has halted since 2000.	
19. 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	Percent of people who travel to work by car	2001: 58.9% of Woking's population travel to work by car (Census)	Reduction in number of people travelling to work by car	2001: Surrey 59.9% 2001: national: 54.9% 1991: Woking: 63.3% Situation improving.	
	Traffic volumes	Potential source of data: SCC	TBC	No data available	
	Monetary investment in public transport, cycling and walking	Potential source of data: SCC	TBC	No data available	
	Access to and frequency/ reliability of public transport	Potential source of data: SCC	TBC	No data available	
	Number of planning permissions with Green Travel Plans	Potential source of data: SCC	TBC	No data available	
	Percent of new development built in the most accessible areas as defined by the Public Transport Accessibility Model.	Potential source of data: SCC	TBC	Around a third of development has been located in the most accessible locations since 1999 as defined by the Public Transport Accessibility Level.	Planning permissions are currently measured against an out of date model.
20. improve public transport facilities and their use thereby	Number of live work units constructed	None	Increase	Unknown	
	Traffic volumes				

Objective	Indicator	Data	Target	Trend/ Comparator	Issues/ Problems/ Constraints
reducing congestion by providing jobs and services close to where people live or where they can access them by public transport (repeats above)	Number of planning permissions with Green Travel Plans				
	Length of cycle tracks				
	level of planning obligations pooled and directed to transport improvement				

1.0 Generic Development Control Policies

GDC1 - Design of new development

Planning permission for development will be granted provided that, where appropriate, the proposal meets all of the following criteria:

- a) The development is of a high quality design which enhances the existing or emerging unique characteristics and local distinctiveness of the area and explains how this is to be achieved.
- b) The development is of a, scale, height, spacing, mass and form which is appropriate to the pattern of development in the surrounding area.
- c) The development is of architectural design, materials and landscape setting which respects and integrates appropriately with the local context.
- d) The development retains existing features and characteristics of local importance
- e) The development would not have an adverse effect on the amenity of neighbouring properties in terms of building mass, light, privacy, disturbance and outlook.
- f) The development would not have an adverse impact on the landscape of the surrounding area
- g) The development would not have a significant adverse impact on the quantity and quality of natural resources, including trees, hedgerows and water features either on or adjoining the site
- h) The development and external spaces accommodates the impact of predicted changes in our climate
- i) The scheme has incorporated a sustainable water management system.
- j) The proposed development meets the access needs of users, particularly disabled people and the elderly.
- k) The development incorporates appropriate crime prevention measures.

The development makes suitable provision for servicing and access by all vehicles.

In the case of new residential development, including change of use, provision will be made for the storage of refuse and recycling containers.

Reasoned justification:

- 1.1 All new development that results in either new built form or the alteration to an existing building has the potential to impact on the quality of the built and natural environment. Individual elements of this policy will be required depending upon the development proposed

- 1.2 The Council will therefore require all such development to be of a high quality design. The design adopted will be dependant upon the proposed use of the development in addition to its location. To support this, the applicant will be required to submit a design statement which demonstrates how the proposal responds to the local context. In areas where the existing character and design features are of low quality the design statement will set out how the impact of new development would have a positive impact. In areas of existing high quality the design statement will need to demonstrate that the proposal would not have an adverse impact on the character of the area.
- 1.3 New development will need to respect the amenities of occupants of neighbouring properties, in particular having regard to issues in relation to privacy, light and noise.
- 1.4 New development will be expected to have regard to the potential impact on the landscape of the surrounding area.
- 1.5 Development will have regard to its impact on natural resources on or adjoining the site. In order to demonstrate that this issue has been addressed proposals should include a full assessment of these natural features in terms of how they will be protected and enhanced.
- 1.6 It will be expected that new development provides a high quality landscape having regard to existing landscape features adjoining the site. The design of development will need to have regard to the space required for vegetation, either existing or as part of a proposed landscape scheme, to mature. Ensuring that new development can be accessed by those with mobility difficulties, including disabled people and the elderly will help to break down unnecessary barriers and exclusions to the benefit of the whole community. Further guidance can be found in the publication “Planning and Access for Disabled People: A Good Practice Guide” (ODPM, March 2003).
- 1.7 Schemes for sustainable water management will be expected to incorporate methods for reducing water consumption in new development in addition to dealing with waste water in an efficient sustainable manner. It is predicted that an impact of climate change will be a reduction in rain fall, particularly in summer months, whilst demand for water increases. New development will therefore need to incorporate designs that reduce the need for water consumption. This can be assisted through the harvesting and re-use of rainwater and the re-use of greywater, which is water, from baths, showers and hand basins that has been used previously. For example rainwater harvesting can provide water supply for a range of domestic such as personal washing, laundry and toilet flushing. An example of the use of greywater is that it can be used to flush a toilet following basic disinfectant or microbiological treatment. Development will therefore be expected to incorporate sustainable drainage systems (also known as SUDS) as to reduce the risk of flooding from water run off or pollution from ground water and water courses.

- 1.8 New development has the opportunity to incorporate design features that help to reduce the opportunity for crime to be committed, i.e. reducing the risk of burglary through incorporation of good surveillance, in addition to reducing the fear of crime. Where appropriate applicants will need to demonstrate how this issue has been addressed.

GDC2 – Energy efficiency

Planning permission for development will be permitted provided that, where appropriate, it can be demonstrated by the developer that:

- a) The design of the development is energy efficient so as to reduce heat loss and maximise solar gain, and.**
- b) As a minimum 20% of the predicted consumption of the building's energy will be from renewable energy infrastructure to be provided as part of the development, and.**
- c) The infrastructure to meet the remaining energy requirement of the development, will output highly efficient energy with low CO₂ emissions.**

Reasoned justification:

- 1.9 The Government's 'Planning Policy Statement 1: Delivering Sustainable Development' identifies that Development Plans should contribute to global sustainability by addressing the causes and potential impact of Climate Change. Climate Change is caused largely by the burning of fossil fuels that generate 'greenhouse gas'. Based on the current levels of greenhouse gas emissions it is expected that the climate in the South East will change dramatically in the next century resulting in severe weather conditions including drought caused by a 30-40% reduction in rainfall, hotter heat waves and an increase in storms and floods. As a consequence new development that relies on power from traditional fossil fuel sources has the ability to significantly contribute to the problems that are caused by Climate Change.
- 1.10 To put this into context it is estimated that a new medium sized dwelling, powered by traditional fossil fuel sources, will generate approximately 11,300 tonnes of carbon dioxide (CO₂) over the next 100 years. A new office building of XXX m², with a life span of XX years, could be expected to generate in the region of XXXX tonnes of CO₂.
- 1.11 To address this problem it is recognised that new development can help to combat the causes of climate change through design that is energy efficient and incorporates sustainable sources of energy including renewable energy. This will help to reduce reliance on energy sources that generate greenhouse gases that contribute towards climate change.

- 1.12 However, it is recognised that renewable energy sources will not provide all of the required energy for a development. Where a developer decides to provide the remaining energy requirement through non renewable energy sources infrastructure, such as Combined Heat and Power (CHP) generators, can be used to generate energy that is highly efficient and has a low output of CO₂. It will therefore be for the developer to demonstrate that remaining energy provision is helping to minimise the contribution the development may have on climate change through the use of such technology.
- 1.13 Further guidance is set out in the Council's Climate Neutral Development Supplementary Planning Document. It is not considered that the design considerations raised by this issue will be addressed simply by meeting minimum requirements to satisfy Building Regulations.

GDC3 – Transport, highway safety and vehicle parking

Development will only be permitted where:

- a) **It is acceptable in terms of its impact on highway safety.**
- b) **Traffic movements generated by the proposed development are compatible or can be made compatible with the local transport infrastructure.**
- c) **Appropriate vehicle and cycle parking is provided in accordance with the Council's adopted standards.**
- d) **Appropriate provision is made for pedestrians, , private vehicles, cycle facilities and public transport related facilities.**
- e) **In the case of major development comprising either employment, residential, education or social community facilities the proposal will be required to submit a Travel Plan.**

Reasoned justification:

- 1.14 Development will be required to meet the standards of Surrey County Council as the highway authority in terms of layout and access to ensure acceptability in terms of highway safety. Developments that do not meet the necessary standards will be refused.
- 1.15 New development that generates additional car journeys can place pressure on the existing highway network which may result in either highway safety or congestion problems. Where appropriate the developer may be required to enter into a planning obligation to ensure appropriate works are undertaken to address any highway safety issues or contribute towards highway improvements that arise from the proposed development.

1.16 The Borough Council will expect new development to provide vehicle parking in accordance with the Council's adopted Parking Standards Supplementary Planning Document, which will apply a lower maximum standard for sites in and around Woking Town Centre. Proposals that will result in a reduction of these standards will need to be justified by the applicant. Development will address the needs of pedestrians and cyclists and where appropriate the provision of public transport facilities, e.g. new bus shelters. In providing for pedestrians and cyclists the development may be required to provide for on site as well as off site facilities where there is an identified need. This may include ancillary facilities such as showers and changing rooms. All these elements will help to encourage a reduction in the use of cars by people who visit the site.

1.17 For the purpose of requiring submission of a Travel Plan the Council, as set out in the Statement of Community Involvement, has defined 'major development' as being employment, education or community facilities with a gross external floor area of 1000m² or more or 10 or more units for residential development. Mixed use developments that comprise individual elements below these thresholds may require a Travel Plan where it is considered that the cumulative impact of the proposal would have comparable transport implications to an individual development.

GDC4 - Environmental pollution

Development proposals that cause pollution through smoke, fumes, gases, noise, liquids, dust, steam, heat, vibration, smell, light or other polluting emissions will only be permitted where it does not adversely affect any of the following:

- a) The amenity of residents and users of the site or surrounding area including water, land and air, and**
- b) The quality of the environment in the surrounding area, and**
- c) Nature conservation interests.**

Where the development proposed is on, close to or suspected to be contaminated land permission will only be granted where it can be demonstrated that the site is made suitable for the proposed use through remedial measures.

Any lighting subject to planning control should be designed to minimise glare to neighbours and the night sky.

Proposals for residential development located close to sources of noise will be determined having regard to guidance in the form of 'PPG24 Planning and Noise'.

Reasoned justification:

- 1.18 It is recognised that certain types of development may have the potential to generate pollution to the detriment of the environment, local amenities and the health and safety of occupiers of neighbouring properties. Where it is considered that these impacts cannot be addressed, either through the design of the proposal or the application of appropriate planning condition, the application will be refused.
- 1.19 In addition, there is a number of sites within the Borough that are contaminated. It is important that any proposed development either, on or near to a contaminated site, does not give rise to problems of pollution or health risks to occupiers of the development.
- 1.20 When considering the impact of lighting regard will be had to guidance from the Institute of Lighting Engineers.

GDC5 Planning obligations

Where proposals generate an identified need for additional or improved social and community infrastructure, in order to make the proposal acceptable in planning terms, appropriate mitigation will be sought through the use of either planning conditions or a legal agreement. Planning permission will be refused for development that fails to provide the necessary mitigation.

Where appropriate other community benefits related to the development will be sought.

Reason justification:

- 1.21 In some cases new development will generate a need for social and community infrastructure that is necessary to make the development acceptable. This may include the requirement to either improve existing infrastructure or provide for new infrastructure. Where this is the case the Council will expect mitigation to be provided, though the use of a planning condition or completion of a legal agreement that requires its provision as part of the development or through the payment of a financial contribution. Developments that fail to make this provision can place an unacceptable demand on existing infrastructure or social needs e.g. affordable housing. Where this is the case the Council will refuse such applications.
- 1.22 Development may also generate the need for other community benefits that relate to the proposed development.

- 1.23 Full details of the contributions that would be expected from a particular development are set out in the Council's Planning Obligations Supplementary Planning Document. It should be noted that the content of this SPD is not exhaustive. Consequently, the Council will reserve the right to require planning obligations that have not been identified in the SPD as and when it is necessary.
- 1.24 Any planning obligations entered into will be required to meet the criteria set out in ODPM Circular 05/2005 Planning Obligations. Examples of planning benefits that may be sought with a new development include:
- i) Affordable housing
 - ii) New/improved highway infrastructure
 - iii) New/improvements to existing open space
 - iv) Community facilities
 - v) Improvements to pedestrian/cycling access
 - vi) Works necessary to enable the development to receive renewable and sustainable energy.
 - vii) Public art

GDC6 - Protection of landscape and natural resources

Where appropriate, proposals will be required to incorporate measures to enhance biodiversity.

Reason justification:

- 1.25 New development can provide an important opportunity to enhance biodiversity through the creation of new habitats. Appropriate developments will therefore be expected to maximise the opportunity to enhance biodiversity. Examples of opportunities to enhance biodiversity can be found in Surrey County Council's Biodiversity Action Plan 'Wildlife on Your Doorstep 2002'.

2.0 A. Natural Environment

1. National and International Nature Conservation Designations

Development will not be permitted within or affecting the Thames Basin Heaths Special Protection Area unless it meets the requirements of the Conservation (Natural Habitats, &c.) Regulations 1994.

Proposals that are likely to have an adverse effect on a SSSI will not be granted planning permission unless it can be demonstrated that the tests set out in Planning Policy Statement 9 Biodiversity and Geological Conservation.

The boundaries of sites, within Woking Borough, that make up the Thames Basin Heaths Special Protection Area and Sites of Special Scientific interest are shown on the proposals map.

Reason justification:

- 2.1 The Thames Basin Heaths Special Protection Area (SPA) is an internationally important nature conservation designation that is made up of 13 heathland 'Sites of Special Scientific Interest' (SSSI) across 11 local authority districts, covering 8,400ha. Three of the sites that make up the SPA are located, or part located, in Woking Borough. This includes part of Horsell Common and Sheets Heath, Brookwood and part of Brookwood Heath, Brookwood.
- 2.2 In assessing the possible impact of development on the SPA regard shall be had to the Conservation (Natural Habitats, &c.) Regulations 1994 (also known as the Habitats Regulations). Where it is considered development would have a significant effect on the SPA an appropriate assessment of the implications for the site in view of the site's conservation objectives.
- 2.3 To conform to this policy, residential developments within 5km of any part of the SPA will have to meet the requirements of the Thames Basin Heaths Delivery Plan (and subsequent SPD). This may require developer contributions towards mitigation measures.

2. Local and Regional Nature Conservation Designations

Development will not normally be permitted within or affecting Sites of Nature Conservation Importance (SNCI) or Local Nature Reserves (LNR) unless it can be demonstrated that it would not directly or indirectly harm the nature conservation value of the site. The boundaries on LNRs and SNCIs are shown on the proposals map.

Exceptionally, where development which is key to achieving the aims of this core strategy is proposed close to a designated site, some impact may be unavoidable. In such cases the developer must demonstrate that any impact from the development will still leave the nature conservation value of the site substantially intact.

Replaces NE2 (1st para from current policy. 2nd para new – makes clear distinction between level of protection of national and local designations)

Proposals Map – Status of non SSSI part of Basingstoke Canal.

Reason justification:

- 2.4 Sites of Nature Conservation Importance (SNCI) have been identified through surveys, because they have nature conservation value of regional importance. Local Nature Reserves are designated under the XXX because of their local nature conservation importance. Both SNCIs and LNRs are of substantive nature conservation value, and are worthy of protection. However, they are of lower nature conservation value than the national and international designations.
- 2.5 The majority of the sites are in the Green Belt, and there will be no conflict between protecting them and implementing this core strategy. However, a small number of the sites are in, or immediately adjacent to, the urban area. Here, a balance has to be struck between protecting them and delivering this core strategy.

3. Areas Liable to Flood

In areas at risk from flooding as shown on the proposals map new development or the intensification of existing development including the formation of impervious surfaces will not be permitted unless the benefits of the development outweigh the risk of flood and appropriate flood protection and flood compensation schemes are secured

Proposals which would result in an increased flood risk in areas elsewhere due to additional surface runoff will not be permitted unless adequate compensation schemes are provided.

At sites suspected of being at risk of flooding but for which precise recent flood risk information is unavailable, the Council may require developers to carry out detailed technical investigations to demonstrate compliance with the provisions of the policy.

Reason justification:

- 2.6 The development strategy of the plan can be achieved without building on undeveloped sites in areas at risk of flooding.
- 2.7 Redevelopment of existing developed sites within areas at risk of flooding will be acceptable where suitable flood compensation can be provided. This is an appropriate response to the twin policy objectives of not increasing the risk of flooding while at the same time making the best use of urban land.

3.0 B. Design and Conservation

4. Conservation Areas

The Council will periodically review the boundaries of Conservation Areas and designate new Conservation Areas if appropriate. Where the character of a Conservation Area has significantly changed and the designation is no longer considered relevant that particular Conservation Area will be deleted.

Reason justification:

- 3.1 Conservation Areas are designated for their special architectural or historic interest. Development in or visible from conservation areas must preserve or enhance their character as set out in the XXX Act.
- 3.2 It is unlikely that the Council will designate any further conservation areas within the district. A programme to prepare detailed character appraisals for each of its designated areas is already underway. As part of this process it will carefully examine the extent of each conservation area in accordance with its duty under section 69 to assess whether the current boundaries are appropriate to protect the areas special character. Where it is considered that the special interest has been so eroded by subsequent changes or redevelopment, significant boundary revision or even cancellation of the designated areas may be warranted. In particular the Woking Town Centre conservation area will be critically examined to assess if it has retained sufficient special interest to be worthy of continued designation.

5. Strategic approach to design in Woking Town Centre

Woking Town Centre is an area of major change where new development will be expected to contribute to an improvement in the quality of streets and spaces.

Detailed requirements will be set out in a Supplementary Planning Document.

Reason justification:

- 3.3 The Council will produce as SPD a “Streets and Spaces Strategy” for Woking Town Centre, setting out how developments must address this policy.
- 3.4 SPD may be produced for individual sites.

4.0 C. Green Belt

6. Green Belt

The boundary of the Green Belt is shown on the proposals map. Within the Green Belt inappropriate development, whether new building, re-use of buildings or other development, will not be approved, except in very special circumstances.

The village of Mayford is identified as an infill only village in the Green Belt. Broadoaks, West Byfleet is identified as a Major Developed Site in the Green Belt. These designations are shown on the proposal map. Within these areas development will be permitted in the circumstances relevant to these designations set out in national planning policy.

Reason justification:

- 4.1 Inappropriate development in Green Belts is defined in PPG2. This is summarised below as a general guide, but the full wording of PPG2 should be referred to for the definitive position.
- 4.2 Generally new buildings are inappropriate in the Green Belt unless they are essential for agriculture, operation of cemeteries or outdoor recreation, or extensions to dwellings that would not result in a disproportionate additions to the original building.
- 4.3 x Re-use of existing buildings is generally not inappropriate provided the new use does not impact on openness. However associated extensions may be inappropriate

- 4.4 Specific exceptions can be made for villages and major developed sites within the Green Belt. Within the defined areas infill and extensions may be permitted. Again PPG2 provides the definitive position.

7. Safeguarded long term development sites

The safeguarded long term development sites will be released if required to make up for a shortfall in either overall housing provision to meet policy 10 or the need for affordable housing identified through policy 12.

Until then, Green Belt policy will be applied to these sites.

Reason justification:

- 4.5 Delivery of housing overall and affordable housing will be monitored on an annual basis. Overall housing provision will be compared against the rate in the South East Plan.
- 4.6 Delivery of affordable housing will be monitored annually and compared with the level of need for different sizes and types of accommodation identified in the Housing Needs Assessment.
- 4.7 If provision falls materially short against either of these measures, the Council will consider releasing land on the safeguarded long term development sites to make up the shortfall.
- 4.8 In doing this the Council will need to meet the criteria and sequential tests set out by Government guidance, before releasing these green field sites.

5.0 D. Housing

8. Housing Target

Provision will be made for approximately 240 new homes per annum in Woking Borough between 2006 and 2017

Replaces HSG1

Reason justification:

- 5.1 This is the level required by the consultation draft South East Plan. Given the level of housing demand and affordable housing need in the

area, over provision will not in itself constitute a reason for refusing permission for otherwise acceptable development.

9. Strategic approach to location of new housing

New housing will be accommodated as follows:

- **Within Woking Town Centre at densities generally in excess of 150 dph, or pro-rata where part of a mixed use scheme,**
- **Within the defined high density residential area around the town centre, at densities of generally in excess of 50 dph,**
- **Within the rest of the urban area at densities generally between 30 and 50 dph.**

Where development at these densities cannot be integrated into the existing urban form lower densities will be permitted.

Equally where a higher density than these guidelines can be justified in urban design terms this will be acceptable

The boundaries of Woking Town Centre and the High Density Residential Areas are shown on the Proposals Map.

Replaces HSG 12, HSG 18, WTC 8 – stronger spatial component

Reason justification:

- 5.2 New housing can be accommodated on a range of sites. In certain cases it will not be permitted on sites currently used for other purposes, such as industrial, office or community uses, or public open spaces, in order to protect these uses in the interest of the balanced development of the Borough.
- 5.3 The densities are indicative and will depend on detailed site considerations. They reflect the principle that higher densities can be achieved in areas which are better served by public transport, and where there is already a more high density urban form.
- 5.4 It is expected that up to X% of all new housing (around y units p.a.) will be provided in Woking Town Centre, Centre and in suitable areas around it, in the general areas around Guildford Road, Goldsworth Road and Maybury Road / Walton Road , at the relatively high densities set out in the policy. This is likely to provide mainly non-family housing. The remainder will be provided in the rest of the urban area, at the generally lower densities set out in the policy (z units p.a.). This is likely to provide mainly family housing. Development is likely to take place in all these areas through the redevelopment of existing residential and non-residential land.

10. Affordable Housing

All new residential development will be expected to contribute towards the provision of affordable housing. For proposals of 15 units or above the development will be required to provide at least 40% of the development as affordable housing in a form which meets an unmet need identified in the Housing Needs Assessment. Proposals for developments of less than 15 units will make a contribution towards the provision of affordable housing which may be off site.

Full details of how this policy will be implemented are set out in the Affordable Housing SPD and the Planning Obligations SPD.

Reason justification:

- 5.5 The Council will aim to meet housing need as identified in housing need surveys. New development will play a major part in achieving this.
- 5.6 The level of unmet need is such that all residential development has to contribute towards the provision of affordable housing at an average 40% affordable. This can either be on site or through commuted payments. SPD provides more guidance on how this can be provided.
- 5.7 The SPD provides for market conditions to be taken into account.
- 5.8 Affordable housing is defined in 'Planning Policy Statement 3 – Housing' as non-market housing, provided to those whose needs are not met by the market for example homeless persons and key workers. This can include social-rented housing and intermediate housing.
- 5.9 There are a variety of housing needs. These include: social housing for rent, shared ownership, housing for key workers, specialist housing for elderly or disabled people, housing for Black and Minority ethnic groups and sites for gypsies and travellers.
- 5.10 The safeguarded long term development sites may potentially be released to meet an unmet need for affordable housing as set out in Policy 9.

11. Housing Mix

All housing developments of at least 100 units outside of Woking Town Centre should provide a variety of unit sizes.

Reason justification:

5.11 Mixed sizes of homes contribute both to inclusive communities and to better designed and more interesting development. The policy is not prescriptive about what unit sizes should be provided. However it is likely that smaller units will be more frequently provided in town centre apartments, whereas family housing is more likely to be provided in other parts of the Borough. Unless a market develops for family housing in apartments this broad distribution is unlikely to change.

5.12 This approach is promoted by the density guidelines in policy 9 above.

12. Proposals involving the loss of housing

Proposals for the change of use of residential land and buildings which can still reasonably be used for residential purposes will not be permitted.

Where redevelopment of existing housing is permitted the Council will require a number of units at least equivalent to the number currently on the site.

Exceptionally, within Woking Town Centre and the District centres, the change of use of residential property to other uses will be permitted, where it meets policies on residential amenity.

Reason justification:

5.13 Demand for housing is such that existing residential property should not normally be lost.

5.14 Within Woking Town Centre and the District centres a more flexible approach is needed to support the dynamic nature of these centres, where a range of uses is appropriate.

6.0 E. Employment Generating Development

13. Location of new employment generating development

The preferred locations for employment generating development will be as follows:

- Within Woking Town Centre (generally high density office developments), including as part of mixed use schemes
- Within the defined primary employment areas, provided the development is compatible with the capacity of the transport infrastructure to accommodate the additional trips

In other locations which are or can be made accessible by public transport, office, industrial and warehousing development may be permitted, where is at a scale compatible with with the urban form, transport infrastructure, and where it complies with relevant development control policies.

Replaces EMP1 –5, WTC9

Reason justification:

- 6.1 The core strategy provides for growth in the economy largely through the more intensive use of existing employment areas. This is a realistic approach given land values and lack of opportunity to allocate green-field sites.
- 6.2 It identifies those areas which are most attractive to business occupiers as the areas for more intensive development.
- 6.3 Woking Town Centre has the potential to accommodate significant additional office development, in a location accessible by public transport.
- 6.4 Primary employment areas are also capable of accommodating additional development. Here more journeys are likely to be by car, and this will limit the suitability of the site for high density development. Primary Employment Areas are those areas most attractive to business occupiers shown on the Proposals Map and are:

Byfleet, Goldsworth Park, Monument Way area, Old Woking, Sheerwater, and the Lansbury Estate.
- 6.5 These areas are generally suitable for a range of normal office, industrial and local distribution uses. All applications will have to conform to development control policies.

- 6.6 District Centres are suitable for smaller scale office development, which reflects the fact that the urban form of these centres is generally lower density, and accessibility by public transport is generally not very good.
- 6.7 Larger warehousing and distribution developments can generate a significant number of HGV movements. This will limit the range of locations where such development is compatible with the transport infrastructure and impact on amenity.
- 6.8 Industrial developments can have an impact on residential amenity and this will limit the extent to which they will be acceptable outside Primary Employment Areas.
- 6.9 Employment generating development includes offices, industrial units, warehousing and other associated uses.

14. Proposals involving the loss of employment generating development

Primary Employment Areas will be reserved primarily for employment generating uses. Development for other uses in these areas will only be permitted where:

- **It is small scale; and**
- **It is compatible with existing or potential industrial and commercial activities; and**
- **It will not impact on the economic viability of the employment site**

In Woking Town Centre and the District centres redevelopment of employment floor space in those parts of the centre of a commercial character should contain a significant proportion of replacement employment floor space.

The redevelopment of employment sites elsewhere for alternative uses will be permitted where the existing use of the site causes harm to amenity, or where there is insufficient demand for employment uses in that location.

Replaces EMP7

Reason justification:

- 6.10 It is important to retain a significant base of employment floor space, and indeed to build on this. However, at the same time it is important to accommodate the dynamic nature of demand. This policy seeks to strike this balance.

- 6.11 Taken together the policies on new employment and retention of existing employment uses should be sufficient to accommodate forecast growth in the economy, together with the take up of a proportion of the floorspace which was vacant in 2005, and the implementation of extant planning permissions.
- 6.12 Where redevelopment is being justified on the basis of insufficient demand, it will be for the applicant to demonstrate that this is the case. Cheaper small units of accommodation in particular are vital to enable new and small business to grow, and should be retained where there is a demand.

15. Hotels and Overnight accommodation

Hotels and overnight accommodation will be permitted in the urban area of the Borough. Preference will be given to locations where the transport system is compatible with the proposed use.

Replaces EMP9-10

6.13 Research has shown that there is the economic potential for further hotels and overnight accommodation in Woking, principally to support local business. Preferred locations for them are generally similar to employment uses. That is, high density hotel development is best located in Woking Town Centre. Other employment locations, and indeed other locations, may be acceptable for lower density hotel development, which generates less trips.

7.0 F. Retailing

16. Location of new retail development (A1-A5)

The preferred location for new retail development is within existing retail centres, in accordance with the following retail hierarchy, the boundaries of which are shown on the proposals map:

Woking Town Centre – which is suitable for major retail development

District Centres – Byfleet, Goldsworth Park, Horsell, Kingfield Knaphill, St Johns, Sheerwater, West Byfleet, which are suitable for smaller scale retail development appropriate to the size and function of these centres.

Elsewhere only very small scale retail development will be permitted.

Only if it can be demonstrated that no suitable sites are available in these locations will other sites be considered. This will be carried out in accordance with the sequential test set out in PPS 6.

Replaces SHP1 –3, SHP6 (part), WTC13

Reason justification:

7.1 Woking Town Centre is one of the largest shopping centres in Surrey and is the main shopping centre for most of Woking Borough, and some areas just beyond the Borough boundary. It is by far the best served by public transport of any part of the Borough. As such is the most suitable location for major retail development.

- 7.2 The retail and commercial leisure study identifies potential for 30-40,000 m² of additional retail floorspace in Woking Town Centre, This level of new development would meet additional demand from within the primary catchment area of Woking Town Centre, and as such would not take significant trade from other town centres.
- 7.3 The District centres vary in size and mainly perform a very local function. West Byfleet and to a lesser extent Knaphill, provide a more substantial range of shops and are important centres for the east and west of the Borough respectively. The District centres will be retained and allowed to grow in a modest way if opportunities arise.
- 7.4 Suitable sites for the identified potential additional retail development will be identified in the Site Allocations DPD. The Council sees no need to permit significant retail development elsewhere. However, any applications made will be dealt with in accordance with PPS6.
- 7.5 This policy applies to all Class A uses, A1 to A5. Uses in Classes A4 (Drinking Establishments) and A5 (Hot Food Takeaways) can generate noise, disturbance and crime and disorder uses. These issues do not affect the strategic approach to their location but are covered under the generic development control policies.

17. Primary and Secondary Shopping Frontages

The primary shopping frontages of Woking Town Centre will remain primarily in Class A1 (Shops) use. Other uses will only be permitted where this characteristic is retained.

Within Woking Town Centre secondary frontages, any use within Classes A1 to A5, or other use appropriate to a shopping area will be permitted.

Within the frontages in the District Centres, any use within Class A1-A5, or other use appropriate to a shopping area, will be permitted, provided an adequate range and choice of Class A1 shops remains.

Elsewhere class A1 shop units will only be permitted to change to other uses where a reasonable range of retail units would still remain in the local area. Changes of use from other Class A uses, or other uses appropriate to a shopping area will be permitted.

Replaces SHP4-7, WTC14-16

Reason justification:

- 7.6 Retailing is a very dynamic business, and demand for different types of uses are the lifeblood of many local centres. Recently many local centres have changed from providing mainly Class A1 shops to providing a mix of

shops and services. This has resulted in new investment and generally low levels of vacancy, and can be judged a success in those terms.

- 7.7 This policy will allow this process of dynamic change to continue, while safeguarding essential local shopping functions, which are particularly important for the less mobile, and potentially socially excluded.
- 7.8 Within Woking Town Centre a policy of retaining a high proportion of shops in the Primary frontages will be pursued. These are principally the purpose built shopping centres, and this approach ensures that these areas remain a major shopping destination with a wide range of A1 choices in the Primary shopping frontages and A1 to A5 choices in the Secondary frontages.

8.0 G. Leisure Community and other developments

18. Location of new recreation, leisure and community facilities

New recreation, leisure and community facilities will be encouraged.

The preferred location for development attracting a large number of visitors is in or close to Woking Town Centre or the district centres, close and accessible to their intended population catchment areas.

Facilities for outdoor sport and recreation can be located in any part of the Borough.

Replaces REC6 and REC 15, CUS1

Reason justification:

- 8.1 Leisure and community facilities include;

Adult education centres, community halls, day centres; schools, health centres, libraries, nursery schools, places of worship, playgroups, surgeries and other similar facilities. Leisure facilities include a variety of sport, recreation and cultural buildings and facilities in public and private ownership. The majority of these uses fall within Class D of the Use Classes Order.

- 8.2 More intensive leisure, sport, recreation and cultural uses attract large numbers of visitors, and are best located in Woking town centre, which is the most sustainable location in travel terms. PPS6 defines such uses as including: cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, bingo halls, theatres, museums, galleries and concert halls, hotels, and conference facilities. Alternatively these kind of uses can be located in the District centres where the proposal is of an appropriate scale.

- 8.3 Where a need for these facilities cannot be met in these locations the sequential test set out in PPS6 will be applied. Location policy for new hotel development (Policy 18) has addressed the need identified by the Council's research by applying this sequential test and identifying a wider range of suitable locations as a result.
- 8.4 Outdoor sport and recreation requires large areas of land, and generates a relatively small number of trips per unit area, particularly in peak hours. Also some types of recreation require specific locations (e.g. water based recreation). Such uses can be located in any part of the Borough, subject to their conforming with other policies in this DPD. Specific sites for new facilities will be identified in the Site Allocations DPD.

19. Loss of existing leisure and community facilities

Development involving the loss of leisure or community facilities will not be permitted unless:

- (i) There is no longer a demonstrable need for the facility, or**
- (ii) Suitable alternative provision is already located nearby, or**
- (iii) Alternative and equivalent provision is made available as part of the new development or nearby.**

It will be for the developer to demonstrate that facilities are not required for use by any alternative leisure or community use.

Replaces REC 6, CUS2

Reason justification:

- 8.5 The tests in criteria (i) and (ii) will require demonstration that there is adequate provision for all leisure and community activities which might be able to use the facility, not just to relocate the particular users.
- 8.6 This is because of the difficulty in providing leisure and community facilities in Woking, where land values in the urban area tend to price out such facilities.
- 8.7 Leisure and community facilities include:
- Adult education centres, community halls, day centres; schools, health centres, libraries, nursery schools, places of worship, playgroups, surgeries and other similar facilities. Leisure facilities include a variety of sport, recreation and cultural buildings and facilities in public and private

ownership. The majority of these uses fall within Class D of the Use Classes Order.

- 8.8 The definition does not include facilities in Classes A or C of the Use Classes Order, which are dealt with by other policies.

20. Location of new Public Open Space and Outdoor Sports Facilities

Additional public open space will be provided for informal and formal recreation.

A country park will be provided in the Brookwood area. The detailed boundary of the area will be shown in the Site Allocations DPD.

Additional outdoor sports facilities will be provided to meet demand. This can be met anywhere within the Borough.

Improved children’s play facilities will be provided to serve parts of Barnsbury, Brookwood, Byfleet, Goldsworth Park, Maybury and Pyrford

Reason justification:

- 8.9 Generally the Borough is well provided with public open space.

8.10 Additional informal open space in the Brookwood area will serve two purposes. It will increase access to open space in an area which has seen a lot of development in recent years, and will also provide the necessary level of mitigation to offset the impact of future development on the SPA as required by policy 1.

8.11 Outdoor sports facilities for adults will be provided to meet identified demands and shortfall. Given the nature of use of these facilities, these can be provided anywhere within the Borough.

8.12 Improved children’s play provision will be made to serve local areas where there is an identified shortfall or to meet increased demands as a result of new development.

21. Development involving the loss of public open space

Development involving the loss of public open space will not be permitted unless:

**(i) alternative and equivalent provision is made available in the vicinity,
or**

(ii) the loss only involves a small part of the site, would not harm the amenity value of the site as a whole, and enables better use to be made

of the remainder of the site

Development involving the loss of open space to which the general public do not have a right of access, such as school playing fields or allotments, will only be permitted if it passes the tests in PPG17.

Replaces BE7, REC3 –4, REC 12

Reason justification:

8.13 Open space includes the following categories:

- i. parks and gardens - including urban parks, country parks and formal gardens;
- ii. natural and semi-natural urban greenspaces - including woodlands, urban forestry, scrub, grasslands (eg downlands, commons and meadows) wetlands, open and running water, wastelands and derelict open land and rock areas (eg cliffs, quarries and pits);
- iii. green corridors - including river and canal banks, cycleways, and rights of way;
- iv. outdoor sports facilities (with natural or artificial surfaces and either publicly or privately owned) - including tennis courts, bowling greens, sports pitches, golf courses, athletics tracks, school and other institutional playing fields, and other outdoor sports areas;
- v. amenity greenspace (most commonly, but not exclusively in housing areas) – including informal recreation spaces, greenspaces in and around housing, domestic gardens and village greens;
- vi. provision for children and teenagers - including play areas, skateboard parks, outdoor basketball hoops, and other more informal areas (eg 'hanging out' areas, teenage shelters);
- vii. allotments, community gardens, and city (urban) farms;
- viii. cemeteries and churchyards;
- ix. accessible countryside in urban fringe areas; and
- x. civic spaces, including civic and market squares, and other hard surfaced areas designed for pedestrians (PPG17, Annex: definitions, paragraph 2)

8.14 The Council's Leisure and Open Spaces Audit has not identified a general shortfall in public open space. However, almost all open space in the Borough scored well in terms of its quality and value for recreation and /or amenity value, and is worthy of retention.

8.15 Open space to which the public do not have access, such as school playing fields or allotments, may become surplus to requirements in their current use. Given the findings of the Leisure and Open Spaces Audit these may well be suitable for alternative development. However, any proposals must go through the sequential test set out in PPG17 to ensure that alternative open space uses are investigated before any other uses are considered.

22. Sustainable and renewable energy.

Development that would enable the production of sustainable and renewable energy will be permitted, where it complies with the generic development control policies.

Replaces CUS8-9

Reason justification:

8.16 The Council has not placed any specific locational controls on sustainable and renewable energy development. Applications for such development will be determined solely on the basis of normal development control criteria.

8.17 Sustainable and renewable energy development includes generating energy from wind, biomass, fuel cell and other renewable sources, and combined heat and power.

9.0 H. Transport

23. Strategic approach to new transport development

This policy will set out in detail how the plan will deliver the transport element of the preferred option. This is dependent on the completion of the Guildford and Woking Integrated Transport Strategy.

This will be included in time for the submission of the draft Core Strategy to GOSE in July 2005.

Existing safeguarded road alignments are shown on the proposals map.

10.0 I. Implementation

24. Site assembly and land acquisition

Where necessary, in order to enable development to proceed in accordance with this plan and there is a compelling case in the public interest, the Council may be prepared to use its compulsory purchase order powers to assemble a site.

Proposals that would prejudice a future more comprehensive development of neighbouring land will be refused, unless it can be demonstrated that there is no reasonable likelihood of that land coming

forward for development.

Reason justification:

- 10.1 The redevelopment of existing developed sites in the urban area is a vital component in achieving the development set out in this Plan.
- 10.2 However, sites with development potential may be held in multiple ownership, which can act as a deterrent to developers faced with complex problems of land assembly. In order to overcome this difficulty, enabling a developer to implement a sound development proposal, the Council may be prepared to assist with land acquisition through the use of its Compulsory Purchase Powers.
- 10.3 It is also important to ensure that future development opportunities of neighbouring land, is not prejudiced by a smaller development proposal. Where this is the case the developer will be expected to demonstrate that reasonable attempts have been made to undertake a more comprehensive development.

1.0 Generic Development Control Policies

GDC1 Design of new development

Planning permission for development will be granted provided that, where appropriate, the proposal meets all of the following criteria:

- a) The development is of a high quality design which enhances the existing or emerging unique characteristics and local distinctiveness of the area and explains how this is to be achieved.
- b) The development is of a scale, height, spacing, mass and form which is appropriate to the pattern of development in the surrounding area.
- c) The development is of architectural design, materials and landscape setting which respects and integrates appropriately with the local context.
- d) The development retains existing features and characteristics of local importance.
- e) The development would not have an adverse effect on the amenity of neighbouring properties in terms of building mass, light, privacy, disturbance and outlook.
- f) The development would not have an adverse impact on the landscape of the surrounding area.
- g) The development would not have a significant adverse impact on the quantity and quality of natural resources, including trees, hedgerows and water features either on or adjoining the site.
- h) The development and external spaces accommodate the impact of predicted changes in our climate.
- i) The scheme has incorporated a sustainable water management system.
- j) The proposed development meets the access needs of users, particularly disabled people and the elderly.
- k) The development incorporates appropriate crime prevention measures.
- l) The development makes suitable provision for servicing and access by all vehicles.
- m) In the case of new residential development, including change of use, provision will be made for the storage of refuse and recycling containers.

Reasoned justification:

- 6.1. All new development that results in new built form, spaces or the alteration to existing buildings and spaces has the potential to impact on the quality of the built and natural environment.

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- 6.2. The Council will therefore require all such development to be of a high quality design. The design adopted will be dependant upon the proposed use of the development in addition to its location. To support this, the applicant will be required to submit a design statement which demonstrates how the proposal responds to the local context. In areas where the existing character and design features are of low quality the design statement will set out how the impact of new development would have a positive impact. In areas of existing high quality the design statement will need to demonstrate that the proposal would not have an adverse impact on the character of the area including features of heritage significance. In line with the advice in 'Planning Policy Statement 1: Delivering Sustainable Development' the Council recognises that the undertaking of discussions prior to the submission of a planning application can help to address these issues. New development will need to respect the amenities of occupants of neighbouring properties, in particular having regard to issues in relation to privacy and light.
- 6.3. New development will be expected to have regard to the potential impact on the landscape of the surrounding area. Development will have regard to its impact on natural resources on or adjoining the site. In order to demonstrate that this issue has been addressed proposals should include a full assessment of these natural features in terms of how they will be protected and enhanced.
- 6.4. It will be expected that new development provides a high quality landscape having regard to existing landscape features adjoining the site. The design of development will need to have regard to the space required for vegetation, either existing or as part of a proposed landscape scheme, to mature.
- 6.5. Ensuring that new development can be accessed by those with mobility difficulties, including disabled people and the elderly, will help to break down unnecessary barriers and exclusions to the benefit of the whole community. Further guidance can be found in the publication "Planning and Access for Disabled People: A Good Practice Guide" (ODPM, March 2003).
- 6.6. Schemes for sustainable water management will be expected to incorporate methods for reducing water consumption in new development in addition to dealing with waste water in an efficient sustainable manner. It is predicted that an impact of climate change will be a reduction in rain fall, particularly in summer months, whilst demand for water increases. New development will therefore need to incorporate designs that reduce the need for water consumption. This can be assisted through the harvesting and re-use of rainwater and the re-use of greywater, which is water from baths, showers and hand basins that has been used previously. For example rainwater harvesting can provide water supply for a range of domestic uses such as personal washing, laundry and toilet flushing. An example of the use of greywater is that it can be used to flush a toilet following basic

disinfectant or microbiological treatment. Development will therefore be expected to incorporate sustainable drainage systems (also known as SUDS) so as to reduce the risk of flooding from water run off or pollution from ground water and water courses.

- 6.7. New development has the opportunity to incorporate design features that help to reduce the opportunity for crime to be committed, i.e. reducing the risk of burglary through incorporation of good surveillance, in addition to reducing the fear of crime. Where appropriate applicants will need to demonstrate how this issue has been addressed.

GDC2 Energy efficiency

Planning permission for development will be granted provided that, where appropriate, it can be demonstrated by the developer that:

- 1. At least 20% of the predicted energy consumption of the building will be from renewable sources, and**
- 2. The development has been designed to maximise energy efficiency and minimise CO₂ emissions.**

Reasoned justification:

6.8. The Government's 'Planning Policy Statement 1: Delivering Sustainable Development' identifies that Development Plans should contribute to global sustainability by addressing the causes and potential impact of Climate Change. Climate Change is caused largely by the burning of fossil fuels that generate 'greenhouse gas'. Based on the current levels of greenhouse gas emissions it is expected that the climate in the South East will change dramatically in the next century resulting in severe weather conditions including drought caused by a 30-40% reduction in rainfall, hotter heat waves and an increase in storms and floods. As a consequence new development that relies on power from traditional fossil fuel sources has the ability to significantly contribute to the problems that are caused by Climate Change.

6.9. To put this into context it is estimated that a new medium sized dwelling, powered by traditional fossil fuel sources, will generate approximately 11,300 tonnes of carbon dioxide (CO₂) over the next 100 years.

6.10. To address this problem it is recognised that new development can help to combat the causes of climate change through design that is energy efficient and incorporates sustainable sources of energy including renewable energy. This will help to reduce reliance on energy sources that generate greenhouse gases that contribute towards climate change.

6.11. However, renewable energy sources may not provide all of the required energy for a development. Where a developer decides to provide

the remaining energy requirement through non renewable energy sources, infrastructure, such as Combined Heat and Power (CHP) generators, can be used to generate energy that is highly efficient and has a low output of CO₂.

6.12. It will therefore be for the developer to demonstrate, through the application of a nationally recognised assessment, such as the Government's 'Standard Assessment Procedure' (SAP) rating system, that any non renewable energy provision is helping to minimise the contribution the development may have on climate change through energy efficiency and minimal CO₂ emissions.

6.13. The SAP rating system is the Government's approved procedure for calculating the energy rating of buildings. This is broken down into 2 ratings, energy costs and a carbon index which relates to CO₂ emissions. Where a developer decides to use SAP to demonstrate energy efficiency and low CO₂ emissions, the proposal will be required to have a SAP rating of between 100 – 120.

6.14. Further guidance is set out in the Council's Climate Neutral Development Supplementary Planning Document. It is not considered that the design considerations raised by this issue will be addressed simply by meeting minimum requirements to satisfy Building Regulations.

GDC3 Transport, highway safety and vehicle parking

Development will only be permitted where:

- **It is acceptable in terms of its impact on highway safety.**
- **Traffic movements generated by the proposed development are compatible or can be made compatible with the local transport infrastructure.**
- **Appropriate vehicle and cycle parking is provided in accordance with the Council's adopted standards.**
- **Appropriate provision is made for pedestrians, private vehicles, cycle facilities and public transport related facilities.**
- **In the case of major development comprising employment, residential, education or social community facilities the proposal will be required to submit a Travel Plan.**

Reasoned justification:

6.15. Development will be required to meet the standards of Surrey County Council as the highway authority in terms of layout and access to ensure acceptability in terms of highway safety. Developments that do not meet the necessary standards will be refused.

6.16. New development that generates additional car journeys can place pressure on the existing highway network which may result in either highway safety or congestion problems. Where appropriate the developer

may be required to enter into a planning obligation to ensure appropriate works are undertaken to address any highway safety issues or contribute towards highway improvements that arise from the proposed development.

6.17. The Borough Council will expect new development to provide vehicle parking in accordance with the Council's adopted Parking Standards Supplementary Planning Document, which applies a lower maximum standard for sites in the High Accessibility Zone in and around Woking Town Centre. Proposals that will result in a reduction of these standards will need to be justified by the applicant. Development will address the needs of pedestrians and cyclists and where appropriate the provision of public transport facilities, e.g. new bus shelters. In providing for pedestrians and cyclists the development may be required to provide for on site as well as off site facilities where there is an identified need. This may include ancillary facilities such as showers and changing rooms. All these elements will help to encourage a reduction in the use of cars by people who visit the site.

6.18. For the purpose of requiring submission of a Travel Plan the Council, as set out in the Statement of Community Involvement, has defined 'major development' as being employment, education or community facilities with a gross external floor area of 1000m² or more or 10 or more units for residential development. Mixed use developments that comprise individual elements below these thresholds may require a Travel Plan where it is considered that the cumulative impact of the proposal would have comparable transport implications to an individual development.

GDC4 Environmental pollution

Development proposals that cause pollution through smoke, fumes, gases, noise, liquids, dust, steam, heat, vibration, smell, light or other polluting emissions will only be permitted where it does not adversely affect any of the following:

- a) The amenity of residents and users of the site or surrounding area including water, land and air, and**
- b) The quality of the environment in the surrounding area, and Nature conservation interests.**
- c) Where the development proposed is on, close to or suspected to be on contaminated land permission will only be granted where it can be demonstrated that the site can be made suitable for the proposed use through remedial measures.**
- d) Any lighting subject to planning control should be designed to minimise glare to neighbours and the night sky.**
- e) Proposals for residential development located close to sources of noise will be determined having regard to guidance in the form of 'PPG24 Planning and Noise'.**

Reasoned justification:

6.19. It is recognised that certain types of development may have the potential to generate pollution to the detriment of the environment, local amenities and the health and safety of occupiers of neighbouring properties. Where it is considered that these impacts cannot be addressed, either through the design of the proposal or the application of appropriate planning condition, the application will be refused.

6.20. In addition, there are a number of sites within the Borough that are contaminated. It is important that any proposed development either on or near to a contaminated site, does not give rise to problems of pollution or health risks to occupiers of the development.

6.21. When considering the impact of lighting regard will be had to guidance from the Institute of Lighting Engineers.

GDC5 Planning obligations

Where proposals generate an identified need for additional or improved social and community infrastructure, in order to make the proposal acceptable in planning terms, appropriate mitigation will be sought through the use of either planning conditions or a legal agreement. Planning permission will be refused for development that fails to provide the necessary mitigation.

Where appropriate other community benefits related to the development will be sought.

Reasoned justification:

6.22. In some cases new development will generate a need for social and community infrastructure that is necessary to make the development acceptable. This may include the requirement to either improve existing infrastructure or provide for new infrastructure. Where this is the case the Council will expect mitigation to be provided, though the use of a planning condition or completion of a legal agreement that requires its provision as part of the development or through the payment of a financial contribution. Developments that fail to make this provision can place an unacceptable demand on existing infrastructure or social needs e.g. affordable housing. Where this is the case the Council will refuse such applications.

6.23. Development may also generate the need for other community benefits that relate to the proposed development.

6.24. Full details of the contributions that would be expected from a particular development are set out in the Council's Planning Obligations Supplementary

Planning Document. It should be noted that the content of this SPD is not exhaustive. Consequently, the Council will reserve the right to require planning obligations that have not been identified in the SPD as and when it is necessary.

6.25. Any planning obligations entered into will be required to meet the criteria set out in ODPM Circular 05/2005 Planning Obligations. Examples of planning benefits that may be sought with a new development include:

- I. Affordable housing
- II. New/improved highway infrastructure
- III. New/improvements to existing open space
- IV. Community facilities
- V. Improvements to pedestrian/cycling access
- VI. Works necessary to enable the development to receive renewable and sustainable energy.
- VII. Public art

GDC6 Biodiversity

Where appropriate, proposals will be required to incorporate measures to enhance biodiversity.

Reasoned justification:

6.26. New development can provide an important opportunity to enhance biodiversity through the creation of new habitats. Appropriate developments will therefore be expected to maximise the opportunity to enhance biodiversity. Examples of opportunities to enhance biodiversity can be found in Surrey County Council's Biodiversity Action Plan 'Wildlife on Your Doorstep 2002'.

2.0 Location Specific Policies

A) Natural Environment

ENV1 National and International Nature Conservation Designations

Development will not be permitted within or affecting the Thames Basin Heaths Special Protection Area unless it meets the requirements of the Conservation (Natural Habitats, &c.) Regulations 1994.

Proposals that are likely to have an adverse effect on a SSSI will not be granted planning permission unless it can be demonstrated that the tests set out in Planning Policy Statement 9 Biodiversity and Geological Conservation are satisfied.

The boundaries of sites, within Woking Borough, that make up the Thames Basin Heaths Special Protection Area and Sites of Special Scientific Interest are shown on the proposals map.

Reasoned justification:

7.1. The Thames Basin Heaths Special Protection Area (SPA) is an internationally important nature conservation designation that is made up of 13 heathland 'Sites of Special Scientific Interest' (SSSI) across 11 local authority districts, covering 8,400ha. Three of the sites that make up the SPA are located, or part located, in Woking Borough. This includes part of Horsell Common, Sheets Heath, Brookwood and part of Brookwood Heath, Brookwood.

7.2. In assessing the possible impact of development on the SPA regard shall be had to the Conservation (Natural Habitats, &c.) Regulations 1994 (also known as the Habitats Regulations). Where it is considered development would have a significant effect on the SPA an appropriate assessment of the implications for the site in view of the site's conservation objectives will be undertaken.

7.3. To conform to this policy, residential developments within 5km of any part of the SPA will have to meet the requirements of the Thames Basin Heaths Delivery Plan (and subsequent SPD). This may require developer contributions towards mitigation measures.

ENV2 Local and Regional Nature Conservation Designations

Development will not normally be permitted within or affecting Sites of Nature Conservation Importance (SNCI) or Local Nature Reserves (LNR) unless it can be demonstrated that it would not directly or indirectly harm the nature conservation value of the site. The boundaries on LNRs

and SNCIs are shown on the proposals map.

Exceptionally, where development which is key to achieving the aims of this core strategy is proposed close to a designated site, some impact may be unavoidable. In such cases the developer must demonstrate that any impact from the development will still leave the nature conservation value of the site substantially intact.

Reasoned justification:

7.4 Sites of Nature Conservation Importance (SNCI) have been identified through surveys, because they have nature conservation value of regional importance. Local Nature Reserves are designated under the National Parks and Access to the Countryside Act 1949 because of their local nature conservation importance. Both SNCIs and LNRs are of substantive nature conservation value, and are worthy of protection. However, they are of lower nature conservation value than the national and international designations.

7.5. The majority of the sites are in the Green Belt, and there will be no conflict between protecting them and implementing this core strategy. However, a small number of the sites are in, or immediately adjacent to, the urban area. Here, a balance has to be struck between protecting them and delivering this Core Strategy.

ENV3 Areas at risk of Flooding

In areas at risk from flooding as shown on the proposals map new development or the intensification of existing development including the formation of impervious surfaces will not be permitted unless the benefits of the development outweigh the risk of flood and appropriate flood protection and flood compensation schemes are secured.

Proposals which would result in an increased flood risk in areas elsewhere due to additional surface runoff will not be permitted unless adequate compensation schemes are provided.

At sites suspected of being at risk of flooding but for which precise recent flood risk information is unavailable, the Council may require developers to carry out detailed technical investigations to demonstrate compliance with the provisions of the policy.

Reasoned justification:

7.6. The development strategy of the plan can be achieved without building on undeveloped sites in areas at risk of flooding.

7.7. Redevelopment of existing developed sites within areas at risk of flooding will be acceptable where suitable flood compensation can be provided. This is an appropriate response to the twin policy objectives of not increasing the risk of flooding while at the same time making the best use of urban land

B) Design and Conservation

DC1 Conservation Areas

The Council will periodically review the boundaries of Conservation Areas and designate new Conservation Areas if appropriate. Where the continued designation of all or part of an existing Conservation Area is no longer considered relevant, that particular Conservation Area will be deleted or amended.

Reasoned justification:

7.8. Conservation Areas are designated for their special architectural or historic interest. Development in or visible from conservation areas must preserve or enhance their character as set out in the Listed Building and Conservation Area Act 1990.

7.9. It is unlikely that the Council will designate any further conservation areas within the district. A programme to prepare detailed character appraisals for each of its designated areas is already underway. As part of this process it will carefully examine the extent of each conservation area in accordance with its duty under section 69 to assess whether the current boundaries are appropriate to protect the area's special character. Where it is considered that the special interest has been so eroded by subsequent changes or redevelopment, significant boundary revision or even cancellation of the designated areas may be warranted. In particular the Woking Town Centre conservation area will be critically examined to assess if it has retained sufficient special interest to be worthy of continued designation.

DC2 Strategic approach to design in Woking Town Centre

Woking Town Centre is an area of major change where new development will be expected to contribute to an improvement in the quality of streets and spaces.

Detailed requirements will be set out in a Supplementary Planning Document.

Reasoned justification:

7.10. The Council will produce as SPD a "Streets and Spaces Strategy" for Woking Town Centre, setting out how developments must address this policy.

7.11. SPD may be produced for individual sites.

C) Green Belt

GB1 Green Belt

The boundary of the Green Belt is shown on the proposals map. Within the Green Belt inappropriate development, whether new building, re-use of buildings or other development, will not be approved, except in very special circumstances.

Specific exceptions to this presumption against inappropriate development include certain developments within identified villages and Major Developed Sites.

The village of Mayford is identified as an infill only village in the Green Belt. Broadoaks, West Byfleet is identified as a Major Developed Site in the Green Belt. These designations are shown on the proposals map. Within these areas development will be permitted in the circumstances relevant to these designations set out in national planning policy.

Reasoned justification:

7.12. Inappropriate development in Green Belts is defined in PPG2. This is summarised below as a general guide, but the full wording of PPG2 should be referred to for the definitive position.

7.13. Generally new buildings are inappropriate in the Green Belt unless they are essential for agriculture, operation of cemeteries or outdoor recreation, or extensions to dwellings that would not result in disproportionate additions to the original building.

7.14. Re-use of existing buildings is generally not inappropriate provided the new use does not impact on openness. However associated extensions may be inappropriate.

7.15. Specific exceptions can be made for villages and major developed sites within the Green Belt. Within the defined areas infill and extensions may be permitted. Again PPG2 provides the definitive position.

GB2 Safeguarded long term development sites

The following safeguarded long term development sites shown on the proposals map will be released if required to make up for a shortfall in either overall housing provision to meet policy H1 or the need for affordable housing identified through policy H3:

**Brookwood Farm, Knaphill
Moor Lane, Westfield**

Until then, Green Belt policy will be applied to these sites.

Reasoned justification:

7.16. Delivery of housing overall and affordable housing will be monitored on an annual basis. Overall housing provision will be compared against the rate in the South East Plan.

7.17. Delivery of affordable housing will be monitored annually and compared with the level of need for different sizes and types of accommodation identified in the Housing Needs Assessment.

7.18. If provision falls materially short against either of these measures, the Council will consider releasing land on the safeguarded long term development sites to make up the shortfall.

7.19. In doing this the Council will need to meet the criteria and sequential tests set out by Government guidance, before releasing these green field sites.

D) Housing

H1 Housing Target

Provision will be made for approximately 240 new homes per annum in Woking Borough between 2006 and 2017.

Reasoned justification:

7.20. This is the level expected to be required by the draft South East Plan. Given the level of housing demand and affordable housing need in the area, over provision will not in itself constitute a reason for refusing permission for otherwise acceptable development.

H2 Strategic approach to location of new housing

New housing will be accommodated as follows:

**Within Woking Town Centre at densities generally in excess of 150 dph, or pro-rata where part of a mixed use scheme,
Within the defined High Density Residential Areas around the town centre, at densities of generally in excess of 50 dph,
Within the rest of the urban area at densities generally between 30 and 50 dph**

Where development at these densities cannot be integrated into the existing urban form lower densities will be permitted.

Equally where a higher density than these guidelines can be justified in urban design terms this will be acceptable.

The boundaries of Woking Town Centre and the High Density Residential Areas are shown on the Proposals Map.

Reasoned justification:

7.21. New housing can be accommodated on a range of sites. In certain cases it will not be permitted on sites currently used for other purposes, such as industrial, office or community uses, or public open spaces, in order to protect these uses in the interest of the balanced development of the Borough.

7.22. The densities are indicative and will depend on detailed site considerations. They reflect the principle that higher densities can be achieved in areas which are better served by public transport, and where there is already a more high density urban form.

7.23. It is expected that up to 60% of all new housing (around 140 units per year) will be provided in Woking Town Centre and in suitable areas around it, including areas

around Guildford Road, Goldsworth Road and Maybury Road / Walton Road. Within all these areas, relatively high densities will be permitted as set out in the policy. This is likely to provide mainly non-family housing. The remainder will be provided in the rest of the urban area, at the generally lower densities set out in the policy (around 100 units per year). This is likely to provide mainly family housing. Development is likely to take place in all these areas through the redevelopment of existing residential and non-residential land.

H3 Affordable Housing

All new residential development will be expected to contribute towards the provision of affordable housing. For proposals of 15 units or above the development will be required to provide at least 40% of the development as affordable housing in a form which meets an unmet need identified in the Housing Needs Assessment. Proposals for developments of less than 15 units will make a contribution towards the provision of affordable housing which may be off site.

Full details of how this policy will be implemented are set out in the Affordable Housing SPD and the Planning Obligations SPD.

Reasoned justification:

7.24. The Council will aim to meet housing need as identified in the Woking Housing Needs Assessment. New development will play a major part in achieving this.

7.25. The level of unmet need is such that all residential development has to contribute towards the provision of affordable housing at an average 40% affordable. This can either be on site or through commuted payments. SPD provides more guidance on how this can be provided.

7.26. The SPD provides for market conditions to be taken into account.

7.27. Affordable housing is defined in 'Planning Policy Statement 3 – Housing' as non-market housing, provided to those whose needs are not met by the market for example homeless persons and key workers. This can include social-rented housing and intermediate housing.

7.28. There are a variety of housing needs. These include: social housing for rent, shared ownership, housing for key workers, specialist housing for elderly or disabled people, housing for Black and Minority ethnic groups and sites for gypsies and travellers. Each development proposal will be reviewed on a case-by-case basis to consider the extent to which affordable housing needs are being met.

7.29. The safeguarded long term development sites may potentially be released to meet an unmet need for affordable housing as set out in Policy GB2. In this case it is expected that the sites will provide at least 60% affordable housing.

H4 Housing Mix

All large housing developments of at least 100 units outside Woking Town Centre should provide a variety of unit sizes.

Reasoned justification:

7.30. Mixed sizes of homes contribute both to inclusive communities and to better designed and more interesting development. The policy is not prescriptive about what unit sizes should be provided. However it is likely that smaller units will be prevalent around Woking town centre, whereas family housing is more likely to be provided in other parts of the Borough. Unless a market develops for family housing in apartments this broad distribution is unlikely to change.

7.31. Any development site outside Woking Town centre which is at least 2 hectares or comprises at least 100 units will be required to comply with this policy. In certain cases sites below this size threshold will also be expected to comply with the policy where this will make a valuable contribution to creating inclusive communities or well designed development.

H5 Proposals involving the loss of housing

Proposals for the change of use of residential land and buildings which can still reasonably be used for residential purposes will not be permitted.

Where redevelopment of existing housing is permitted the Council will require a number of units at least equivalent to the number currently on the site.

Exceptionally, within Woking Town Centre and the District and Local Centres, the change of use of residential property to other uses will be permitted, where it meets policies on residential amenity.

Reasoned justification:

7.32. Demand for housing is such that existing residential property should not normally be lost.

7.33. Within Woking Town Centre and the District and Local Centres a more flexible approach is needed to support the dynamic nature of these centres, where a range of uses is appropriate.

E) Employment Generating Development

E1 Location of new employment generating development

The preferred locations for employment generating development will be as follows:

- **Within Woking Town Centre (generally high density office developments), including as part of mixed use schemes**
- **Within the defined primary employment areas shown on the proposals map, provided the development is compatible with the capacity of the transport infrastructure to accommodate the additional trips**

In other locations which are or can be made accessible by public transport, office, industrial and warehousing development may be permitted, where is at a scale compatible with the urban form, transport infrastructure, and where it complies with relevant development control policies.

Reasoned justification:

7.34. The core strategy provides for growth in the economy largely through the more intensive use of existing employment areas. This is a realistic approach given land values and lack of opportunity to allocate green-field sites.

7.35. It identifies those areas which are most attractive to business occupiers as the areas for more intensive development.

7.36. Woking Town Centre has the potential to accommodate significant additional office development, in a location accessible by public transport.

7.37. Primary employment areas are also capable of accommodating additional development. Here more journeys are likely to be by car, and this will limit the suitability of the site for high density development. Primary Employment Areas are those areas most attractive to business occupiers shown on the Proposals Map and are:

Byfleet, Goldsworth Park, Lansbury Estate, Knaphill, Monument Road area, Old Woking and Sheerwater.

7.38. These areas are generally suitable for a range of normal office, industrial and local distribution uses. All applications will have to conform to development control policies.

7.39. District and Local Centres are suitable for smaller scale office development, which reflects the fact that the urban form of these centres is generally lower density, and accessibility by public transport is generally not very good. West Byfleet Centre is already a significant office location.

7.40. Larger warehousing and distribution developments can generate a significant number of HGV movements. This will limit the range of locations where such development is compatible with the transport infrastructure and impact on amenity.

7.41. Industrial developments can have an impact on residential amenity and this will limit the extent to which they will be acceptable outside Primary Employment Areas.

7.42. Employment generating development includes offices, industrial units, warehousing and other associated uses.

E2 Proposals involving the loss of employment generating development

Primary Employment Areas will be reserved primarily for employment generating uses. Development for other uses in these areas will only be permitted where:

- It is small scale; and
- It is compatible with existing or potential industrial and commercial activities; and
- It will not impact on the economic viability of the employment site.

In Woking Town Centre and the District and Local Centres redevelopment of employment floor space in those parts of the centre of a commercial character should contain a significant proportion of replacement employment floor space.

The redevelopment of employment sites elsewhere for alternative uses will be permitted where the existing use of the site causes harm to amenity, or where there is insufficient demand for employment uses in that location.

Reasoned justification:

7.43 It is important to retain a significant base of employment floor space, and indeed to build on this. However, at the same time it is important to accommodate the dynamic nature of demand. This policy seeks to strike this balance.

7.44 Taken together the policies on new employment development and retention of existing employment uses should be sufficient to accommodate forecast growth in the economy, together with the take up of a proportion of the floorspace which was vacant in 2005, and the implementation of extant planning permissions.

7.45 Where redevelopment is being justified on the basis of insufficient demand, it will be for the applicant to demonstrate that this is the case. Cheaper small units of accommodation in particular are vital to enable new and small business to grow, and should be retained where there is a demand.

E3 Hotels and Overnight accommodation

Hotels and overnight accommodation will be permitted in the urban area of the Borough. Preference will be given to locations where the transport system is compatible with the proposed use.

Reasoned justification:

7.46 Research has shown that there is the economic potential for further hotels and overnight accommodation in Woking, principally to support local business. Preferred locations for them are generally similar to employment uses. That is, high density hotel development is best located in Woking Town Centre, while other employment locations, and indeed other locations, may be acceptable for lower density hotel development, which generates fewer trips.

F) Retailing

RET1 Location of new retail development (A1-A5)

The preferred location for new retail development is within existing retail centres, in accordance with the following retail hierarchy, the boundaries of which are shown on the proposals map:

Woking Town Centre – which is suitable for major retail development

**District Centres – Knaphill and West Byfleet, and
Local Centres – Byfleet, Goldsworth Park, Horsell, Kingfield, St Johns
and Sheerwater,
which are suitable for smaller scale retail development appropriate to
the size and function of these centres.**

Elsewhere only very small scale retail development will be permitted.

**Only if it can be demonstrated that no suitable sites are available in
these locations will other sites be considered. This will be carried out
in accordance with the sequential test set out in PPS 6.**

Reasoned justification:

7.47 Woking Town Centre is one of the largest shopping centres in Surrey and is the main shopping centre for most of Woking Borough, and some areas just beyond the Borough boundary. It is by far the location best served by public transport in the Borough. As such it is the most suitable location for major retail development.

7.48 The retail and commercial leisure study identifies potential for 30-40,000 m² of additional retail floorspace in Woking Town Centre. This level of new development would meet additional demand from within the primary catchment area of Woking Town Centre, and as such would not take significant trade from other town centres.

7.49 The District and Local Centres vary in size. West Byfleet, and to a lesser extent Knaphill, provide a more substantial range of shops and services and perform the role of District Centres for the east and west of the Borough respectively. The remaining centres are principally Local Centres for their immediate area. The District and Local Centres will be retained and allowed to grow in a modest way if opportunities arise.

7.50 Suitable sites for the identified potential additional retail development will be identified in the Site Allocations DPD. The Council sees no need to permit significant retail development elsewhere. However, any applications made will be dealt with in accordance with PPS6.

7.51 This policy applies to all Class A uses, A1 to A5. Uses in Classes A4 (Drinking Establishments) and A5 (Hot Food Takeaways) can generate noise, disturbance and crime and disorder uses. These issues do not affect the strategic approach to their location but are covered under the generic development control policies.

RET2 Primary and Secondary Shopping Frontages

The primary shopping frontages of Woking Town Centre will remain primarily in Class A1 (Shops) use. Other uses will only be permitted where this characteristic is retained.

Within Woking Town Centre secondary frontages, any use within Classes A1 to A5, or other use appropriate to a shopping area will be permitted.

Within the frontages in the District and Local Centres, any use within Class A1-A5, or other use appropriate to a shopping area, will be permitted, provided an adequate range and choice of Class A1 shops remains.

Elsewhere class A1 shop units will only be permitted to change to other uses where a reasonable range of retail units would still remain in the local area. Changes of use from other Class A uses, or other uses appropriate to a shopping area will be permitted.

Reasoned justification:

7.52 Retailing is a very dynamic business, and demand for different types of uses is the lifeblood of many centres. Recently many centres have changed from providing mainly Class A1 shops to providing a mix of shops and services. This has resulted in new investment and generally low levels of vacancy, and can be judged a success in those terms.

7.53 This policy will allow this process of dynamic change to continue, while safeguarding essential local shopping functions, which are particularly important for the less mobile, and potentially socially excluded.

7.54 Within Woking Town Centre a policy of retaining a high proportion of shops in the Primary frontages will be pursued. These are principally the purpose built shopping centres, and this a

7.55 approach ensures that these areas remain a major shopping destination with a wide range of A1 choices in the Primary shopping frontages and A1 to A5 choices in the Secondary frontages.

7.56 The District and Local Centres are too small to define primary and secondary frontages. As a result the policy requires the retention of an

adequate range and choice across the centre as a whole, when considering applications for change of use from Class A1.

G) Leisure Community and other developments

LC1 Location of new recreation, leisure and community facilities

New recreation, leisure and community facilities will be encouraged.

The preferred location for development attracting a large number of visitors is in or close to Woking Town Centre or the District and Local Centres, close and accessible to their intended population catchment areas.

Facilities for outdoor sport and recreation can be located in any part of the Borough.

Reasoned justification:

7.56. Leisure and community facilities include;

Adult education centres, community halls, day centres; schools, health centres, libraries, nursery schools, places of worship, playgroups, surgeries and other similar facilities. Leisure facilities include a variety of sport, recreation and cultural buildings and facilities in public and private ownership. The majority of these uses fall within Class D of the Use Classes Order.

7.57 More intensive leisure, sport, recreation and cultural uses attract large numbers of visitors, and are best located in Woking Town Centre, which is the most sustainable location in travel terms. PPS6 defines such uses as including: cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, bingo halls, theatres, museums, galleries and concert halls, hotels, and conference facilities. Alternatively these kinds of uses can be located in the District and Local Centres where the proposal is of an appropriate scale.

7.58 Where a need for these facilities cannot be met in these locations the sequential test set out in PPS6 will be applied. Location policy for new hotel development (Policy E3) has addressed the need identified by the Council's research by applying this sequential test and identifying a wider range of suitable locations as a result.

7.59 Outdoor sport and recreation requires large areas of land, and generates a relatively small number of trips per unit area, particularly in peak hours. Also some types of recreation require specific locations (e.g. water based recreation). Such uses can be located in any part of the Borough, subject to their conforming to other policies in this DPD. Specific sites for new facilities will be identified in the Site Allocations DPD.

LC2 Loss of existing leisure and community facilities

Development involving the loss of leisure or community facilities will not be permitted unless:

- (i) There is no longer a demonstrable need for the facility, or**
- (ii) Suitable alternative provision is already located nearby, or**
- (iii) Alternative and equivalent provision is made available as part of the new development or nearby.**

It will be for the developer to demonstrate that facilities are not required for use by any alternative leisure or community use.

Reasoned justification:

7.60. The tests in criteria (i) and (ii) will require demonstration that there is adequate provision for all leisure and community activities which might be able to use the facility, not just to relocate the particular users.

7.61. This is because of the difficulty in providing leisure and community facilities in Woking, where land values in the urban area tend to price out such facilities.

7.62. Examples of leisure and community facilities include:

Adult education centres, community halls, day centres; schools, health centres, libraries, nursery schools, places of worship, playgroups, surgeries and other similar facilities. Leisure facilities include a variety of sport, recreation and cultural buildings and facilities in public and private ownership. The majority of these uses fall within Class D of the Use Classes Order.

7.63. The definition does not include facilities in Classes A or C of the Use Classes Order, which are dealt with by other policies.

LC3 Location of new Public Open Space and Outdoor Sports Facilities

Additional public open space will be provided for informal and formal recreation.

A country park will be provided in the Brookwood area. The detailed boundary of the area will be shown in the Site Allocations DPD.

Additional outdoor sports facilities will be provided to meet demand. This can be met anywhere within the Borough.

Improved children's play provision will be made to serve local areas

where there is an identified shortfall or to meet increased demands as a result of new development.

Reasoned justification:

7.64 Generally the Borough is well provided with public open space.

7.65 Additional informal open space in the Brookwood area will serve two purposes. It will increase access to open space in an area which has seen a lot of development in recent years, and will also provide the necessary level of mitigation to offset the impact of future development on the SPA as required by Policy ENV1.

7.66 Outdoor sports facilities for adults will be provided to meet identified demands and shortfall. Given the nature of use of these facilities, these can be provided anywhere within the Borough.

7.67 The Council's current priorities for addressing shortfalls in children's play provision are parts of Barnsbury, Brookwood, Byfleet, Goldsworth Park, Maybury and Pyrford.

LC4 Development involving the loss of public open space

Development involving the loss of public open space will not be permitted unless:

- (i) alternative and equivalent provision is made available in the vicinity, or**
- (ii) the development is directly related to the function of the open space.**

Development involving the loss of open space to which the general public do not have a right of access, such as school playing fields or allotments, will only be permitted if it passes the tests in PPG17.

Reasoned justification:

7.68. Open space includes the following categories:

- i. parks and gardens - including urban parks, country parks and formal gardens;*
- ii. natural and semi-natural urban greenspaces - including woodlands, urban forestry, scrub, grasslands (e.g. downlands, commons and meadows) wetlands, open and running water, wastelands and derelict open land and rock areas (e.g. cliffs, quarries and pits);*
- iii. green corridors - including river and canal banks, cycleways, and rights of way;*

- iv. outdoor sports facilities (with natural or artificial surfaces and either publicly or privately owned) - including tennis courts, bowling greens, sports pitches, golf courses, athletics tracks, school and other institutional playing fields, and other outdoor sports areas;*
- v. amenity greenspace (most commonly, but not exclusively in housing areas) – including informal recreation spaces, greenspaces in and around housing, domestic gardens and village greens;*
- vi. provision for children and teenagers - including play areas, skateboard parks, outdoor basketball hoops, and other more informal areas (e.g. 'hanging out' areas, teenage shelters);*
- vii. allotments, community gardens, and city (urban) farms;*
- viii. cemeteries and churchyards;*
- ix. accessible countryside in urban fringe areas; and*
- x. civic spaces, including civic and market squares, and other hard surfaced areas designed for pedestrians (PPG17, Annex: definitions, paragraph 2)*

7.69. The Council's Leisure and Open Spaces Audit has not identified a general shortfall in public open space. However, almost all open space in the Borough scored well in terms of its quality and value for recreation and /or amenity value, and is worthy of retention.

7.70. Open space to which the public do not have access, such as school playing fields or allotments, may become surplus to requirements in their current use. Given the findings of the Leisure and Open Spaces Audit these may well be suitable for alternative development. However, any proposals must go through the sequential test set out in PPG17 to ensure that alternative open space uses are investigated before any other uses are considered.

H) Renewable Energy

REN1 Sustainable and renewable energy.

Development that would enable the production of sustainable and renewable energy will be permitted, where it complies with the generic development control policies. *Where a proposal does not accord with policies of the Development Plan the Council will attach significant weight to the economic and environmental benefits of the development proposed.*

Reasoned justification:

7.71 The Council has not placed any specific locational controls on sustainable and renewable energy development. Applications for such development will be initially determined on the basis of normal development control criteria.

7.72 However, it is recognised that renewable energy projects can have wider environmental and economic benefits. Environmental benefits may include a reduction in the need to use energy sources that derive from fossil fuels and therefore contribute to climate change. Economic benefits may include local job creation or cheaper fuel bills. Where the proposal does conflict with the development plan the applicant will be expected to demonstrate the environmental impact and the environmental and economic benefits of the development.

7.73 Sustainable and renewable energy development includes generating energy from wind, biomass, fuel cell and other renewable sources, and combined heat and power.

I) Transport

TRA1 Strategic approach to new transport development

This policy will set out in detail how the plan will deliver the transport element of the preferred option. This is dependent on the completion of the Guildford and Woking Integrated Transport Strategy.

This will be included in time for the submission of the draft Core Strategy to GOSE in July 2006.

The proposals will include a major new transport interchange for Woking Town centre.

Existing safeguarded road alignments are shown on the proposals map.

Reasoned justification:

7.74 To follow on completion of the Guildford and Woking Integrated Transport Strategy.

H: Implementation

IP1 Site assembly and land acquisition

Where necessary, in order to enable development to proceed in accordance with this plan and there is a compelling case in the public interest, the Council may be prepared to use its compulsory purchase order powers to assemble a site.

Proposals that would prejudice a future more comprehensive development of neighbouring land will be refused, unless it can be demonstrated that there is no reasonable likelihood of that land coming forward for development.

Reasoned justification:

7.75. The redevelopment of existing developed sites in the urban area is a vital component in achieving the development set out in this Core Strategy.

7.76. However, sites with development potential may be held in multiple ownership, which can act as a deterrent to developers faced with complex problems of land assembly. In order to overcome this difficulty, enabling a developer to implement a sound development proposal, the Council may be prepared to assist with land acquisition through the use of its Compulsory Purchase Powers.

7.77. It is also important to ensure that the opportunity for future development of neighbouring land is not prejudiced by a smaller development proposal. Where this is the case the developer will be expected to demonstrate that reasonable attempts have been made to undertake a more comprehensive development.

Statutory Consultees					
Three Valleys Water	PO Box 48	Bishops Rise	Hatfield	Herts AL10 9HL	
English Nature	Surrey And Sussex Office	Phoenix House	33 North Street	Lewes	East Sussex
Countryside Agency	South East Regional Office	Dacre House	19 Dacre Street	London	SW1H ODH
G.O.S.E	Bridge House	1 Walnut Tree Close	Guildford	Surrey	GU1 4CA
Thames Water Property Services	Clearwater Court (Ground Floor East)	Vastern Road	Reading	Berkshire	RG1 8DB
Environment Agency	Swift House	Frimley Business Park	Frimley	Camberley	Surrey GU16 5SQ
Guildford Borough Council	Environmental Planning Services	Millmead House	Millmead	Guildford	Surrey GU2 4BB
Runnymede Borough Council	Civic Offices	Station Road	Addlestone	Surrey KT15 2AH	
Countryside Agency	Sterling House	7 Ashford Road	Maidstone	Kent	ME14 5JB
Mobile Operators Association	C/O Mono Consultants Ltd	48 St Vincent Street	Glasgow	G2 5TS	
Regional Planner	SEEDA Headquarters	Cross Lanes	Guildford	Surrey	GU1 1YA
Spatial Policy, Surrey County Council	Room 415 County Hall	Penrhyn Road	Kingston-Upon-Thames	Surrey KT1 2DY	
Network Manager For Surrey	Highways Agency	1b Federated House	London Road	Dorking	Surrey RH4 1SZ
Network Strategy Division	Highways Agency	1b Federated House	London Road	Dorking	Surrey RH4 1SZ
Network Rail	The Podium	1 Eversholt Street	London	NW1 2DN	
Surrey Heath Borough Council	Surrey Heath House	Knoll Road	Camberley	Surrey GU15 3HD	
Transco	63 Tallon Road	Hutton	Essex	CM13 1TG	
Director of Planning And Environmental Services	Elmbridge Borough Council	Civic Centre	High Street	Esher	Surrey KT10 9SD

South East Of England Regional Assembly	Berkeley House	Cross Lanes	Guildford	Surrey GU1 1UN	
Southern Gas Networks	2 Leasons Hill	Orpington	Kent BR5 2TN		
Assets Officer	Transco	North London Ldz	Uxbridge Road	Slough SL2 5NA	
Woking Area PCT	Woking Community Hospital	Heathside Rd	Woking	Surrey	GU22 7HS
Woking Area PCT	Woking Community Hospital	Heathside Rd	Woking	Surrey	GU22 7HS
SEEDA	Cross Lanes	Guildford	Surrey	GU1 1YL	
Network Rail	40 Melton Street	London	NW1 2EE		
Orange Personal Communications	St James Court	Great Park Road	Bradley Stoke	Bristol	BS32 4QJ
English Heritage	South East Region	Eastgate Court	Surrey	Guildford GU1 3EH	
GOSE	Bridge House	1 Walnut Tree Close	Guildford	Surrey GU1 4GA	
Agents					
Bryan Jezeph Consultancy	The Gallery	3 South Street	Titchfield	Hampshire PO14 4DL	
PRP Architects	Ferry Works	Summer Road	Thames Ditton	Surrey	KT7 0QJ
Taylor Skelton Walters PLC					
Stewart Ross Associates	8 Westville Avenue	Ilkley	West Yorkshire	LS29 9AH	
Lambert Smith Hampton on behalf of NOMS / HM Prison Service	UK House	180 Oxford Street	London	W1D 1NN	
Vermont Lodge	West Hall	Parvis Road	West Byfleet	KT14 6EW	
Barton Willmore					
Head of Planning	Paul and Company Chartered Surveyors	Riverview Court	Castlegate	Wetherby	LS22 6LE
West Waddy: ADP	The Malthouse	60 East St. Helen Street	Abingdon	Oxfordshire OX14 5EB	
Goadsby and Harding Commercial	99 Holdenhurst Road	Bournemouth	Dorset	BH8 8DY	

RDJW Architects Ltd	Quoin House	11 East Park	Crawley	West Sussex	RH10 6AN
Homewood Properties Ltd	2 Old Woking Road	West Byfleet	KT14 6NU		
Terence O'Rourke	Everdene House	Deansleigh Road	Bournemouth	BH6 3SR	
BBG Commercial	15 Church Path	Woking	Surrey	GU21 6EJ	
Blue Sky Planning Ltd	Bourne House	475 Godstone Road	Caterham	Surrey CR3 OBL	
DPDS Consulting Group	5 Devizes Road	Swindon	Wiltshire	SN1 4JB	
Matthews & Son	91 Gower Street	London	WC1E 6AB		
David L. Walker Chartered Surveyors	Littlemoor	Eckington	Sheffield	S21 4EF	
Woolf Bond Planning	45 High Street	Odiham	Hook	Hampshire RG29 1LF	
Planware Ltd	Gatehouse	Lower Road	Middleton	Sudbury	Suffolk CO10 7NS
Development Planning Consultants	The Old Barn	Loxhill	Godalming	Surrey GU8 4BD	
Cooper Environmental Planning	12 Homers Road	Windsor	Berkshire	SL4 5RG	
Humberts	Bank House	Ocean Village	Southampton	SO14 3AB	
Paul Dickinson & Associates	Sunbury International Business Centre	Brooklands Close	Windmill Road	Sunbury On Thames	Middlesex TW16 7DX
CDC2020	1 Forest Gate	Tilgate Forest Business Centre	Brighton Road	Crawley	West Sussex RH11 9PT
Town Planner	4 West Quay	Riverside	Newhaven	East Sussex BN9 9BE	
Gordon Ellerington Development Consultants	Windle Hey	Carlton Road	WOKING	Surrey GU21 4HE	
Charles Church Developments Ltd	Charles Church House	Knoll Road	Camberley	Surrey	GU15 3TQ
Henry Smith	50 Carfax	Horsham	West Sussex	RH12 1PB	
Gurney Consulting Engineers	Hallmark House	10-12 St. Johns Road	Woking	Surrey	GU21 7SE
Mott Macdonald	Capital House	48-52 Andover Road	Winchester	SO23 7BH	
Lennon Planning	Uk House	82 Heath Road	Twickenham	Middlesex	TW1 4BW

Nathaniel Lichfield & Partners	14 Regent's Wharf	All Saints Street	London	N1 9RL	
Dreweatt Neate	Staple Chambers	Staple Gardens	Winchester	SO23 8SS	
Mouchel Parkman	West Hall	Parvis Road	West Byfleet	Surrey	
Local Dialogue	136-148 Tooley Street	London SE1 2TU			
Archtype	1 Leather Market Street	London	SE1 3HN		
Gillenden Development Company	The Estate Office	West Hall	Parvis Road	West Byfleet	Surrey KT14 6EP
H.B. Kingston Ltd	The Estate Office	West Hall	Parvis Road	West Byfleet	Surrey KT14 6EP
Adams Holmes Associates	Millhouse	Elmsfield	Worcester Rd	Oxfordshire	OX7 5XS
Lichfield Planning	51 Chalton Street	London	NW1 1HY		
Lennon Planning	4 King Street Lane	Winnersh	Berkshire	RG41 5AS	
Montagu Land	Muscott House	6a Meadow	Godalming	Surrey	GU7 3HN
Taylor Woodrow Developments Ltd	Strategic Developments Southern	Central House	11-13 Brighton Road	Crawley	West Sussex RH10 6AE
Vail Williams	81 Portsmouth Road	Guildford	Surrey	GU2 4BS	
Work Space Group	Magenta House	85 Whitechapel Road	London	E1 1DU	
Charles Planning Associates	1644-1645 Parkway	Solent Business Park	Whiteley	Hants	PO15 7AH
Waterfall, Durrant & Barclays	44 Commercial Way	Woking	GU21 6HW		
Vail Williams	3000 Cathedral Hill	Guildford	Surrey	GU2 7YB	
Boyer Planning Limited	Groveland House	Church Road	Windlesham	Surrey	GU20 6BT
Tetlow King Planning	32 High Street	West Malling	Maidstone	ME19 6QR	
Indigo Planning Ltd.	Queens House	Holly Road	Twickenham	TW1 4EG	
BBG Commercial	Tower House	15 Church Path	Woking	Surrey	GU21 6EJ
Michael Shanley Group	Sorbon	Beaconsfield	Bucks	HP9 1LW	
Glen House Estates Ltd	Glen House	Glen Road	Grayshott	Hindhead	Surrey GU26 6NF
Brimble, Lea And Partners	Wessex House	High Street	Gillingham	Dorset SP8 4AG	
Llewelyn Davies	130 Percheron Drive	Knaphill	Surrey	GU21 2QZ	

Rapleys	Maddox House	1 Maddox Street	London	SW1 S2PZ	
Devplan UK	13 South Clifton Street	Lytham St Annes	Lancashire	FY8 5HN	
R Perrin Town Planning Consultants	42 Baskerville Road	Sonning Common	Reading	Berkshire	RG4 9LS
Convery Developments Ltd	2 Award Road	Fleet	Hampshire	GU13 0HE	
Countrywide Commercial	22 Commercial Way	Woking	Surrey	GU21 1HB	
Croudace	Croudace House	Godstone Road	Caterham	Surrey CR3 6XQ	
Derek Homer Associates	Old School Road	Hook	Hampshire	RG27 9NJ	
DHA Architecture Ltd	The Old School	Hook	Hants	RG27 9NJ	
Fenchurch Residential Ltd	7 High Street	Reading	Berkshire	RG7 5A11	
Hammerson Uk Properties Plc	Hammerson Plc	100 Park Lane	London	W1K 7AR	
In-Scape	Flaxman Lodge	Flaxman Terrace	London	WC1H 9AW	
King Design Consultancy	30 Harvey Road	Guildford	Surrey	GU1 3SE	
Kings Oak Southern Counties	Rosemount House	Rosemount Avenue	West Byfleet	KT14 6LB	
Linden Homes South-East Limited	Linden House	Guards Avenue	The Village	Caterham	Surrey CR3 5ZB
Norman Knight Partnership	137 Walton Road	East Molesey	Surrey	KT2 ODU	
RDJW Architects Ltd	Quoin House	11 East Park	Crawley	West Sussex RH10 6AN	
Robert Hume	Bride Hall Group Ltd	19 Queen Street	Mayfair	London	W1X 8NL
Robert Turley Associates	20 Dering Street	Hanover Square	London	W1S 1AJ	
Vaughan Keal Associates	Lavender House	6 Lavender Road	Maybury	Woking	Surrey GU22 8AY
Warwick Design Associates	C/O 51 Windmill Hill	Enfield	Middlesex	EN2 7AE	
Mouchel Parkman	West Hall	Parvis Road	West Byfleet	Surrey	
Charles Richards	17 Sprewell House	Lytton Grove	Putney London	SW15 2EU	
Rippon Development Services	19 Christchurch Gardens	Reading	Berkshire	RG2 7AH	
Churchods	Wix Hill House	Epsom Road	West Horsley	Surrey	KT24 6DY

Stewart Ross Associates	8 Westville Avenue	Ilkley	West Yorkshire	LS29 9AH	
Tetlow King Planning	32 High Street	West Malling	Maidstone	ME19 6QR	
Secondsite Property	Aviary Court	Wade Road	Basingstoke	Hampshire RG24 8GZ	
Bell Cornwell Partnership	Oakview House	Station Road	Hook	Hampshire RG27 9TP	
Norman & Dawbarn	9 Kean Street	Covent Garden	London	WC2B 4AY	
The Planning Bureau Ltd	Homelife House	26-32 Oxford Road	Bournemouth	Dorset BH8 8EZ	
Landmark Information Group Ltd	7 Abbey Court	Eagle Way	Exeter	EX2 7HY	
GRB-Ventures	16 Wesco Court	Board School Road	Woking	Surrey	GU21 5HH
Barton Willmore	Beansheaf Farmhouse	Bourne Close	Calcot	Reading	RG31 7BW
PRC Fewster Planning	32 Victoria Road	Surbiton	Surrey	KT6 4JT	
Atis Real Wetheralls	22 Chancery Lane	London	WC2A 1LT		
Peacock & Smith	Suite 2a Joseph's Well	Hanover Walk	Leeds	LS3 1AB	
Level Consulting Ltd	Leigh House	147 Leigh Road	BH21 2AD		
West Estates Limited	28 Blakesley Avenue	Ealing	London	W5 2DW	
Donnajane Whitcombe	Nosedal Lodge	Bullbeggars Lane	Horsell	Surrey GU21 4SQ	
Boyer Planning Limited	Groveland House	Church Road	Windlesham	Surrey	GU20 6BT
Frank Winter Associates	Ravensway	White Rose Lane	Woking	Surrey	GU22 7JY
Malcolm Judd & Partners	70 High Street	Chislehurst	Kent	BR7 5AQ	
Countryside Properties Plc	6th Floor	20 Berkeley Square	London	W1J 6EQ	
Floyd Matcham Ltd	South View Court	Charter Alley	Tadley	Basingstoke	Hampshire RG26 5PS
Developers					
Romans Land and Planning	122 London Road	Camberley	Surrey	GU15 3PJ	
Goldcrest Homes	Goldcrest House	3 Hurlington Business Park	Sullivan Road	London SW6 3DU	
Taylor Skelton Walters PLC					
Lacey Simmons Ltd	Elmbridge House	Woking	Surrey	GU22 9AF	
Bellway Homes (South East)	Bellway House	London Road	Merstham	Surrey	RH1 3YU

Laing Homes Thames Valley Ltd	Ashridge House	Fishponds Road	Wokingham	RG41 2FD	
HBF Regional Planner (Southern Region)	4 Orchards Way	Highfield	Southampton	Hampshire	SO17 1RD
Strategic Land Secretary	1 Broadwater Road	Wilson Connolly Home Counties	Wilson Connolly House	Welwyn Garden City	Herts AL7 3AL
Strategic Land And Planning Manager	Westbury Homes (Holdings) Ltd	Bartley House	Station Road	Hook	Hampshire RG27 9PE
Lacey Simmons Ltd	Elmbridge House	Woking	Surrey	GU22 9AF	
Planning Advisor	Fairview New Homes Plc	Fairview Estates (Housing) Ltd	50 Lancaster Road	Enfield	Middlesex EN2 0BY
George Wimpey West London Ltd	Stratfield House	Station Road	Hook	Hampshire RG27 9PQ	
Vincent James Homes Ltd	Barn House	White Horse Lane	Ripley	Surrey	GU23 6BJ
Banner Homes (Wessex) Ltd	Hancock House	37 Jewry Street	Winchester	Hampshire SO23 8RY	
Barratt Homes	Barrat Southern Counties	Barratt House	Walnut Tree Close	GU1 4SW	
Berkeley Homes (Southern) Ltd	Broadlands Business Campus	Horsham	West Sussex	RH12 4QP	
Bloor Homes	Fulmer House	Unit 7 Votec Centre	Hambridge Lane	Newbury	RG14 5TN
Bonham Homes Ltd	Wentworth House	23 The Causeway	Staines	TW18 3AQ	
Bovis Homes Ltd	The Manor House	North Ash Road	New Ash Green	Longfield	Kent DA3 8HQ
Cadenza Residential Ltd	10 Burton Street	London	W1J 6PX		
David Wilson Homes Land Manager	Wilson House	North Heath Industrial Estate	North Heath Lane	Horsham	West Sussex RH12 5QE
Rialto Homes Plc	Lower Hatfield Road	Bayfordbury	Hertford	SG13 8EE	
Runnymede Homes Ltd	182 Brooklands Road	Weybridge	Surrey	KT13 ORJ	
Wates Built Homes	1260 London Road	Norbury	London	SW16 4EG	
Strategic Land Partnerships	Greendale Court	Clyst St Mary	Exeter	EX5 1AW	

Redrow Homes Southern Ltd	Redrow House	Faraday Office Park	Faraday Road	Basingstoke	Hampshire RG24 8QQ
Business Interest Groups					
National Housing Federation	97 Wilder Street	Bristol	BS2 8QU		
Woking Shopmobility	Level 1 Peacocks Centre	Woking	Surrey	GU21	
Jonathan Barlow Partnership Ltd	Rivers Suite, Main Entrance	Fairoaks Airport	Chobham	Surrey GU24 8HU	
Woking Chamber Of Trade And Commerce	5th Floor Hollywood House	Church Street East	Woking	Surrey GU21 1HJ	
Woking Chamber Of Trade And Commerce	5th Floor Hollywood House	Church Street East	Woking	Surrey GU21 1HJ	
Capgemini	1 Forge End	Woking	GU21 6DB		
Surrey Business Enterprise	19a High Street	Woking	Surrey	GU21 6BW	
Federation of Small Businesses	2 Norfolk Farm Close	Woking	Surrey GU22 8LL		
Horsell Businesses' And Traders' Association	"The Olde Hay Loft"	St Johns Lye	St Johns	Woking	Surrey GU21 7SQ
Woking Chamber Of Trade And Commerce	5th Floor Hollywood House	Church Street East	Woking	GU21 1HJ	
SEEDA	Cross Lanes	Guildford	Surrey	GU1 1YL	
Wm Morrison Supermarkets Plc	Thornton Road	Bradford	BD8 9AX		
The Management Suite	The Peacocks Centre	Woking	Surrey	GU21 1GA	
Surrey Chambers Of Commerce	48-54 Goldsworth Road	Woking	Surrey	GU21 1LE	
Woking Galleries	Chobham Road	Woking	Surrey	GU21 6JD	
West Byfleet Business Association	C/O Airde Accountancy	Brant House	83 Church Road	Addlestone	KT15 1SF
Woking And District Trades Council	3 Ford Road	Old Woking	Surrey	GU22 9HJ	

Federation of Small Businesses	25 Tudor Walk	Leatherhead	Surrey KT22 7HX		
Royal Mail Group	C/O Atisreal	90 Chancery Lane	London	WC2A 1EU	
Town Centre Manager	Woking BC	Civic Offices	Gloucester Square	Woking	Surrey GU21 6YL
Repropoint	15 Poole Road	Woking	Surrey	GU21 6BB	
Business Link Surrey	Hollywood House	Churchill Street East	Woking	GU21 6HJ	
Wolsey Place Shopping Centre	Centre Managers Office	Service Deck A	Woking	Surrey	GU21 1WP
Knaphill Traders Association	Northpoint House	52 High Street	Knaphill	Surrey GU21 2QL	
Business Support Groups					
National Farmers Union (SE Region)	Agriculture House	Station Road	Liss	Hampshire	GU33 7AR
Woking Chamber Of Trade And Commerce	5th Floor Hollywood House	Church Street East	Woking	Surrey GU21 1HJ	
Woking Chamber Of Trade And Commerce	5th Floor Hollywood House	Church Street East	Woking	Surrey GU21 1HJ	
Surrey Business Enterprise	19a High Street	Woking	Surrey	GU21 6BW	
Federation of Small Businesses	2 Norfolk Farm Close	Woking	Surrey GU22 8LL		
Horsell Businesses' And Traders' Association	"The Olde Hay Loft"	St Johns Lye	St Johns	Woking	Surrey GU21 7SQ
Woking Chamber Of Trade And Commerce	5th Floor Hollywood House	Church Street East	Woking	GU21 1HJ	
Surrey Chambers Of Commerce	48-54 Goldsworth Road	Woking	Surrey	GU21 1LE	
West Byfleet Business Association	C/O Airde Accountancy	Brant House	83 Church Road	Addlestone	KT15 1SF
Woking And District Trades Council	3 Ford Road	Old Woking	Surrey	GU22 9HJ	
Federation of Small Businesses	25 Tudor Walk	Leatherhead	Surrey KT22 7HX		

Town Centre Manager	Woking BC	Civic Offices	Gloucester Square	Woking	Surrey GU21 6YL
Business Link Surrey	Hollywood House	Churchill Street East	Woking	GU21 6HJ	
Knaphill Traders Association	Northpoint House	52 High Street	Knaphill	Surrey GU21 2QL	
Community Strategy Partners					
South-West Area Office	Grosvenor House	London Road	Guildford	GU1 1FA	
Area Director - Surrey County Council	55a -61a Commercial Way	Alexander House	Woking	GU21 6HN	
Head Of Health Promotion	Surrey Hampshire Borders Nhs Trust	The Ridgewood Centre	Old Bisley Road	Frimley	Surrey GU16 9QE
Woking Area PCT	Woking Community Hospital	Heathside Rd	Woking	Surrey	GU22 7HS
Woking Community Support Team	Alexander House	55a-61a Commercial Way	Woking	Surrey	GU21 6HN
Surrey Police	North West Surrey Division	Police Sation	Station Approach	Woking	Surrey GU22 7SY
Surrey Fire & Rescue Service	Surrey County Council	St. David's	70 Wray Park Road	Reigate	Surrey RH2 0EJ
North Surrey PCT	Bournemouth House	Guildford Rd	Chertsey	Surrey	KT16 0QA
Env/ Nature Conservation					
The Woodland Trust	Autumn Park	Dysart Road	Grantham	Lincolnshire	NG31 6LL
English Nature	Surrey And Sussex Office	Phoenix House	33 North Street	Lewes	East Sussex
Countryside Agency	South East Regional Office	Dacre House	19 Dacre Street	London	SW1H ODH
Environment Agency	Swift House	Frimley Business Park	Frimley	Camberley	Surrey GU16 5SQ
Countryside Agency	Sterling House	7 Ashford Road	Maidstone	Kent	ME14 5JB
Planning Advisor	The British Wind Energy Association	Renewable Energy House	1 Aztec Row	Berners Road	London N1 0PW
National Trust	Polesden Lacey	Dorking	Surrey	RH5 6BD	

Open Spaces Society	25a Bell Street	Henly-On-Thames	Oxfordshire RG9 2BA		
Friends Of The Elderly	Dickinson Dees	St. Ann's Wharf	112 Quayside	Newcastle upon Tyne	NE99 1SB
Surrey Wildlife Trust	School Lane	Pirbright	Surrey GU24 0JN		
GOSE Rural Team	Bridge House	1 Walnut Tree Close	Guildford	Surrey GU1 4GA	
Woking Cycle Users Group	6 Heathside Gardens	Woking	Surrey GU22 7HR		
Victorian Society	1 Priory Gardens	London	W4 1TT		
The Twentieth Century Society	70 Cowcross Street	London	EC1M 6EJ		
Maybury Sheerwater Partnership Garden Project	35 Bassett Road	Maybury	Woking	Surrey GU22 8ET	
Georgian Group	6 Fitzroy Square	London W1t 5dx			
Local Agenda 21	47 Lovelace Drive	Pyrford	Woking	Surrey GU22 8QY	
SE Policy Officer	Woodland Trust	13 Redston Road	London	N8 7HL	
Inland Waterways Association	Guildford And Reading Branch	9 Lynwood Close	Woodham	Woking	GU21 5TJ
The Garden History Society	70 Cowcross Street	London	EC1M 6EJ		
CPRE Surrey	Room 1, The Institute	67 High Street	Leatherhead	Surrey KT22 8AH	
Grove Group	33a The Grove	Horsell	Woking	Surrey GU21 4AF	
RSPB South East Office	2nd Floor Frederick House	42 Frederick Place	Brighton	BN1 4EA	
Surrey & Hampshire Canal Society	17 Abbey Close	Pyrford	Woking	Surrey	GU22 8RY
National Trust	River Wey & Godalming Navigations	Dapdune Wharf	Wharf Road	Guildford	GU1 4RR
Friends Of The Earth	59 St Johns Road	Woking	Surrey	GU21 7QQ	
Chairman, CPRE Woking	6 Sanway Road	Byfleet	Surrey	KT14 7SF	
Development Manager	Basingstoke Canal Authority	Canal Centre	Mytchett Place Road	Mytchett	Surrey GU16 6DD
Surrey Archaeological Society	Castle Arch	Guildford	Surrey	GU1 3SX	

Heathland Countryside Management	The Old Stable Block	Broadwater Park	Farncombe	Godalming	Surrey GU7 3BH
Surrey Heathland Project	Artington House	42 Portsmouth Road	Guildford	Surrey GU2 4DZ	
Countryside Access Forum	Dacre House	19 Dacre Street	London	SW1H 0DH	
Commission For Architecture and The Built Environment	The Tower Building	11 York Road	London SE1 7NX		
Council For British Archaeology	St Mary's House	66 Bootham	York YO30 7BZ		
The Society For The Protection Of Ancient Buildings	37 Spital Square	London	E1 6DY		
Ancient Monuments Society	St. Ann's Vestry Hall	2 Church Entry	London EC4V 5HB		
Planning Officer	Surrey Wildlife Trust	School Lane	Pirbright	Woking	GU24 0JN
Area Planning Officer	Rural Development Commission	Sterling House	7 Ashford Road	Maidstone	Kent ME14 5BJ
Horsell Common Preservation Society	Po Box 53	Woking	Surrey	GU21 4YE	
Forestry Commission	South East Conservancy	Alice Holt	Farnham	Surrey	GU10 4LH
Local Agenda 21	Apple Tree House	Highfield Road	West Byfleet	Surrey KT14 6QT	
Urban Parks Forum	Caversham Court	Church Road	Caversham	Reading	Berkshire
Surrey And Hampshire Farming Wildlife Advisory Group	C Block	98 Epsom Road	Guildford	Surrey	GU1 2LD
English Heritage	South East Region	Eastgate Court	Surrey	Guildford GU1 3EH	
NFU Office	1 Portsmouth Road	Milford	Godalming	Surrey	GU8 5DS
Community support					
Liaise	158 Guildford Park Avenue	Guildford	GU2 5NN		
Sheerwater Community Centre	Devonshire Avenue	Sheerwater	Woking	GU21 5QJ	

Goldsworth Care	Acoms	5 Darvel Close	Horsell	Woking	GU21 4XG
Lakeview Community Action Group	St Andrews Vicarage	8 Cardingham	Goldsworth Park	Woking	Surrey GU21 3LN
Woking Community Transport Ltd	Moorcroft	Old School Place	Westfield	Woking GU22 9LY	
Community Learning Partnerships	48-54 Goldsworth Road	Woking	Surrey	GU21 6LE	
Surrey Community Development Trust	1st Floor Bradmere House	Brook Way	Leatherhead	Surrey	KT22 7NA
WAVS	Provincial House	26 Commercial Way	Woking	Surrey GU21 1EN	
Connexions	The Maybury Centre	27 Board School Road	Woking	GU21 5HD	
The Learning And Skills Council	Technology House	48-54 Goldsworth Road	Woking	Surrey	
Woking Community Support Team	Alexander House	55a-61a Commercial Way	Woking	Surrey	GU21 6HN
Force Architectural Liaison Officer	Sandy Lane	Guildford	Surrey GU3 1HG		
Surrey Childrens Service	The Meads	Runnymede Centre	Chertsey Road	Addlestone	Surrey KT15 2EP
Health Group					
Head Of Health Promotion	Surrey Hampshire Borders Nhs Trust	The Ridgewood Centre	Old Bisley Road	Frimley	Surrey GU16 9QE
Woking Area PCT	Woking Community Hospital	Heathside Rd	Woking	Surrey	GU22 7HS
Woking Area PCT	Woking Community Hospital	Heathside Rd	Woking	Surrey	GU22 7HS
Health & Safety Executive	Priestly House	Priestly Road	Basingstoke	RG24 9NW	
Inventures NHS Estates	Highcroft Lodge	Romsey Road	Winchester	Hampshire	SO22 5RR
North Surrey PCT	Bournewood House	Guildford Rd	Chertsey	Surrey	KT16 0QA
Transport provider					
Network Manager For Surrey	Highways Agency	1b Federated House	London Road	Dorking	Surrey RH4 1SZ

Network Strategy Division	Highways Agency	1b Federated House	London Road	Dorking	Surrey RH4 1SZ
Network Rail	The Podium	1 Eversholt Street	London	NW1 2DN	
Woking For Pedestrians	The Beacon	32 Stockers Lane	Kingfield	Woking	Surrey GU22 9DB
Woking Cycle Users Group	6 Heathside Gardens	Woking	Surrey GU22 7HR		
Woking Local Transportation Service	Monument Way Depot	Monument Way East	Woking	Surrey	
Woking Community Transport Ltd	Moorcroft	Old School Place	Westfield	Woking GU22 9LY	
Jonathan Barlow Partnership Ltd	Rivers Suite, Main Entrance	Fairoaks Airport	Chobham	Surrey GU24 8HU	
Arriva Southern Counties	Invicta House	Armstrong Road	Maidstone	Kent ME15 6TX	
South West Trains Ltd	Friars Bridge Court	41-45 Blackfriars Road	London	SE1 8NZ	
Fairoaks Airport Ltd	Chobham	Woking	Surrey	GU24 8HX	
Network Rail	40 Melton Street	London	NW1 2EE		
Woking Local Transportation Service	Monument Way Depot	Monument Way East	Woking	Surrey	
Housing Association					
Surrey Heath Housing Association	Station House	1 Pembroke Broadway	Camberley	Surrey GU15 3XD	
Greenoak Housing Association	155 Goldsworth Road	Woking	Surrey	GU21 6LS	
London & Quadrant	South West Thames Region	Gabriel House	10-26 Wolfington House	London SE27 0JF	
Thames Valley Housing Association	Premier House	52 London Road	Twickenham	Middlesex TW1 3RP	
Greenoak Housing Association	155 Goldsworth Road	Woking	Surrey	GU21 6LS	
The Guinness Trust	3rd Floor Beulah Court	Albert Road	Horley	Surrey RH6 7HP	
Tower Homes Ltd	70 Court Road	Eltham	London SE9 5NP		
Stonham Housing Association	2nd Suite, 3rd Floor Phoenix House	32 West Street	Brighton	BN1 2RT	

CD HA/ Hyde	113-119 Davigdor Road	Hove	East Sussex	BN3 1RE	
Leisure provider					
Sport England South East	51a Church Street	Caversham	Reading	RG4 8AX	
Open Spaces Society	25a Bell Street	Henly-On-Thames	Oxfordshire RG9 2BA		
Chairman, Woking Sports Council	Pendle	Ashwood Road	Woking	Surrey GU22 7JW	
Surrey County Playing Fields Association	Surrey CPFA	12 Common Close	Horsell	Surrey GU21 4DB	
Arts Council	5 Pinewood Close	Woking	GU21 5NG		
Principal Planning Officer	National Playing Fields Association	NPFA Fields Office	12 Park Road	Coventry	CV1 2LD
West Byfleet Golf Club	Harlyn	Blackbridge Road	Woking	Surrey GU22 0DN	
Ambassadors Theatre Group	Peacock Centre	Woking	Surrey	GU21 6GQ	
SE England Tourist Board	The Old Brew House	Warwick Park	Tunbridge Wells	Kent TN2 5TU	
County Playing Fields Association - Surrey	49 Oak Close	Copthorne	Nr Crawley	RH10 3QT	
Surrey County Playing Field	Dairy House	189 The Street	Capel	Surrey RH5 5ER	
Head Of Policy	Visit Britain	Thames Tower	Black's Road	London	W6 9EL
Tourism South East	40 Chamberlayne Road	Eastleigh	Hampshire	SO50 5JY	
Woking Arts Management	Foundation House	56 Maybury Road	Woking	GU21 7SF	
Woking Turnstyle Ltd	The Peacocks Arts And Entertainment Centre	Woking	Surrey	GU21 1GQ	
Woking Community Play Association	16 Eastbrook Close	Woking	GU21 5DQ		
Woking Sports Council	Rosemead	High Street	Old Woking	Surrey	GU22 9JH
The Theatres Trust	22 Charing Cross Road	London	WC2H 0QL		
Link Leisure	New Horizons	4a Board School Rd	Woking		
Rambler's Association Surrey Area	82 Arethusa Way	Bisley	Woking	Surrey GU24 9BX	
Woking Galleries	Chobham Road	Woking	Surrey	GU21 6JD	

West Byfleet Allotment And Gardens Association	2 Highfield Close	St Marys	West Byfleet	Surrey	KT14 6QR
Urban Parks Forum	Caversham Court	Church Road	Caversham	Reading	Berkshire
Resident Associations					
Horsell Residents Association	18 Lych Way	Horsell	Woking	Surrey GU21 4QG	
Sandy Way Residents Association	Badgers End	Sandy Way	Woking	Surrey GU22 8BB	
Brookwood Village Association	193 Connaught Road	Brookwood	Woking	Surrey GU24 0AA	
Moor Lane Area Residents Association	Hullbrook Cottage	Westfield Common	Westfield	Woking	Surrey
Westfield Community Residents Association	6 Newlands Avenue	Westfield	Woking	Surrey	
Barnsbury Residents Association	73 Ash Road	Barnsbury	Woking	Surrey	
Rydens Way Residents Steering Group	73 Rydens Way	Old Woking	Surrey	GU22 9DG	
Barnsbury Residents Association	C/O Barnsbury Community Facility	30 Ash Road	Barnsbury	Woking	Surrey
Maybury Estate Neighbourhood Watch	129a Princess Road	Maybury	Woking	Surrey	
West End Parish Council	The Sports Pavilion	Benner Lane	West End	Woking	Surrey GU24 9JP
Central Woking Residents Association	50 Board School Road	Woking	Surrey	GU21 5HE	
Westfield Community Association	1 Campbell Avenue	Westfield	Woking	Surrey GU22 9NP	
Chobham Parish Council	Chobham Parish Pavilion	Recreation Ground	Station Road	Chobham	Surrey GU24 8AZ
Secretary	Maybourne Rise & Woodpecker Way Residents Association	Follyfield	Maybourne Rise	Mayford	Surrey GU22 0SH

Wisley Parish Council	C/O Guildford Borough Council	Millmead House	Millmead	Guildford	Surrey GU2 4BB
Chairman, Greenham Walk Residents (Woking) Ltd	21 Greenham Walk	Goldsworth Park	Woking	Surrey GU21 3HB	
Lakeview Community Action Group	St Andrews Vicarage	8 Cardingham	Goldsworth Park	Woking	Surrey GU21 3LN
Sheets Heath Residents Association	Pencoed	Sheets Heath Lane	Brookwood	Woking	Surrey GU24 0EL
Hook Heath Residents Association	Fair Ling	Hook Heath Road	Woking	Surrey GU22 0DT	
Woodlands Community Group	12 Woodlands	Constitution Hill	Woking	Surrey	GU22 7RU
Mayford Village Society	4 Bourne Way	Mayford	Woking	Surrey GU22 9QU	
Ripley Parish Council	Council Office	Ripley Village Hall	High Street	Ripley	Surrey GU23 6AF
Bisley Parish Council	194 Guildford Road	Bisley	Woking	Surrey GU24 9EP	
Sheets Heath	Benwell Road	Brookwood	Surrey	GU24 0EN	
Pirbright Parish Council	The Parish Shop	The Green	Pirbright	Woking	GU24 0JT
Byfleet, West Byfleet & Pyrford Residents Association	Little Gables	Highfield Road	West Byfleet	Surrey KT14 6QT	
Horsell Park Neighbourhood Watch	Little Glebe	Hopfield	Horsell	Surrey GU21 4LU	
Byfleet Parish Council	31 Brewery Lane	Byfleet	Surrey	KT14 7PL	
Horsell Wide Residents Association	31 Pares Close	Horsell	Woking	GU21 4QM	
Brookwood Village Association	161 Connaught Road	Brookwood	Woking	Surrey GU24 0AA	
Westfield Residents Association	2 Westfield Way	Westfield	Woking	Surrey	
Hook Heath Residents Association	Pointers Lodge	Hook Heath Road	Woking	Surrey	
Ockham Parish Council	Ockham Cottage	School Lane	Ockham	Woking	Surrey GU23 6PA

Chairman, Hockering Residents Association	Burford House	Hockering Road	Woking	Surrey	GU22 7HJ
Sandy Way Residents Association	Talvera	Sandy Way	Woking	Surrey GU22 8BB	
Knaphill Residents Association	146 Percheron Drive	Knaphill	Woking	Surrey GU21 2QZ	
Westfield (Hoe Valley) Residents Association	11 Lime Grove	Westfield	Woking	Surrey GU22 9PW	
Horsell Residents Association	18 Lych Way	Horsell	Woking	Surrey GU21 4QG	
Byfleet, West Byfleet & Pyrford Residents Association	5 Fox Close	Pyrford	Surrey	GU22 8LP	
Send Parish Council	Freshfields	Tuckey Grove	Ripley	Surrey GU23 6JG	
Honary Secretary	The Ridge And Lytton Road Residents Association	Firlands House	The Ridge	Woking Surrey	GU22 7EE
Old Woking Village Association	4 Downsview Avenue	Westfield	Woking	Surrey	GU22 9BT
Pyrford Action Group	Colgrims Mead	Aviary Road	Pyrford	Woking GU22 8TH	
Worpolesden Parish Council	West View	84 Rydes Hill Road	Guildford	Surrey GU2 9UG	
Goldsworth Park Community Association	7 Chirton Walk	Woking	Surrey	GU21 3JD	
Anthony's Residents Association	1 Fernside	Anthony's	Woking	Surrey GU21 4YF	
Byfleet Village Association	134 Eden Grove Road	Byfleet	Weybridge	Surrey KT14 7PD	
Friars Rise Residents Association	3 Friars Rise	Woking	Surrey	GU22 7JL	
Horsell Park Residents Association	Glenmore	Woodstock Close	Horsell Park	Woking GU21 4LW	

Old Woking Community Association	Sundridge Road	Old Woking	GU22 9AT		
Sheerwater Neighbourhood Watch	82 Blackmore Crescent	Sheerwater	Woking	Surrey	
St Johns Residents Association	2 Queenswood Road	St Johns	Woking	Surrey GU21 1XJ	
Sutton Green Residents Association	22 Rosebank Cottages	Westfield	Woking	Surrey GU22 9QZ	
West End Village Society	4 Birch Lane	West End	Woking	Surrey GU24 9QD	
Wych Hill Way Residents Association	Wych End	Wych Hill Way	Woking	Surrey GU22 0AE	
Infrastructure provider					
Three Valleys Water	PO Box 48	Bishops Rise	Hatfield	Herts AL10 9HL	
Thames Water Property Services	Clearwater Court (Ground Floor East)	Vastern Road	Reading	Berkshire	RG1 8DB
Mobile Operators Association	C/O Mono Consultants Ltd	48 St Vincent Street	Glasgow	G2 5TS	
Network Manager For Surrey	Highways Agency	1b Federated House	London Road	Dorking	Surrey RH4 1SZ
Network Strategy Division	Highways Agency	1b Federated House	London Road	Dorking	Surrey RH4 1SZ
Network Rail	The Podium	1 Eversholt Street	London	NW1 2DN	
Transco	63 Tallon Road	Hutton	Essex	CM13 1TG	
Local Education Officer	NW Local Education Office	Alexander House	Commercial Way	Woking GU21 6HN	
Southern Gas Networks	2 Leasons Hill	Orpington	Kent BR5 2TN		
Crime Prevention Design Advisor	Surrey Police HQ	Mount Browne	Sandy Lane	Guildford	GU3 1HG
Inland Waterways Association	Guildford And Reading Branch	9 Lynwood Close	Woodham	Woking	GU21 5TJ
Assets Officer	Transco	North London Ldz	Uxbridge Road	Slough SL2 5NA	
HM Prison Service	C/O Paul Dickinson & Associates	Sunbury International Business Centre	Brooklands Close	Sunbury-on-Thames	Middlesex TW16 7DX

South-West Area Office	Grosvenor House	London Road	Guildford	GU1 1FA	
Arriva Southern Counties	Invicta House	Armstrong Road	Maidstone	Kent ME15 6TX	
South West Trains Ltd	Friars Bridge Court	41-45 Blackfriars Road	London	SE1 8NZ	
Development Manager	Basingstoke Canal Authority	Canal Centre	Mytchett Place Road	Mytchett	Surrey GU16 6DD
Area Director - Surrey County Council	55a -61a Commercial Way	Alexander House	Woking	GU21 6HN	
Head Of Health Promotion	Surrey Hampshire Borders Nhs Trust	The Ridgewood Centre	Old Bisley Road	Frimley	Surrey GU16 9QE
Woking Area PCT	Woking Community Hospital	Heathside Rd	Woking	Surrey	GU22 7HS
Woking Area PCT	Woking Community Hospital	Heathside Rd	Woking	Surrey	GU22 7HS
Fairoaks Airport Ltd	Chobham	Woking	Surrey	GU24 8HX	
Network Rail	40 Melton Street	London	NW1 2EE		
Orange Personal Communications	St James Court	Great Park Road	Bradley Stoke	Bristol	BS32 4QJ
CNS Systems - Navigation, Spectrum & Surveillance	NATS (En-Route) Plc	Spectrum House	Gatwick	West Sussex RH6 0LG	
Woking Community Support Team	Alexander House	55a-61a Commercial Way	Woking	Surrey	GU21 6HN
Force Architectural Liaison Officer	Sandy Lane	Guildford	Surrey GU3 1HG		
Inventures NHS Estates	Highcroft Lodge	Romsey Road	Winchester	Hampshire	SO22 5RR
Surrey Police	North West Surrey Division	Police Sation	Station Approach	Woking	Surrey GU22 7SY
Surrey Fire & Rescue Service	Surrey County Council	St. David's	70 Wray Park Road	Reigate	Surrey RH2 0EJ
Woking Local Transportation Service	Monument Way Depot	Monument Way East	Woking	Surrey	
North Surrey PCT	Bournewood House	Guildford Rd	Chertsey	Surrey	KT16 0QA

Religious Group					
St Edward Brotherhood	St Cyprian's Avenue	Brookwood	Woking	Surrey GU24 0BL	
Home-Start Woking	Courtenay Free Church	Walton Road	Woking	Surrey	GU21 5EQ
First Church of Christ Scientist	11 Heathside Rd	Woking	Surrey	GU22 7EY	
Christian Clinic For Environmental Medicine	Lane End	Highlands Lane	Westfield	Woking	GU22 9PU
Guildford Diocese	C/O Derek Horne & Associates	Chartered Town Planners	27 Maiden Lane	London	WC2E 7JS
St. Peter's Convent	Maybury Hill	Woking	Surrey	GU22 8AE	
The Shah Jehan Mosque	Heathfield	Firbank Lane	St Johns	Woking	Surrey
All Saint's Church	564, Woodham Lane	Woking	Surrey	GU21 5SH	
Jehovah's Witnesses	Kingdom Hall	160a Connaught Rd	Brookwood	Woking	Surrey GU24 0AL
Muslim Community Centre	117 Walton Road	Woking	Surrey	GU21 5DW	
New Life Church	High Street	Old Woking	Surrey	GU22 9ER	
Religious Society Of Friends	41 Park Road	Woking	Surrey	GU22 9NG	
St Marks Church Westfield Woking	The Vicarage	66 Westfield Road	Woking	Surrey GU22 9ER	
Diocesan Surveyor and Property Manager	The Church Of England Guildford Diocesan Board Of Finance	Quarry Street	Diocesan House	Guildford	Surrey GU1 3XG
St. Edwards Brotherhood	St. Cyprians Avenue	Brookwood	Surrey	GU24 0BL	

Requirement	Derivation	SA Objectives
Ensure the Core Strategy does not violate any human rights	Human Rights Act	SA Objectives 2 and 5
Maintain and improve the water quality of the region's rivers and coasts, and achieve sustainable water resources management	Water Framework Directive	Appendix 7 - Audit Trail and Quality Assurance SA Objective 15 Final Sustainability Appraisal Report
Conservation of natural habitats and habitats of species listed in Annex I of the EC Habitats Directive	EC Habitats Directive, Natura 2000, Planning Policy Statement 9: Biodiversity and Geological Conservation	SA Objective 9
Protection of the animal and plant species listed in Annex IV of the EC Habitats Directive	EC Directive on the Conservation of Wild Birds (79/409/EEC)	
Conservation measures for the protection of bird species listed in Annex 1 of the EC Birds Directive 1979	Surrey Biodiversity Action Plan	
Improve management and protection of 7 broad habitats and 12 priority habitats	English Nature Thames Basin Heaths Based Delivery Project (ABD)	SA Objective 9
React to findings of Thames Basin Heaths Based Delivery Project (ABD)	English Nature Thames Basin Heaths Based Delivery Project (ABD)	
Contribute to the conservation of the abundance and diversity of wildlife, meeting international responsibilities	Planning Policy Statement 9: Biodiversity and Geological Conservation	
Policies on the form and location of development should take a strategic approach to the conservation, enhancement and restoration of biodiversity and geology. LPAs will need to be satisfied that the development causing harm cannot reasonably be located on any alternative sites that would result in less or no harm. In the absence of any such alternatives adequate mitigation measures are put in place		
Promote opportunities for the incorporation of beneficial biodiversity and geological features within the design of development		
Aim to prevent harm to biodiversity and geological conservation interests		
Identify any areas or sites for the restoration or creation of new priority habitats which contribute to regional targets, and support this restoration or creation through appropriate policies		
Enhance and protect biodiversity, natural habitats, the historic environment and landscape and townscape character		Planning Policy Statement 1: Delivering Sustainable Development
Co-ordination between planning authorities, transport authorities and pollution control regulators to ensure availability of sewerage and the drainage infrastructure	PPS23	SA Objective 15
Produce and consult on an SCI and SA	Planning and Compensation Act	Consultation
Explain reasons for decisions	SEA Directive	Consultation
Provide a sustainable spatial vision	PPS1	10 objectives in ISAR
Focus developments that attract a large number of people in existing centres	Planning Policy Statement 1: Delivering Sustainable Development	SA Objectives 2, 6, 7, 11, 12, 17, 18, 19 and 20
Promote higher density, mixed use development and the use of suitably located previously developed land and buildings		SA Objectives 1, 6, 7, 11, 12, 17, 18, 19 and 20
Identify deficiencies in provision of retail, leisure and other main town centre uses and assess the capacity of existing centres to accommodate	Planning Policy Statement 6: Planning for Town Centres	SA Objectives 1, 6, 7, 10, 17, 18, 19 and 20
Identify the centres where development will be focused and the need for any new centres of local importance		
Promote and secure investment in deprived areas by strengthening and/or identifying opportunities for growth of existing centres, and to seek to improve access to local facilities		
Set out criteria-based policies for assessing and locating new development proposals, including development on sites not allocated in development plan documents		
Identify and allocate sites		
Protect the environment, designated areas and countryside	Countryside and Rights of Way Act 2000	SA Objectives 9 and 10
Enable people to shape their future supported by strong, representative local leaders	Community Strategy	SA Objective 5
Ensure towns are attractive, well kept and use space and buildings well	PPS6	SA Objectives 6, 9 and 10
Ensure good design that facilitates sustainable living with less noise, pollution and traffic congestion	PPS23	SA Objectives 6, 8, 19 and 20
Promote good design	Surrey Design Guide	SA Objectives 10 and 13
Facilitate provision of good quality services (health, education, housing, transport, finance, shopping, leisure, and protection from crime)	PPS1	SA Objectives 4 and 6
Make the town centre safer given the disproportionate incidence of crime	Crime and Disorder Reduction Strategy 2005-08/09	SA Objectives 4 and 6
Partnerships across health and social care providing services for people with learning disabilities	Surrey's Medium Term Strategy for Adults and Community Care	SA Objectives 2 and 17
Take into account the needs of vulnerable people when considering wider issues	Surrey's Medium Term Strategy for Adults and Community Care	SA Objective 2
Access to affordable, balanced diet	WBC Sustainability Checklist	SA Objectives 2, 4, 6 and 20

Terms used in the table:

SR Scoping Report
ISAR Initial Sustainability Appraisal Report
FSAR Final Sustainability Appraisal Report

Stage	Requirement	Comments	Quality Assurance
A1	Identify and review other relevant policies, plans and programmes	A full consideration presented in the SR in February 2005. This was updated in the ISAR in June 2005. At page 12 and in Appendix 6, the FSAR includes a summary of key requirements, their origins and where they have been addressed in the FSAR.	SR and ISAR prepared by Planning Officer. Review of SR and ISAR by Independent Consultant; FSAR undertaken and prepared by Independent Consultant.
A2	Collect baseline information	A full consideration presented in the SR in February 2005. This was updated in the ISAR in June 2005. Appendix 3 of the FSAR includes the latest version. This will be updated for the first Sustainability Appraisal Monitoring Report.	
A3	Identify key sustainability issues	First considered in the SR in February 2005, the key issues are identified at pages 15 and 16 of the FSAR.	
A4	Develop the SA framework	The SA Framework was first presented in the Scoping Report in February 2005. The final version of the Framework is set out on page 14 of the FSAR.	SA Framework initially devised in collaboration with Surrey Local Planning Authority Peer Group. Subsequently amended following consultation.
A5	Consult relevant authorities	The Four Consultation Bodies have been consulted at each stage in the SA (SR, ISAR and FSAR).	A full list of the consultees for the FSAR is provided in Appendix 5.
B1	Testing the DPD objectives against the SA Framework	The Issues and Options Paper was tested against the SA Objectives in the ISAR in June 2005. The Preferred Options were tested against the SA Objectives in November 2005. The findings of both are detailed between pages 17 and 33 of the FSAR.	SR and ISAR prepared by Planning Officer. Review of SR and ISAR by Independent Consultant, as detailed in Appendix 1.

Stage	Requirement	Comments	Quality Assurance
B2	Developing the DPD Options	Issues and Options were tested against the SA Framework as presented in the ISAR in June. Preferred Options emerged taking consultation responses into account, as detailed in Appendix 8.	DPD Preferred Options prepared by WBC Officers between July and November 2005.
B3	Predicting the effects of the DPD	The Preferred Options were tested against the SA Framework in November 2005. Predicted impacts were presented to WBC Officers in a draft FSAR. A full account of the likely significant effects is included in the FSAR between pages 17 and 33.	DPD Preferred Options tested by Independent Consultant in November 2005
B4	Evaluating the effects of the DPD	The Preferred Options were tested against the SA Framework in November 2005. The significance of each of the predicted impacts was presented to WBC Officers in a draft FSAR. A full account of the likely significant effects is included in the FSAR between pages 17 and 33.	
B5	Considering ways of mitigating adverse effects and maximising beneficial effects	Mitigation measures were presented in a draft FSAR in November 2005. Amendments were made to the Strategy and Policies were drafted. The FSAR includes details of the consideration of how well the strategy and policies address sustainability issues between pages 33 and 41.	Draft FSAR presented by Independent Consultant to WBC Officers 17th November 2005. Amendments made to DPD and policies drafted. FSAR completed by Independent Consultant 12th December 2005.
B6	Proposing measures to monitor the significant effects of implementing the DPD	A monitoring regime is proposed between pages 43 and 45 of the FSAR.	Monitoring proposals presented in FSAR by Independent Consultant

Stage	Requirement	Comments	Quality Assurance
C1	Preparing SA Report	This stage	Appropriate amendments to be made and Adoption Statement to be prepared.
D1	Public participation on the Preferred Options of the DPD and the SA Report	This stage	
D2(i)	Appraising Significant Changes	Following consultation	
D2(ii)	Making decisions and providing information	Following D2(ii)	
E1	Finalising aims and methods for monitoring	To be revised as appropriate	
E2	Responding to adverse effects	Action to be taken would be detailed in the first Sustainability Appraisal Monitoring Report	
SEA	The Sustainability Appraisal has been prepared following the Government's SA Guidance and is compatible with the final version published in November 2005. Whilst this is considered to imply compliance with the Directive 42/2001, the FSAR contains references to assist the reader in identifying specific tasks which meet the key requirements of the Directive		

How Scoping Report and Initial Sustainability Appraisal Report consultation responses have influenced the Sustainability Appraisal			
Organisation	Issue	Comment	Action
Scoping Report			
Surrey County	Recommended change of indicator	Instead of using average house price and average earnings, a better indicator of affordability would come from using lower quartile house prices and lower quartile earnings.	Indicator amended as recommendation. Appendix 3, SA Objective 1.
Surrey County	Recommended change of indicator	The number of convenience stores is less useful than floorspace in measuring the amount of provision provided.	WBC will consider changing the indicator in the future; however, at present data on convenience floorspace is not available at the local level.

Surrey County	Objective 7	Clarify how “attractiveness” is to be measured	A potential QOL indicator/General Satisfaction Survey. WBC awaits further information.
Surrey County	Objective 10	Recommends using the amount of open space and change over time	PPG 17 audits will assess the quality of open space in the Borough. No change required.
Surrey County	Objective 10	It would be helpful to have an indicator to show that there had been effective consultation when planning proposals affect designated Areas of High Archaeological Potential	Indicator added: ‘Number of sites in Areas of High Archaeological Potential where development takes place without prior assessment’. Appendix 3, SA Objective 10.
Surrey County	Objective 13	SA to reflect the demand for and need for additional allotments	Indicator amended to read: ‘Number of allotments in the borough and the percentage of allotment space that is vacant’. Appendix 3, SA Objective 13.
Surrey County	Relationship of The Core Strategy to Other Plans	Surrey’s Medium Term Strategy for Adults and Community Care and the draft Crime and Disorder Reduction Strategy 2005-08/09 Government 10 Year Transport Plan has largely been replaced by the White Paper, ‘The Future of Transport’ (July 2004)	Two documents added to consideration of other plans and programmes in Appendix 6.

Surrey County	Relationship of The Core Strategy to Other Plans	SA should refer to the Spatial Strategy and its aims for North West Surrey supporting Woking's role as a centre of Strategic Importance and providing for additional housing	Reference, FSAR page 7.
Surrey County	Relationship of The Core Strategy to Other Plans	Correction of references to the Surrey Structure Plan 1994 and the draft Surrey Structure Plan 2004	Noted
English Heritage	SA Objective 10	Additional indicators: <ul style="list-style-type: none"> • Locally listed buildings • Conservation Area Character Appraisals 	The number of CACAs has been added (Appendix 3, SA Objective 10)
English Heritage	SA Objective 10	A new or revised objective addressing the conservation of built heritage should be included.	There is a wide range of indicators which cover these issues to a degree and a reference to the historic landscape has been added. Future reviews of the Indicators, in conjunction with Surrey County Council, will include consideration of this and Locally Listed Buildings
English Heritage		The Historic Landscape Characterisation study of Surrey should also be included as a source of accounting for the built heritage in the Borough	
English Heritage		Historic buildings can be of value even if they are not designated. They can be locally significant or accumulative effects of the loss of buildings that may not be deemed worthy of being listed upon their stand-alone value, but cumulatively contribute to the character of an area, are among the issues that need to be considered.	Text changed to read 'Protect, enhance, and where appropriate make accessible for enjoyment the natural, archaeological and historic environments, cultural assets and landscapes of Woking.' Appendix 3, SA Objective 10

English Heritage		The historic environment should be added to the Key Environmental and Sustainability Issues section.	'The Historic Environment and Landscapes' added to the Key Issues, page 8 of the FSAR.
English Heritage	Relationship of The Core Strategy to Other Plans	<p>Suggests the consideration of:</p> <ul style="list-style-type: none"> • National level: 'The Historic Environment: A Force for Our Future' DCMS (Dec. 2001) • Regional level: 'The Cultural Cornerstone : A strategy for the development of cultural activity & its benefits in the South East' (June 2001) and 'The Cultural Agenda: realising the cultural strategy of the South East' (Nov 2002) • At a County level 'Surrey Design' 	To be considered in appropriate SPDs
English Heritage	Relationship of The Core Strategy to Other Plans	Recognise that it will not always be possible to protect heritage assets and that in such cases these should be recorded to a professional standard before lost (as PPG15 and PPG16)	See indicators for SA Objective 10, Appendix 3

Countryside	SA Objective 10	Amend SA Objective 10 to include a reference to landscape.	Indicator added to SA Objective 10 (Appendix 3)
English Nature		Suggests further criteria and indicators for assessment	If all were included it may provide a disproportionate emphasis on biodiversity and a heavy burden on the Council to monitor, reproducing work being carried out by EN. The following indicators added to SA Objective 9, Appendix 3, although a proxy indicator is required for farmland birds: <ul style="list-style-type: none"> • Length/ area of high quality hedgerows • Achievement of BAP and HAP targets • Population of farmland birds
English Nature		SA should emphasise the positive relationship between Objective 15 and Objective 10	Reference in FSAR.
English Nature		Additional documents should be considered: <ul style="list-style-type: none"> • National Biodiversity Action plan (1994) • European Communities Directive on the Conservation of Wild Birds (1979) • Habitats Directive and the Habitats Regulations to App 1 	The Surrey Biodiversity Action Plan can provide appropriate targets for the scope of this SA.
English Nature		Additional sources of baseline information:	Consider adding these baseline indicators

		<ul style="list-style-type: none"> • Accessible Natural Green Space: Visitor Surveys from previous Appropriate Assessments • EN offered to provide periodic (perhaps annual) updates on the condition of Woking Borough Council's SSSI's • Information on the numbers of wild birds as obtained from the British Trust for Ornithology • The use of the Biodiversity Action Reporting System (BARS) once it has been developed to measure the Borough's achievement in meeting the targets of the Surrey Wildlife Trust Biodiversity Action Plan (BAP). 	when data is available.
English Nature		Policies to address the management of SSSI and SPA's, in particular concerns about the cumulative effects of development around these areas.	Objective 9 of the Sustainability Appraisal seeks to 'Conserve and Enhance Biodiversity.' Site Allocations and Development Control policies will be developed at a later stage and assessed against this. In the interim the comments are noted.
English Nature		Properly survey areas subject to development applications to identify locations containing protected species and provide appropriate policies for their protection	Objective 9 of the Sustainability Appraisal seeks to 'Conserve and Enhance Biodiversity.' Site Allocations and Development Control policies will be developed at a later stage and assessed against this. In the interim the comments are noted.
English Nature		Restore and recreate habitats and improve/increase the amount and accessibility of open space that should be available to the public.	Objective 9 of the Sustainability Appraisal seeks to 'Conserve and Enhance Biodiversity.' Site Allocations and Development Control policies will be developed at a later stage and assessed against this. The PPG17 audit of Open Space in the Borough will lead to recommendations on policies for recreational spaces in the Borough. In the interim the comments are noted.
English Nature		Distinguish between Ancient Woodland and planted woodland, which should be prioritised for heathland restoration. Provide policies for the protection of ancient woodland.	Objective 9 of the Sustainability Appraisal seeks to 'Conserve and Enhance Biodiversity.' Site Allocations and Development Control policies will be

			developed at a later stage and assessed against these criteria. In the interim the comments are noted.
English Nature		It is essential that in the final SA, the Environmental Report is clear and distinctive from other parts of the SA	Each section commences with a reference to the SEA.
English Nature		Reference to the EN led Thames Basin Heaths Based Delivery Project (ABD).	References pages 22, 31 and 37 of the FSAR.
English Nature		Concerns about increased pressure upon SSSI's and SPA's from intensification of development in the vicinity of these areas and consequent increased recreational pressure.	Objective 9 of the Sustainability Appraisal seeks to 'Conserve and Enhance Biodiversity.' Site Allocations and Development Control policies will be developed at a later stage and assessed against these criteria. EN will also have an opportunity to comment on issues of increased densities of residential development in the Issues and Options consultation in June/July 2005. In the interim the comments are noted.
English Nature		The assessment of preferred Options for housing allocations should take account of the Habitats Regulations	Reference page 38 FSAR.
English Nature		Set aims to maintain and restore areas of heathland in the borough. This could be added to the list of indicators for Objective 10. The Surrey Wildlife Trust Biodiversity Action Plan (BAP) sets targets at a County Level of 1000 ha of new heathland and an additional 23,000 ha of restored heathland. WBC ought to make commitments towards this.	Reference page 37 FSAR. Indicator added, but the means of measuring needs to be developed (Appendix 3, SA Objective 9)
Thames Water	Objective 15	Objective to address pressures on water allocation resources	Indicator added to monitor the pressures on water resources allocation. SA Objective 15, Appendix 3.
Network Rail	Objective 20	Additional objective to improve public transport facilities and their use	Objective 20 altered. Appendix 3
Network Rail	Objective 20	Level of planning obligations pooled and directed towards referenced facilities should be monitored annually	Indicator 20b covers this.
Environment	General	Seeking to enhance biodiversity is necessarily	Agreed, though there is potential conflict.

		incompatible with the need to increase housing and improve the economy	The FSAR reflects this in many places, for example points 15 and 16, pages 38 and 39.
Environment	Relationship of The Core Strategy to Other Plans	Additional plans and projects to be considered: <ul style="list-style-type: none"> • National BAP target and objectives • PSA targets for sites of Special Scientific Interest • Objectives and duties set out within the European Habitats Directive • The Countryside and Rights Of Way Act objectives and targets • PPS 23 	Appendix 6
Environment	SA Objective 3	Indicator b) should read: 'No. of properties alleviated from flood risk'.	Amended. Appendix 3.
Environment	SA Objective 11	Change to read 'encourage the remediation of land affected by contamination'	Third Indicator, SA Objective 11 covers this.
Environment	SA Objective 11	Change to read 'Area of land affected by contamination brought back into beneficial use'.	Third Indicator, SA Objective 11 covers this.
Environment	SA Objective 15	Add an indicator to read 'Number of new developments which incorporate SUDS into their site'.	Amended. Appendix 3.

Environment	Baseline	<p>Should establish a clear picture of:</p> <ul style="list-style-type: none"> • Biodiversity present and its distribution and organisation throughout the county as well as timescales for this organisation • key functional biodiversity relationships and interdependencies • Importance: designated and protected status as well as wider importance of biodiversity within Surrey • Condition of biodiversity present and how it would develop in the absence of the plan <p>The baseline description should also cover:</p> <ul style="list-style-type: none"> • Locations of designated and other important sites for biodiversity and summary reasons for designation • Land-use and habitat distribution maps for the study area if possible • Review of plan-related activities and identification of areas and biodiversity resources likely to be affected. The baseline should inventory known threats and pressures on important components of biodiversity within the study area, including land-take, invasion of non-native or overly dominant species, pollution (direct and diffuse), lack of management or changes in traditional use, habitat isolation, disturbance and fragmentation, climate change • Key biodiversity interests and considerations, including the critical ecosystem functions and processes on which biodiversity depends • Identification of key problems for biodiversity 	<p>WBC agrees with the objectives put forward. Much of the information and assessment described by the EA is more appropriate to project level environmental impact assessment (EIA) and it is not practicable or necessarily appropriate to undertake all such analyses at the strategic stage.</p> <p>WBC will improve the baseline and assessment of the baseline over time and use EIA to supplement at the project level.</p>
Environment		Watercourse habitats and associated buffer zones (whether existing or potential) addressed at an early stage of the LDF process to ensure their adequate consideration in the allocation of sites	Point 15, page 39
Government Office	Relationship of The Core Strategy to Other Plans	<ul style="list-style-type: none"> • Circular 6/98 Planning and Affordable Housing and the December 2004 draft Circular: Planning for Gypsy and Traveller Sites ought to influence the core strategy DPD • PPS 1 was finalised in February 2005 • PPS 6 has only been issues in draft. PPG6 plus subsequent Government statements remain current 	Appendix 6

		<p>Government guidance</p> <ul style="list-style-type: none"> • Draft PPS9 was published in September 2004 • Draft PPS 10 was published in December 2004 • PPS 23 has replaced PPG 23 	
RSPB	18 themes for a sustainable working	<p>Recommend change to Theme 3 to read:</p> <p>‘Conserve and enhance biodiversity and promote managed access to the natural environment where appropriate’</p>	<p>These themes have been developed separately from the SA and SEA processes. However the comments have been passed on to a relevant staff member to consider and will be reflected in the FSAR.</p>
RSPB		<p>Welcomes the addition of a requirement to mitigate or compensate for any adverse effects on biodiversity and the quality of existing biological resources</p>	<p>Specific policies to address issues such as biodiversity protection will be made at a later stage in the LDF process, in LDD’s etc. They will be assessed by the Sustainability Appraisal Framework which addresses the need to protect biodiversity. No change required.</p>
Initial Sustainability Reports - Car Parking and CS LDDs – Response from consultation letter sent 11/05/05			
English Heritage	Objectives	Support objective of addressing climate change and high quality sustainable development	Support
English Heritage	Spatial Vision	Welcomes recognition of need to protect and enhance the quality of the natural environment	Support
English Heritage	Green Belt	Reference should be ‘exceptional’ rather than ‘very special’	Amend reference
English Heritage	Community strategy	The next round of community strategies should take account of the quality of the built and historic environment	None – pass publication ‘Local Strategic Partnerships and the Historic Environment’; to Community Strategy Team

English Heritage	Environment	Historic environment to be given greater prominence	Appraise options against SA Objective 10
English Heritage	Mitigation	Recognises that higher growth options allow greater focus on mitigation and management	Reference page 19 of the FSAR consistent with this.
English Heritage	Previously developed land	First bullet reference should be to 'land and buildings' as the reuse of buildings has a contribution to make to sustainable development	References corrected, for example page 4, SA Objective 7.
English Heritage	PDL	Second sentence could be mistaken as suggesting that pdl and the historic environment are not related	References corrected where relevant, for example page 4, SA Objective 9.
English Heritage	Environment	Welcomes reference to protection and enhancement of the quality of the built and historic environment.	Noted
English Heritage	Plans and programmes	Welcomes addition to Table 3	Noted
English Heritage		Reference to Conservation Appraisals should be added to Table 4 as a useful qualitative measure, given BVPI 219	Reference in SA Objective 10, Appendix 3
English Heritage	Key sustainability issues	Supports fifth bullet – identification of impacts on the historic environment and landscape	Noted
Humberts	Option 3 Option 4	Supports conclusion of ISR that these are the most sustainable	Noted
	Moor Lane	Supports proposal to use site at Moor Lane	Noted
		Supports options for bus lanes on major roads, the addition of cycle and pedestrian roads and further investigation of park and ride sites	Noted
Mrs Derby	Affordable housing	Agrees that affordable family housing is an important requirement	Noted
	Moor Lane	<p>Site is not suitable for the proposed density of housing and WBC should seek to identify more brown field sites:</p> <ul style="list-style-type: none"> • Pleasant open area accessible to wildlife • Contributes to tranquillity • Infrastructure does not exist to support which could lead to social problems, especially schools and access to them • Expensive site to develop • If adjacent land were used for roads, detrimental to drainage and flooding, exacerbated by domestic water use 	This specific site is not proposed in the Core Strategy and its appraisal is, therefore, beyond the scope of this SA. These issues are, however, all considered in the SA with respect to the general context for development in Woking.

LA21	Option 2	Supports the social objectives of more affordable housing in options 3 and a, but concern about environmental impact. Would support Option 2 and request further consideration to securing more affordable housing	Noted
	Environment	Space is important to people's quality of life: There is a tippingpoint where increasing development and congestion make surrey a less attractive place to live and work.	Helping ot find this balance is a core purpose of the SA. References in the FSAR include page 1 key aims and page 4, SA Objective 1.
	Climate change	Climate change threat is not widely understood. Sustainable design and construction is part of the mitigation. A substantial switch to non-car transport is unlikely.	These issues are core to the purpose of the SA. References in the FSAR include page 1 key aims and page 5, SA Objective 20.
	Water	The SE is one of the driest regions in the country. Water availability needs to be addressed.	The SA addresses this since SA Objective 15 and 3 include appropriate indicators (Appendix 3, SA Objective 15). Specific references include pages 5 and 6 under SA Objectives 3 and 15.
	Air transport	LA21 should challenge the increase in flying. It is the fastest growing source of carbon emissions.	Beyond the scope of this LDD
	Affordable housing	More emphasis on social mixing	A key recommendation in the FSAR. See references 21, 26 and 35 (Point 1).
	Affordable housing	Are the two long term sites the only options? The scope for smaller sites should be investigated.	Whilst specific sites are not put forward in the DPD, page 35 of the FSAR incudes reference to the need for appropriate consideration of sites.
	Employment	Town centre is most suitable for new local	Points 5, 6 and 7 of the FSAR discuss this.

		employment. More diverse employment should be recognised and the scope for home working recognised	Increasing home working is considered to be a trend that planning can accommodate without change to policy.
	Retail	If needed, mixed use in town centre is best. Support Farmer's Market and local hubs/links	SA to consider these issues
	Transport	Priority walking and cycling followed by public transport	A fundamental policy for the Core Strategy. Example Point 6, page 3.
	Design	Supports sustainable design	Noted
Gill Stribley	Parking	Is reduced parking likely to be acceptable to households? Danger in developing this approach to rapidly	See point 13, page 38 and Parking SPD.

	Landscaping	Integral to development from the start. Consider implications of climate change	Key issues for the SA – see Appendix 3, SA Objectives 3, 9, 10 and 12 for example.
	Biodiversity	Integral to development from the start. Consider implications of climate change	
	Sustainable design	Objectives should be a requirement	
Environment	Sequential test	Could take the form of using Strategic Flood Risk Assessment	Agreed this is a key issue. See page 40, point 22 for example. Point 15, page 38
Environment	Environment	Disagrees that Options 3 and 4 would perform best in terms of the impact on the environment	Commentary pages 18 to 22.
Environment	Policy	Should not only seek mitigation, but also enhancement opportunities	References page 24 and 25
Environment	Climate change	Welcomes policies securing best practice. Climate Neutral Development Guide could be policy rather than just best practice	Agreed this is a key issue. See page 40, point 22 for example.
Environment	Option 1 Option 2	Basingstoke Canal threatened by encroachment	Commentary pages 18 to 22.

Environment	Option 1 Option 2	Potential difficulties in delivering sustainable drainage at high densities due to increased run off, although conversely offers grey and rainwater collection opportunity	Commentary pages 18 to 22.
Environment	Option 3	Moor Lane development close to the floodplain. A Strategic Flood Risk Assessment may identify alternative sites which are more suitable. Control of surface water to Greenfield runoff rates would be required for the release of this or other greenfield sites.	Commentary pages 18 to 22.
Environment	Option 3	Extension to or more intensive development of Byfleet Business Parks could have flooding implications. Strategic Flood Risk Assessment Required.	Commentary pages 18 to 22.
Environment	Option 3	Additional units in Old Woking may lie in the floodplain. Strategic Flood Risk Assessment Required.	Commentary pages 18 to 22.
Environment	Option 4	The brookwood farm site may lie in the floodplain of the Stafford Lake Brook and the Crastock Stream. A sequential test, supported by a Strategic Flood Risk Assessment may identify a more suitable location for development.	Commentary pages 18 to 22.
Environment	Mitigation	Entries in ISR not always explained	FSAR contains more detailed explanations and reasoning

Environment	Objective 1 SA Objective 3 Flood risk	SUDS should be required to achieve objective 6 Expanding town centre could push family housing into the floodplain	Point 3, page 35 and Point 20, page 40.
Environment	Objective 1 SA Objective 9 Biodiversity	Expanding town centre may force development closer to wildlife habitats	Point 15, page 39.
Environment	Objective 1 SA Objective 12 Climate change	Mitigation measures should be required	To be included in subsequent DC Policy DPD.
Environment	Objective 1 SA Objective 15 Water quality	Redevelopment of industrial or commercial sites could lead to the remediation of land affected by contamination, thus improving water quality	Point 12, page 31
Environment	Objective 2 SA Objective 3 flood risk	Increasing the number of dwellings per hectare could increase surface water run off or place additional residents in the floodplain	

Environment	Objective 4 SA Objective 3 Flood risk	Public open space could act as a form of drainage. It may be possible to locate additional drainage systems in the open space in areas suffering from drainage problems	
Environment	Objective 4 SA Objective 9	Creation of new areas of public open space could be combined with wildlife habitat creation	Points 9 and 10, page 37.
Environment	Objective 6	Impacts on climate change will differ between the options: Ability to deliver SUDS Location (some in flood plain)	Point 12, page 31
Environment	Objective 8	More in depth analysis required	Page 17, Appendix 2
Environment	Objective 8 SA Objective 2	Is health care included?	Health Care is not considered directly but the issue of health is through SA Objective 1, 2 and 8.
Environment	Objective 8 SA Objective 3	Disagree that there would not be a significant impact	Page 17, Appendix 2

Environment	Objective 8 Objective 9	Sa	Potential for new habitats as part of flood elevation schemes
Environment	Objective 9 Objective 3	SA	New roads should not cause land raising in the floodplain. Potential to retro-fit SUDS to roads.
Hockering	Option 3 Option 4		Reservations without transport infrastructure
			This can be an action at the project implementation stage.
			Reference to need for appropriate consideration at pages 5 and 39
			Commentary pages 18 to 22.

House Builders	Option 4	Preferred option as addresses the need to meet local housing needs rather than the structure plan targets	Commentary pages 18 to 22.
Rapleys	Option 4	Support as additional retail floorspace will improve the quality of life in Woking.	Commentary pages 18 to 22.
Thames Water	All options	Paragraph 4.9 of PPS12: 'LPAs should ensure that delivery of housing and other strategic and regional requirements is not compromised by unrealistic expectations about the future availability of infrastructure, transportation and resources. Annex B sets out further guidance on resources, utilities and infrastructure provision'	Commentary pages 18 to 22.
Thames Water	All options	Paragraphs 10.8 to 10.12 of RPG9: 'New development should be located and its implementation planned in such a way as to allow for sustainable provision of water services and enable timely investment in sewage treatment and discharge systems to maintain the appropriate standard of water quality ...' Section D5 of the draft South East Plan 2005: ' ... Ensuring that new development has adequate supply and is water efficient is therefore a key challenge of the region.'; and paragraph 1.10 of D5: 'the quality of rivers is affected by discharge of waste water effluent from housing, business and industry ... Ensuring that water quality is maintained and improved, while accommodating new housing and economic development is also	Point 14, page 33

		a key challenge ...'. Thames Water requires a three to five year lead in time for provision of extra capacity and five to ten for a new water or sewage treatment works.	
Thames Water	New options	Thames water recommends a number of policies for inclusion and identifies a potential need to develop in the green belt.	SA appraises objectives and policies put forward and within the scope of the Preferred Options.
English Nature	SEA	Would prefer to see a separate Environmental Report to ensure issues are clear and the requirements of the SEA Directive are met.	Each section commences with a reference to the SEA.
English Nature	SEA	The rationale for selecting the four options is limited	Discuss with WBC Officers
English Nature	All Options and protection of the SPA	Horsell Common SSSI within 3km of any development in north and north west of town centre (part of Thames Basin SPA) and options 3 and 4 may be within 3km of Ockham and Wisley and Horsell Common SSSI and or Brookwood Heaths SSSA. All four options could increase recreational disturbance in the SPA. This could trigger the need for assessment under the Habitats Regulations.	Point 12, page 31. Points 15 and 16, pages 38 and 39.
English Nature	All options and protection of species and SSSI	Due regard to impact on bats and stretches of Basingstoke Canal that is not SSSI to be identified. Not adequately reflected in the SA	
English Nature	ISR Appendix 2	Previous comments should be considered in appraisal not just 'during the development of site allocations and development control policies'. Some are still outstanding.	
English Nature	All options	It is not certain that biodiversity can be fully conserved without further study into potential mitigation measures and policies. This lack of certainty should be reflected in the SA. The assumption that increasing demand will lead to in provision of certain elements of mitigation can only be correct if WBC puts into place suitable policies within the Core Strategy. Reference to the Thames Basin Heaths policies must be made explicitly within the CS.	
English Nature	Option 3	Options 3 and 4 are potentially more damaging to	Commentary pages 18 to 22.

	Option 4	biodiversity than Options 1 and 2, requiring greater levels of mitigation.	
English Nature	Option 2	Would have a greater impact on biodiversity than Option 1.	Commentary pages 18 to 22.
English Nature	Indicators	Welcomes the inclusion of additional indicators in the Conservation and Enhancement of Biodiversity following previous consultations. The SPA is now designated and not a pSPA.	Noted