



## **Woking Local Development Documents**

### **Site Allocations Development Plan Document**

**Regulation 18 Consultation**



**June 2015**

## **How to get involved and have your say**

This is the Draft Site Allocations Development Plan Document (DPD) for Woking Borough. We would like to hear your views on proposed future development sites.

This document is being published for public consultation for a period of six weeks and represents the Regulation 18 consultation document.

It is important that you are involved in the preparation of the Site Allocations DPD as it enables your views to be considered in shaping the planning of local development sites.

The main purpose of the DPD is to prepare specific site allocations for development to enable the delivery of the Core Strategy, which was adopted in October 2012.

The consultation period for the DPD is between 18 June 2015 and 31 July 2015 (by 5.00pm). You are encouraged to send any representations that you may have.

The Site Allocations DPD and its supporting Draft Sustainability Appraisal Report and Habitat Regulations Assessment are available for inspection at the following venues:

- Woking Borough Council, Civic Offices, Gloucester Square, Woking, GU21 6YL. Monday to Friday 9am – 4.45pm
- Woking, Byfleet, West Byfleet and Knaphill libraries. Please [www.surreycc.gov.uk](http://www.surreycc.gov.uk) for address and opening times of the libraries.
- On the website at [www.woking2027.info](http://www.woking2027.info), where proposed development sites are also available to view using an interactive Site Allocations map for the Borough.

Please let us have your views. You can do this through a variety of means:

- Complete the online questionnaire (see [www.woking2027.info](http://www.woking2027.info))
- Complete a questionnaire and return this by email to [planning.policy@woking.gov.uk](mailto:planning.policy@woking.gov.uk) or by post to: the Planning Policy team, Woking Borough Council, Civic Offices, Gloucester Square, Woking, Surrey, GU21 6YL
- Complete the comments form accompanying the online Site Allocations interactive map (see [www.woking2027.info](http://www.woking2027.info))
- You can also register your comments with the Planning Policy Team at one of our public consultation events. For details of the events please see [www.woking2027.info](http://www.woking2027.info)

Please note that the Council cannot accept confidential or anonymous representations.

If you require this document to be transferred to another format then please contact the Planning Policy Team at the above address.

If you have any questions please call: 01483 743871.

## **What happens next?**

At the end of the six week consultation period (Regulation 18 stage), all of the responses will be analysed. The Council will then compile the results of the consultation in a report which will be made available on our website in due course. All responses received will be taken into account and used to inform preparation of the Site Allocations DPD for a final round of consultation (Regulation 19 stage) prior to its submission to the Secretary of State for independent Examination.

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## Introduction

### Purpose

The purpose of the Site Allocations is to allocate land for a range of uses to deliver the spatial vision and objectives of the Woking 2027 Core Strategy. The Core Strategy makes provision for the delivery of 4,964 net additional dwellings, 28,000 sq.m of additional office floorspace, 20,000 sq.m of warehouse floor space, 93,600 sq.m of retail floorspace and 19 pitches to meet the needs of Travellers.

The Core Strategy does not identify specific sites to deliver these proposals. It sets out the broad distribution of the growth and the standards that the development must aim to achieve, and commits the Council to prepare a Site Allocations DPD to allocate specific deliverable sites to bring forward the proposals for development.

The site allocation makes clear where development will take place in the future, what kind of development that will be and when it is likely to take place. By allocating land for particular purposes, the Site Allocations DPD establishes in principle the land uses that will be supported by the Local Planning Authority for development of that land. The Site Allocations DPD provides a framework for clear and consistent decision making, giving greater certainty to both the local community and developers.

Development proposals submitted in line with the Site Allocations DPD would carry more weight in planning decision-making. This weight increases as the Site Allocations DPD moves nearer to adoption. However, allocation of a site does not replace the need for planning permission; developers will still need to submit a planning application for an allocated site, allowing the local community and other interested parties the opportunity to comment on the detailed proposals and the Local Planning Authority to ensure the development is in accordance with all relevant planning policy requirements.

The Site Allocations DPD takes a long-term strategic view of the future and safeguards sites for residential development beyond the present plan period, between 2027 and 2040. The allocations also propose some minor amendments to ensure a strong, defensible Green Belt boundary in the longer-term.

Through this public consultation document the Council would like to share with all interested parties its proposed site allocations, in the context of research (evidence base) that has considered all potential development sites (**Appendix 1**).

Your comments are important to help us get the final Site Allocations DPD right; we need to hear your views on the Proposal Sites that follow. If you feel that the Council's Proposal Sites would not deliver the requirements of the Core Strategy in a sustainable manner, it would be helpful if you can suggest alternative site(s) that will achieve the objectives of the DPD. The thoughts and information you provide during this consultation will inform the final draft Site Allocations DPD which we will consult you on again later this year before it is submitted to the Secretary of State.

### How the Site Allocations are structured

This document proposes a series of site allocations throughout Woking Borough to deliver the development planned by the Core Strategy. These allocations are called Proposal Sites.

They are presented in groups, according to the nature of the allocation or policy change proposed:

- Section A: development and infrastructure sites in the Urban Area / Village;

- Section B: development and infrastructure sites to be taken out of the Green Belt;
- Section C: land for SANG use within the Green Belt.

Sites are listed by area (using the ward name) within each section. **Table 1** shows the format used to present each Proposal Site.

**Table 1: Structure of the Site Allocations**

<p><b>Section A development and infrastructure sites in the Urban Area / Villages</b></p>	<p>← Heading of section</p>
<p><b>Site plan</b></p>	<p>← Locates the site boundaries on a site plan.</p>
<p>Section A: development and infrastructure sites in the Urban Area / Village;</p>	<p>← Brief introduction explaining the purpose of the sites in this section; the need for these and the role they will play in responding to the Core Strategy.</p>
<p><b>Site UA1/GB1: (Example) Civic Offices, Gloucester Square, Woking, GU21 6YL</b></p>	<p>← Proposal Site reference number and site address. For example, a prefix of UA refers to sites in the Urban Area, and GB refers to sites currently in the Green Belt.</p>
<p><b>Photograph / Aerial photograph</b></p>	<p>← Provides a recent photograph of some or the entire site.</p>
<p><b>Proposal:</b> (Example) This 0.3 ha. site is allocated for residential development.</p>	<p>← This text is the allocation of uses or change of planning designation for the site. Development allocations will identify one or more land uses which the Council believe are suitable and deliverable on the site and, where appropriate, will set a timescale for their development.</p>
<p><b>Reasoned justification</b> The Green Belt boundary review report recommends that the site be removed from the Green Belt.</p>	<p>← Explains the reasons for the allocation or change of planning designation and the evidence base supporting this approach.</p>
<p><b>Key evidence base:</b> GBBR (site WGB006)</p>	
<p><b>Key requirements</b></p>	<p>← The site-specific requirements that should be met to achieve a satisfactory development of the site. For example, specific infrastructure or design principles that will apply. These should be read in the context of the Core Strategy, the draft Development Management Policies, and relevant Supplementary Planning Documents guidance.</p>
<p><b>Delivery arrangements</b></p>	<p>← Commentary on land ownership, availability, viability and any development phasing.</p>

The boundaries of all Proposal Sites are shown on a site plan accompanying the text. The Updated Proposals Map shows the location of all of the Proposal Sites in Woking Borough.

A map showing the Green Belt boundary as proposed is available at **Appendix 2**.

A map showing the locations of Proposal Sites throughout the Borough is available at **Appendix 3**.

The individual plans accompanying each Proposal Site allocation represent proposed amendments to the [Proposals Map](#) (also known as a Policies Map), to illustrate those sites proposed for development or new or altered policy protection. A table summarising changes to the Proposals Map is provided later in this document (see **Table 12**).

An Interactive Map is also available on the <http://www.woking2027.info/> website.

### **Overview of Site allocation Proposal Sites**

Following Tables 2, 3 and 4 summarise the Proposal Site allocations, again by the type of allocation:

**Table 2: Section A - development and infrastructure sites in the Urban Area / Village**

<b>Proposal Site reference</b>	<b>Site address</b>	<b>Ward</b>	<b>Allocated use(s)</b>	<b>Timing of delivery</b>
<b>UA1</b>	Library, 71 High Road, Byfleet, KT14 7QN	Byfleet	Residential including Affordable Housing, replacement library, community use	Delivery between 2015 and 2027
<b>UA2</b>	Trizancia House, Thomsen House & Woodstead House 72, Chertsey Road	Goldsworth East	Residential including Affordable Housing, offices	Delivery between 2015 and 2027
<b>UA3</b>	Chester House, 76-78 Chertsey Road, Woking, GU21 5BJ	Goldsworth East	Offices	Delivery between 2015 and 2027
<b>UA4</b>	Kings Court, Church Street East, Woking, GU21 6HA	Goldsworth East	Residential including Affordable Housing, offices	Delivery between 2015 and 2027
<b>UA5</b>	The Cornerstone, The Broadway and Elizabeth House, Duke Street, Woking, GU21 5AS	Goldsworth East	Residential including Affordable Housing, offices	Delivery between 2015 and 2027
<b>UA6</b>	Land at Albion House, High Street, Woking, GU21 6BD	Goldsworth East	Residential including Affordable Housing, offices, retail	Delivery between 2015 and 2027
<b>UA7</b>	1-12 High Street and 26-34 Commercial Way, Woking, GU21 6EN	Goldsworth East	Residential including Affordable Housing, offices, retail	Delivery between 2015 and 2027

<b>Proposal Site reference</b>	<b>Site address</b>	<b>Ward</b>	<b>Allocated use(s)</b>	<b>Timing of delivery</b>
<b>UA8</b>	2-24 Commercial Way and 13-28 High Street, Woking, GU21 6BW	Goldsworth East	Residential including Affordable Housing, offices, retail	Delivery between 2015 and 2027
<b>UA9</b>	Victoria Square Development, Church Street West, Woking, GU21 6HD	Goldsworth East	Retail, hotel, medical/offices, residential, infrastructure (new Energy Centre, highway improvements, public open space)	Delivery between 2015 and 2027
<b>UA10</b>	The Coign Church, 1-5 Church Street West and 5-19 Oaks Road, Woking, GU21 6DJ	Goldsworth East	Residential including Affordable Housing, community uses	Delivery between 2015 and 2027
<b>UA11</b>	The former Goldsworth Arms PH, Goldsworth Road, Woking, GU21 6LQ	Goldsworth East	Residential including Affordable Housing	Delivery between 2015 and 2027
<b>UA12</b>	113-129 Goldsworth Road, Woking, GU21 6LR	Goldsworth East	Retail, offices, residential including Affordable Housing	Delivery between 2015 and 2027
<b>UA13</b>	MVA and Select House, Victoria Way, Woking, GU21 6DD	Goldsworth East	Offices	Delivery between 2015 and 2027
<b>UA14</b>	1-7 Victoria Way and 1-29 Goldsworth Road, Woking, GU21 6JZ	Goldsworth East	Retail, offices, residential including Affordable Housing	Delivery between 2015 and 2027
<b>UA15</b>	Synergy House, 8 Church Street West, Woking, GU21 6DJ	Goldsworth East	Offices	Delivery between 2015 and 2027
<b>UA16</b>	30-32, Woking Railway and Athletic Club, Systems House and Bridge House, Goldsworth Road, Woking, GU21 6JT	Goldsworth East	Residential, offices, retail	Delivery between 2015 and 2027
<b>UA17</b>	Poole Road Industrial Estate, Woking, GU21 6EE	Goldsworth East	Offices, warehousing, new Energy Station	Delivery between 2015 and 2027

<b>Proposal Site reference</b>	<b>Site address</b>	<b>Ward</b>	<b>Allocated use(s)</b>	<b>Timing of delivery</b>
<b>UA18</b>	The Big Apple American Amusements Ltd, H.G. Wells Conference Centre, the former Rat and Parrot PH and 48-58 Chertsey Road, Woking, GU21 5AJ	Goldsworth East	Community, leisure, offices, residential including Affordable Housing	Delivery between 2015 and 2027
<b>UA19</b>	Chertsey House, 61 Chertsey Road, Woking, GU21 5BN	Goldsworth East	Offices	Delivery between 2015 and 2027
<b>UA20</b>	Griffin House, West Street, Woking, GU21 6BS	Goldsworth East	Offices	Delivery between 2015 and 2027
<b>UA21</b>	Concorde House, 165 Church Street East, Woking, GU21 6HJ	Goldsworth East	Offices	Delivery between 2015 and 2027
<b>UA22</b>	Spectrum House, 56 Goldsworth Road, Woking, GU21 6LQ	Goldsworth East	Offices, residential including Affordable Housing	Delivery between 2015 and 2027
<b>UA23</b>	Woking Railway Station, bus/rail interchange, railway flyover and Victoria Arch, High Street, Broadway, Station Approach and Victoria Way, Woking, GU22 7AE	Goldsworth East	Essential infrastructure (transport)	Delivery between 2015 and 2027
<b>UA24</b>	Barratt House, Barratt House, 7 - 9 Chertsey Road, Woking, GU21 5AB	Goldsworth East	Residential including Affordable Housing	Delivery between 2015 and 2027
<b>UA25</b>	Goldsworth House, Denton Way, Woking, GU21 3LG	Goldsworth West	Specialist residential accommodation, community use	Delivery between 2015 and 2027
<b>UA26</b>	Timber Yard, Arthurs Bridge Road/ Horsell Moor, Woking, GU21 4NQ	Horsell West	Residential including Affordable Housing	Delivery between 2015 and 2027
<b>UA27</b>	73 Horsell Moor, Horsell, GU21 4NL	Horsell West	Residential including Affordable Housing	Delivery between 2015 and 2027



<b>Proposal Site reference</b>	<b>Site address</b>	<b>Ward</b>	<b>Allocated use(s)</b>	<b>Timing of delivery</b>
<b>UA28</b>	Backland gardens of houses facing Ash Road, Hawthorn Road, Willow Way & Laburnum Road (Barnsbury sites 1 & 2), Barnsbury Farm Estate, Woking, GU22 0BN	Kingfield Westfield	Residential including Affordable Housing	Delivery between 2015 and 2027
<b>UA29</b>	Backland gardens of houses facing Laburnum Road, Ash Road and Ash Close (Barnsbury Site 3), Barnsbury, GU22 0BU	Kingfield Westfield	Residential including Affordable Housing	Delivery between 2015 and 2027
<b>UA30</b>	Elmbridge House, Elmbridge Lane, Kingfield, GU22 9AW	Kingfield Westfield	Residential including Affordable Housing	Delivery between 2015 and 2027
<b>UA31</b>	Sherpa House, Kingfield Road, Kingfield, GU22 9EH	Kingfield Westfield	Residential including Affordable Housing, retail	Delivery between 2015 and 2027
<b>UA32</b>	Land within Sheerwater Priority Place, Albert Drive, Woking, GU21 5RE	Maybury Sheerwater	Residential including Affordable Housing, community uses, retail, open space and leisure facilities	Delivery between 2015 and 2027
<b>UA33</b>	101-121 Chertsey Road, Woking, GU21 5BW	Maybury and Sheerwater	Residential including Affordable Housing, offices	Delivery between 2015 and 2027
<b>UA34</b>	Forsyth Road Industrial Estate, Forsyth Road, Woking, GU21 5SU	Maybury Sheerwater	Industrial, warehousing, offices	Delivery between 2015 and 2027
<b>UA35</b>	Monument Way West Industrial Estate, Monument Way West, Woking, GU21 5EN	Maybury Sheerwater	Industrial/warehousing, road infrastructure (fourth arm to the Sheerwater link road)	Delivery between 2015 and 2027
<b>UA36</b>	29-31 Walton Road, Woking, GU21 5DL	Maybury Sheerwater	Residential including Affordable Housing	Delivery between 2015 and 2027
<b>UA37</b>	1 to 5 Elliot Court, North Road, land to the rear of 1 to 13 North Road and 95-105 Maybury Road, Woking, GU21 5JL	Maybury Sheerwater	Residential including Affordable Housing, offices (or an alternative employment use meeting Policy CS5)	Delivery between 2015 and 2027

<b>Proposal Site reference</b>	<b>Site address</b>	<b>Ward</b>	<b>Allocated use(s)</b>	<b>Timing of delivery</b>
<b>UA38</b>	Walton Road Youth Centre, Walton Road, Woking, GU21 5DL	Maybury Sheerwater	Residential including Affordable Housing, community facility (youth centre)	Delivery between 2015 and 2027
<b>UA39</b>	Royal Mail Sorting/Delivery Office, White Rose Lane, Woking, GU22 7AJ	Mount Hermon East	Residential including Affordable Housing	Delivery between 2015 and 2027
<b>UA40</b>	Car Park (east), Oriental Road, Woking, GU22 8BD	Mount Hermon East	Residential including Affordable Housing, open space	Delivery between 2015 and 2027
<b>UA41</b>	Coal Yard/Aggregates Yard adjacent to the railway line, Guildford Road, Bradfield Close, Woking, GU22 7QE	Mount Hermon West	Residential including Affordable Housing	Delivery between 2015 and 2027
<b>UA42</b>	11-15 Guildford Road /Southern House/Jubilee House/ Lynton House, Station Approach, Woking, GU22 7PX	Mount Hermon West	Residential including Affordable Housing, offices, retail	Delivery between 2015 and 2027
<b>UA43</b>	Quadrant Court, Guildford Road, Woking, GU22 7QQ	Mount Hermon West	Offices	Delivery between 2015 and 2027
<b>UA44</b>	Former St Dunstans, White Rose Lane, Woking, GU22 7AG	Mount Hermon West	Retail, residential including Affordable Housing	Delivery between 2015 and 2027
<b>UA45</b>	Owen House and The Crescent, Heathside Crescent, Woking, GU22 7AG	Mount Hermon West	Offices, residential including Affordable Housing	Delivery between 2015 and 2027
<b>UA46</b>	Somerset House, 1-18 Oriental Road, Woking, GU22 7BG	Mount Hermon West	Offices, residential including Affordable Housing	Delivery between 2015 and 2027
<b>UA47</b>	Coroner's Court (former Woking Magistrates Court), Station Approach, Woking, GU22 7YL	Mount Hermon West	Offices, residential including Affordable Housing	Delivery between 2015 and 2027

<b>Proposal Site reference</b>	<b>Site address</b>	<b>Ward</b>	<b>Allocated use(s)</b>	<b>Timing of delivery</b>
<b>UA48</b>	Corner Garage, 16-18 St Johns Road, St Johns, GU21 7SA	St Johns Hook Heath	Residential including Affordable Housing	Delivery between 2015 and 2027
<b>UA49</b>	Camphill Tip, Camphill Road, West Byfleet, KT14 6EW	West Byfleet	Industrial	Delivery between 2015 and 2027
<b>UA50</b>	Car park to east of Enterprise House, Station Approach, West Byfleet, KT14 6NW or KT14 6PA	West Byfleet	Retail, residential including Affordable Housing	Delivery between 2015 and 2027
<b>UA51</b>	Land at Station Approach, West Byfleet, KT14 6NG [includes Sheer House]	West Byfleet	Retail, community (library), offices, retail (Waitrose), residential including Affordable Housing	Delivery between 2015 and 2027
<b>UA52</b>	Camphill Club and Scout Hut, Camphill Road, West Byfleet, KT14 6EF	West Byfleet	Residential including Affordable Housing, community use	Delivery between 2015 and 2027

**Table 3: Section B - development and infrastructure sites to be taken out of the Green Belt**

<b>Proposal Site reference</b>	<b>Site address</b>	<b>Ward</b>	<b>Allocated use(s)</b>	<b>Timing of delivery</b>
<b>GB1</b>	Land at Coblands Nursery and Lyndhurst, Brookwood Lye Road, Brookwood, GU24 0EZ	Brookwood	Residential including Affordable Housing	Delivery between 2022 and 2027
<b>GB2</b>	Land at Five Acres 1, Brookwood Lye Road, Brookwood, GU24 0HD	Brookwood	Traveller pitches and Traveller transit site	Delivery between 2016 and 2027
<b>GB3</b>	Land at Five Acres 2, Brookwood Lye Road, Brookwood, GU24 0HD	Brookwood	Traveller pitches	Delivery between 2016 and 2027

<b>Proposal Site reference</b>	<b>Site address</b>	<b>Ward</b>	<b>Allocated use(s)</b>	<b>Timing of delivery</b>
<b>GB4</b>	Land south of High Road, Byfleet, KT14 7QL	Byfleet	To meet long term development needs	Safeguarded to between 2027 and 2040
<b>GB5</b>	Land to the south of Murray's Lane, Byfleet, KT14 7NE	Byfleet	To meet long term development needs	Safeguarded to between 2027 and 2040
<b>GB6</b>	Six Crossroads roundabout and environs, Chertsey Road, Woking, GU21 5SH	Horsell East	Essential infrastructure; (junction upgrade and improvements)	Delivery between 2015 and 2027
<b>GB7</b>	Ten Acre Farm, Smarts Heath Road, Mayford, GU22 0NP	Mayford Sutton Green	Traveller pitches	Delivery between 2016 and 2027
<b>GB8</b>	Nursery land adjacent to Egley Road, Mayford, GU22 0PL	Mayford Sutton Green	Residential including Affordable Housing, recreational/open space and education	Delivery between 2022 and 2027
<b>GB9</b>	Woking Garden Centre, Egley Road, Mayford, Woking, GU22 0NH	Mayford Sutton Green	To meet long term development needs	Safeguarded to between 2027 and 2040
<b>GB10</b>	Land to the north east of Saunders Lane, between Saunders Lane and Hook Hill Lane, Mayford, GU22 0NN	Mayford Sutton Green	To meet long term development needs	Safeguarded to between 2027 and 2040
<b>GB11</b>	Land to the north west of Saunders Lane, Mayford, GU22 0NN	Mayford Sutton Green	To meet long term development needs	Safeguarded to between 2027 and 2040
<b>GB12</b>	Land rear of 79-95 Lovelace Drive, Teggs Lane, Pyrford, GU22 8QZ	Pyrford	To meet long term development needs	Safeguarded to between 2027 and 2040
<b>GB13</b>	Land east of Upshot Lane and south of Aviary Road, Pyrford, GU22 8SF	Pyrford	To meet long term development needs	Safeguarded to between 2027 and 2040
<b>GB14</b>	Land adjacent to Hook Hill Lane, Hook Heath, Woking, GU22 0PS	St John's Hook Heath	To meet long term development needs	Safeguarded to between 2027 and 2040

<b>Proposal Site reference</b>	<b>Site address</b>	<b>Ward</b>	<b>Allocated use(s)</b>	<b>Timing of delivery</b>
<b>GB15</b>	Land surrounding West Hall, Parvis Road, West Byfleet, KT14 6EY	West Byfleet	Residential including Affordable Housing	Delivery between 2022 and 2027
<b>GB16</b>	Broadoaks, Parvis Road, West Byfleet, KT14 6LP	West Byfleet	Quality offices and research premises, residential including Affordable Housing and housing to meet the accommodation needs of the elderly	Delivery between 2015 and 2027

**Table 4: Section C - land for SANG use within the Green Belt**

<b>Proposal Site reference</b>	<b>Site address</b>	<b>Ward</b>	<b>Allocated use(s)</b>	<b>Timing of delivery</b>
<b>GB17</b>	Byfleet SANG, land to the south of Parvis Road, Byfleet, KT14 7AB	Byfleet	Suitable Accessible Natural Greenspace (SANG)	Between 2015 and 2027
<b>GB18</b>	Brookwood Farm SANG, Bagshot Road, Brookwood, GU21 2TR	Knaphill	Suitable Accessible Natural Greenspace (SANG)	Between 2015 and 2017
<b>GB19</b>	Mayford SANG, land to the south of Moor Lane, Mayford, Woking, GU22 9RB	Mayford Sutton Green	Suitable Accessible Natural Greenspace (SANG)	Between 2015 and 2027
<b>GB20</b>	First SANG at Gresham Mill, High Street, Old Woking, GU22 9LH	Old Woking	Suitable Accessible Natural Greenspace (SANG)	2015/16
<b>GB21</b>	Second SANG at Gresham Mill, High Street, Old Woking, GU22 9LH	Old Woking	Suitable Accessible Natural Greenspace (SANG)	2019/20
<b>GB22</b>	Woking Palace, Carters Lane, Old Woking, GU22 8JQ	Old Woking	Heritage Parkland/Country Park	Between 2015 and 2027
<b>GB23</b>	West Byfleet Junior and Infant School Playing Fields, Parvis Road, West Byfleet, KT14 6EG	West Byfleet	Open space	Between 2015 and 2027

**Table 5 in Appendix 4** sets out the anticipated capacity of each site allocation.

### **Identifying sites for allocation**

The Council is aware of many potential sites in the Borough through its research including the annual 'Call for Sites' consultation. However, not all of the land and buildings put forward to the Council aligns with the spatial strategy of the Core Strategy or is required to meet development needs. The Council has therefore assessed all potential sites to make choices about which sites to allocate and for what purpose.

A clear [Site Assessment Methodology](#) was established at an early stage to inform the identification of sites for allocation, in particular those in the Urban Area/ Village, using a three stage 'sieving' process. For practicality, a general site capacity threshold of 10 net additional dwellings and/or 500 sq.m floorspace has been used. A similarly robust methodology was used to assess and identify sites in the Green Belt for future development, as explained in the [Green Belt boundary review report](#).

The Site Allocations DPD does not seek to identify every development site that will come forward in the plan period. Other, smaller sites - those likely to deliver less development than 10 dwellings or 500 sq.m floorspace - will still contribute to delivery of the development planned by the Core Strategy and their forecast contributions are quantified in the evidence base. However, these more modest sites are not allocated given their number and often fluid nature. A significant number of these sites are in the Strategic Housing Land Availability Assessment (SHLAA) or will come forward in the form of windfall development.

Consideration of the options for the distribution of development throughout locations in the Borough – for example the quantity of residential development to come forward in Woking Town Centre and the wider Urban Area and that to take place within the Green Belt - was a fundamental part of preparing the Core Strategy. Discounted (rejected) sites are explained in the evidence base, in the sustainability appraisal report.

The Site Allocations focus primarily on the delivery of development in the period 2010 to 2027, the Core Strategy plan period. [National planning policy](#), however, gives Local Planning Authorities (councils) the opportunity, where necessary, to identify areas of safeguarded land. This allows any changes made to Green Belt boundaries to be longer term, so the boundaries would not need to be reviewed each time the Core Strategy is reviewed. For this reason, the Council is also identifying additional sites to be safeguarded for later development, between 2027 and 2040, and to ensure a strong defensible Green Belt boundary can be established. The Council's clear policy to the release of land for development in the Green Belt is set out at in Section B – development and infrastructure sites to be taken out of the Green Belt. It is emphasised that the release of safeguarded sites for development will only be considered as part of the future review of the Core Strategy and/or this Site Allocations DPD.

To allocate a site the Council must ensure that it will be developable. Matters assessed to make this decision include:

#### Availability:

- contacting the site owner to identify if they are willing for their site to come forward

#### Suitability:

- information regarding constraints affecting the site e.g. flooding, what infrastructure is needed to support the development
- conformity with key evidence base, for example is a Green Belt site recommended by the Green Belt boundary review
- conformity with the strategic policies of the adopted Core Strategy

#### Deliverability:

- the site must be viable for development
- that all the reasonable alternative sites have been considered
- information on landscape/townscape character and, if relevant, conservation area character to inform any development
- evidence that strategic providers can service infrastructure needs
- any local infrastructure needs that need to be provided on-site
- strategic transport and highways appraisal of sites, including information on accessibility by non-car modes (public transport, walking and cycling).

The identification of sites for allocation is also informed by a broad evidence base (see **Appendix 1**) and the use of Sustainability Appraisal and Habitat Regulations Assessment (HRA) during drafting of the document.

Continual engagement with relevant organisations such as Surrey County Council, nearby Local Planning Authorities, Natural England, the Environment Agency and English Heritage has also helped to shape the Site Allocations DPD, in line with good planning practice and the Duty to Cooperate.

### **How sites will bring forward the development planned by the Core Strategy**

The Core Strategy sets out the development planned in Woking Borough 2010-2027. National planning policy requires us to identify and allocate sufficient sites to deliver this growth and infrastructure.

The Site Allocations has the role of identifying and allocating land to help meet the overall housing and other requirements. It will do this by allocating sites for uses including open market housing, Affordable Housing, specialist residential accommodation, and Traveller Accommodation. These are dealt with in turn in the following sections.

**Table 6 in Appendix 5** identifies the principal Core Strategy policies and strategic objectives that each site allocation will assist in delivering. The following explains how each of the land uses planned for in the Core Strategy will be delivered through the Site Allocations DPD.

### **Housing, including Affordable Housing**

Core Strategy Policy CS10 - *Housing provision and distribution* plans for 4,964 net additional homes in Woking Borough between 2010 and 2027. The Council has identified sufficient specific deliverable and developable sites in the urban area to meet the housing target for around the first 13 years of the Plan (SHLAA 2011, **Table 7**).

**Table 7: Housing supply**

<b>Period</b>	<b>No. dwellings</b>
0-5 years	1,699
6-10 years	1,485
11-15 years	859
Total	3,966

Source: SHLAA (2011)

This satisfies the requirement for specific deliverable sites sufficient to provide five years worth of housing supply and specific developable sites for housing provision in years 6 – 10. It also provides some certainty in the delivery of the housing requirement against any risk of certain sites not coming forward as expected in the first 10 years of the plan period. The

Core Strategy also identifies Woking Town Centre as a broad location, acknowledging it will contribute to the housing land supply in the last five years of the plan period.

In addition to the sites that will come forward in the Town Centre, the Core Strategy recognises there is still a need to identify further sites in the Green Belt, to meet both the national requirement for housing land supply and the nature of housing that is needed. The nature of the sites that are considered to be developable in the medium - long term are primarily in Town Centre locations that are likely only to be suitable for high density flatted developments. The implication of this is that the Council would not be able to achieve an appropriate mix of housing types and tenures to meet all types of local need and demand. To satisfy these requirements, the Green Belt was also identified as a broad location for long term residential development. This strategy was supported by the Core Strategy Examination Inspector.

The Council's development monitoring records delivery to date of 964 homes, between 1 April 2010 and 31 March 2014 (**Table 8**).

**Table 8: Residential completions 2010-2014**

Monitoring year	2010/11	2011/12	2012/13	2013/14
Dwelling completions	146	175	273	370

Source: AMR 2013/14 (December 2014)

The latest SHLAA was published in 2011. This has been updated to a base date of 1 April 2014. The revised figures have informed the DPD and will be published on the website.

In line with the evidence presented through the Core Strategy, windfall sites are assumed to deliver an average of 42 dwellings each year during the present plan period. The Core Strategy assumes that these will compensate for non-implementation of sites on previously developed land in the Urban Area.

The Green Belt boundary review report (2014) has recommended sites to deliver at least 550 homes in the latter part of the plan period, between 2022 and 2027, and for safeguarding to meet anticipated development needs between 2027 and 2040. This has informed the allocation of sites in this Site Allocations DPD.

Core Strategy Policy CS12 – *Affordable housing* indicates that, between 2010 and 2027, the overall target for Affordable Housing is 35% of all new homes, equivalent to 1,737 new affordable homes.

The Urban Area and Green Belt Proposal Sites presented in this Site Allocations DPD will, together with continuing delivery from sites of fewer than 10 dwellings and windfall site delivery, ensure sufficient contingency to cover the risk of non-implementation and ensure the comprehensive delivery of the Core Strategy housing and Affordable Housing requirements.

### **Specialist residential accommodation**

Core Strategy Policy CS13 - *Older people and vulnerable groups* states that the Council will support the development of specialist accommodation for older people and vulnerable groups in suitable locations. The level of need will be that reflected in the latest Strategic Housing Market Assessment (SHMA). Policy CS11 – *Housing Mix* expects all residential proposals to provide a mix of dwelling types and sizes to address the nature of local needs as evidenced in the latest Strategic Housing Market Assessment in order to create sustainable and balanced communities.



The latest SHMA (2009) considered the requirements for different types of specialist accommodation in the Borough (a new SHMA is currently in preparation). Overall the current SHMA found, across the whole Borough, less than 1% of newly forming households would either like or expect any form of specialist accommodation.

The Site Allocations document allocates a variety of sites, large and small, in locations through out the Borough. All allocated sites must accord with Core Strategy policies including CS11 and CS13. The latest identified specialist accommodation needs will be addressed by delivering a mix of residential dwellings through these developments.

In broad terms, the specialist accommodation types set out in national planning policy will be addressed as follows:

- Smaller dwellings - one bedroom, will help to meet the accommodation needs of older and younger people;
- Family dwellings - two or more bedrooms, to meet the needs of families with children, including service families;
- Custom /self build (for those wishing to build their own homes) - the Government is proposing land for custom build to be purchased on the open market. All residential site allocations will therefore contribute to this pool of housing development land.

Land values for sites allocated for general residential development can make securing sites for more specialist accommodation such as extra care housing difficult in terms of viability and availability.

### **Traveller accommodation**

Core Strategy Policy CS14 - *Gypsies, Travellers and Travelling Showpeople* states that the Council will make provision for the additional pitches needed for Gypsies and Travellers and Travelling Showpeople in the Borough between 2017 and 2027.

The [Traveller Accommodation Assessment \(TAA\)](#) identifies a need for 19 pitches to be provided between 2012 and 2027. This is equivalent to an annual average provision of 1.26 pitches. It identifies a further need for 11 pitches between 2027 and 2040.

Policy CS14 explains the Council will follow a sequential approach to the identification and delivery of sites to provide additional Traveller pitches.

The Council first considered any sites in the urban area, as these are the most preferred location in national planning policy and Core Strategy terms. This analysis was carried out alongside the Strategic Housing Land Availability Assessment (SHLAA). No urban sites have been identified for Traveller accommodation, having regard to the cost of available land within the urban area, individual site constraints and contexts, and the location and site characteristics required to provide a suitable Traveller site.

The Green Belt boundary review report adopted a stepped approach to the identification of sites within the Green Belt to meet the identified need for Traveller pitches. The Green Belt boundary review's recommendations are not prescriptive on the exact sites to allocate Traveller pitches. The review instead identified a range of sites within the Green Belt that are considered suitable for this use, if Green Belt sites were required. These are set out in prioritised order, in line with the sequential approach.

Based on the available evidence, the following would meet the identified need for Traveller accommodation to 2027. These sites are opportunities to intensify the use of existing sites within the Green Belt, which is the sequentially preferred option to identification of new sites

within the Green Belt. Proposals Sites GB2 and GB3 are being proposed to be released from the Green Belt.

**Table 9: Traveller pitch delivery 2010-2040**

<b>Delivery mechanism</b>	<b>Number of additional pitches</b>
Traveller pitch requirement	19 (2012-2027)
Temporary pitches delivered 2012 – 2014	2 (Five Acres)
Proposal Sites	12 at Ten Acre Farm (Proposal Site GB7) 4 at Five Acres 1 (Proposal Site GB2) 4 at Five Acres 2 (Proposal Site GB3)
Total 2010-2027	22
Traveller pitch requirement	11 (2027-2040)
Safeguarded Sites	The Council will identify specific site(s) to provide Traveller accommodation on safeguarded land through a future review of the Site Allocations DPD or the Core Strategy.

The Council will manage the release of these sites up to 2027. Where there is a need for further sites to be released these will come forward on the back of Green Belt safeguarded sites.

The Traveller Accommodation Assessment did not identify any need for a transit site locally. However the Council has committed to identify and safeguard a suitable plot for this future use. This Site Allocations DPD allocates a part of the Five Acres 1 site (Proposal Site GB2) for this purpose.

The Council will work with other authorities to identify a strategic site for Travelling Showpeople.

### **Employment**

The Core Strategy plans for the delivery of 28,000 sq.m of additional office floorspace and 20,000 sq.m of warehouse floorspace. Policy CS15 - *Sustainable economic development* provides the strategic policy context.

**Table 10** summarises how additional office floorspace (Use Class B1) will be delivered between 2012 and 2027.

**Table 10: Offices (Use Class B1)**

<b>Delivery mechanism</b>	<b>Floorspace (sq.m)</b>
Core Strategy requirement 2010 – 2027	28,000
Office completions and any outstanding office floorspace with planning permission (commitments) 2010 - 2014	2633
Additional office floorspace to be provided in Urban Area 2014-2027	35,840
Office floorspace in Green Belt release sites	0 (Note: Broadoaks outstanding floorspace is counted in commitments figure)
Balance	10,490

This projected oversupply will provide contingency if a number of existing premises in the Borough were to change their use from offices to residential under current permitted development regulations.

**Table 11** summarises how additional warehousing floorspace (Use Class B8) will be delivered between 2012 and 2027.

The Core Strategy explains the clear priority is for B8. This will predominantly be met through the loss of B2 industrial floorspace, the approach agreed through the Core Strategy. For more information see the Employment Topic Paper.

**Table 11: Warehousing (Use Class B8)**

<b>Delivery mechanism</b>	<b>Floorspace (sq.m)</b>
Core Strategy requirement 2010 – 2027	20,000
Warehouse completions and any outstanding warehouse floorspace with planning permission (commitments) 2010 - 2014	-12,560
Warehousing in the Urban Area 2014 - 2027	25,889
Warehouse space in Green Belt	0
Balance	-6,671

The Employment Topic Paper acknowledges that there is a modest shortfall in identified warehousing land supply, but that environmental improvements to the estates will continue to encourage additional warehousing investment.

#### **Retail and other Town Centre uses**

The Core Strategy plans for the delivery of 93,900 sq.m of additional retail floorspace. Policies CS2 – *Woking Town Centre*, CS3 - *West Byfleet District Centre* and CS4 - *Local and Neighbourhood Centres and shopping parades* set out the nature, scope and scale of town centre uses promoted.

**Table 12** summarises how additional retail floorspace (Use Classes A1 – A5) will be delivered between 2012 and 2027. The broad phasing for the delivery of retail in Woking Town Centre is as set out in Core Strategy Policy CS2 – *Woking Town Centre*.

**Table 12: Retail (Use Classes A1, A2, A3, A4 and A5)**

Delivery mechanism	Floorspace (sq.m)
Core Strategy requirement 2010 – 2027	93,000
Retail completions 2010 - 2014	2,532
Retail in Woking Town Centre 2014 – 2027	Up to 75,300 additional A class floor space (of which 67,600 A1 retail, comprising 59,300 comparison and 8,300 convenience): <ul style="list-style-type: none"> <li>• 2012-2016: 17,500 A1 retail (10,800 comparison and 6,700 convenience)</li> <li>• 2016 - 2021: 26,200 A1 retail (25,400 comparison and 800 convenience)</li> <li>• 2021-2027: 23,900 A1 retail (up to 23,100 comparison and 800 convenience).</li> </ul>
Retail in West Byfleet District Centre 2014 - 2027	Up to 13,000 A class (of which 12,500 A1 retail, comprising 10,500 comparison and 2,000 convenience)
Retail in Local Centres 2014 – 2027: Knaphill, Byfleet, Sheerwater, Goldsworth Park, Brookwood, Horsell, Kingfield, St. Johns	Up to 3,200 A class (of which 2,600 A1 retail comprising 900 comparison and 1,700 convenience).  Includes in Knaphill: up to 3,000 A class (of which 2,400 A1 retail comprising 700 comparison and 1,700 convenience).
Retail in Priority Places 2014 – 2027: The ward of Maybury and Sheerwater and the Lakeview Estate area of Goldsworth Park.	Increase choice of retail offer.  In principle support for convenience retail outlet at Sheerwater.

The above areas are as defined on the [Proposals Map](#).

The dynamic nature of the Town Centre in particular means that it is not possible to identify every retail development opportunity at this stage. However the evidence base - in particular the Town, District and Local Centres Study - demonstrates that sufficient capacity exists to deliver the Core Strategy's requirements.

Major steps have already been taken to deliver the additional retail development planned in the Borough since adoption of the Core Strategy:

A new Asda supermarket opened in Sheerwater in 2014.

Planning permission was granted in March 2015 (PLAN/2014/0014) for a significant mixed use redevelopment at Victoria Square, in Woking Town Centre. The development will provide 10,967 sq.m of retail floorspace (Use Classes A1, A2, A3 and A5), together with a medical centre, hotel, spa, gym, residential apartments, associated facilities and

infrastructure including a local energy centre, public open space, car parking and highways work.

The Victoria Square development is an example of the type of large Town Centre development that the Council in partnership with developers, landowners and public sector partners can achieve.

Additional development site opportunities exist within Woking Town Centre, in West Byfleet District Centre, in the Priority Places and Neighbourhood Centres that will deliver additional development, including in the range of retail uses, over the coming years.

Those sites which are shown to be developable and deliverable at this stage are allocated Proposal Sites set out in this document. They include the Victoria Square Development (Proposal Site UA9) and a comprehensive redevelopment in the heart of West Byfleet District Centre that will include an element of retail (Proposal Site UA51).

In this context, the Council is confident that sufficient land will come forward through allocated and other development sites to deliver the retail planned by the Core Strategy.

### **Infrastructure**

The Core Strategy also provides the strategic context to ensure delivery of the infrastructure needed to support the above planned growth. The text explaining Core Strategy Policy CS16 – *Infrastructure delivery* provides a definition of infrastructure.

Specific infrastructure needs to support the development proposals of the Core Strategy are set out in the Infrastructure Delivery Plan and the Regulation 123 list of the CIL charging schedule.

This Site Allocations document allocates land for the following types of infrastructure:

- Suitable Natural Greenspace (SANG) sites to mitigate the impact of additional population in the Borough arising from new residential development upon the Thames Basin Heaths Special Protection Area (SPA);
- Essential transport infrastructure; and
- New open space/recreation.

With regard to the Thames Basin Heaths Special Protection Area (SPA), the Council has sufficient Suitable Alternative Natural Greenspace (SANG) land to mitigate the SPA impacts of residential development for around 11.1 years of the 15 year plan period up to 2027. The SANG land identified to mitigate against the impacts is set out in the Thames Basin Heaths Special Protection Area Avoidance Strategy.

The Council undertook detailed calculations of SANG capacity during the preparation of the Core Strategy. The calculations were based on the existing and identified SANG sites in Thames Basin Heaths Special Protection Area Avoidance Strategy. The sites comprised of Horsell Common, White Rose Lane, Brookwood Country Park, Martins Press, Heather Farm and the Hoe Valley. The Council calculated that based on the outstanding capacity of these sites and the capacity of the forthcoming sites, there was enough SANG capacity to mitigate the impact of 3255 dwellings on the SPA. That is the equivalent of 11.1 years of the housing land need to be provided within the borough in the plan period. Therefore a further 3.9 years supply of SANG needs to be identified to mitigate against the impacts of 1138 dwellings on the SPA. This is the equivalent of around 21 ha of SANG land that needs to be identified to meet the shortfall.

This Site Allocations document distinguishes between those SANGS which are already in operation and those sites which the Council has an aspiration to bring forward for SANG use in the future; only the latter are recommended for allocation. Existing SANG sites at Brookwood Country Park, Hoe Valley White Rose Lane, Horsell Common Monument Road, and Heather Farm do not need to be allocated as they are already in use for this purpose.

The Site Allocations identifies around 48 hectares of land which has the potential to be transformed into SANG. There may be some overlap between the calculation above and the new sites below, however the potential SANG being considered is significantly higher than the identified shortfall, therefore the Council is confident that the combination of the existing and new sites will ensure there is sufficient SANG land to meet the projected growth within the borough up to 2027.

The remaining years of the plan period will be serviced by new SANG sites coming onto stream. This document allocates the following new sites for SANG purposes:

- Byfleet SANG (Proposal Site GB17)
- Brookwood Farm SANG (Proposal Site GB18)
- Mayford SANG (Proposal Site GB19)
- Two SANG sites at Gresham Mill (Proposal Site GB20 and GB21)

The following site is proposed for exclusion from the Green Belt and continued use as open space in connection with the school:

- West Byfleet Junior and Infant School Playing Fields (Proposal Site GB23)

These sites are set out in full in Section C.

### **Waste and Minerals**

There are some development types that are decided and allocated through other planning processes. For example, sites for minerals and waste processing, which is within Surrey County Council's planning functions. These land uses are already shown on the existing Proposals Map, to provide a complete picture of all land use proposals that are planned to come forward in Woking Borough to 2027 (and beyond).

### **Proposals Map**

The NPPF requires Local Plans to indicate broad locations for strategic development on a key diagram and land use designations on a Proposals Map.

The Site Allocations DPD identifies specific sites for development, protection and safeguarding and in accordance with this requirement will have to be indicated on a Proposals Map. A Proposals Map has been adopted alongside the Core Strategy. This has been updated to incorporate the proposals of the Site Allocations DPD (available separately). **Table 13** summarises the proposed site allocation Proposal Map amendments by ward.

### **Developing in accordance with the Site Allocations**

It is expected that development should meet in full the key requirements of the Proposals and any other relevant requirements of the [Core Strategy](#) and the Development Management Policies DPD, unless there is a reasoned justification backed by evidence not to do so.

It is important to emphasise that Surrey County Council has undertaken an officer level Strategic Transport Assessment of the transport aspects of the proposed Green Belt sites to consider the adequacy of local highway transport and accessibility to local services and has identified no in-principle objections to the development of the sites.

Where relevant, a detailed Transport Assessment or Transport Statement has been requested as a key requirement to identify any site specific mitigation measures that might be necessary to make development acceptable.

### **Estimated development yields**

Estimation of the potential development yield of each allocated site has been informed by relevant evidence base, in particular the Strategic Housing Land Availability Assessment (SHLAA), Employment Land Assessment (ELA) and the Green Belt boundary review.

Estimates provide an indication of the potential amount of new development the Council anticipates a site could deliver. The development achievable on a site will ultimately be determined once a planning application is submitted and determined.

**Table 13: summary of the proposed changes to the Proposals Map by ward**

These are changes proposed by the Site Allocations DPD that will be shown on the Proposals Map.

Ward	Development, infrastructure sites in the Urban Area/ Village	Development, infrastructure sites to be taken out of the Green Belt, between 2010 and 2027	Green Belt land safeguarded to meet long term Development needs, between 2027 and 2040	Land for SANG use within the Green Belt
See:	Section A	Section B	Section B	Section C
Brookwood	n/a	n/a	✓	n/a
Byfleet	✓	n/a	✓	✓
Goldsworth East	✓	n/a	n/a	n/a
Goldsworth West	✓	n/a	n/a	n/a
Horsell East Woodham	n/a	n/a	n/a	n/a
Horsell West	✓	n/a	n/a	n/a
Kingfield Westfield	✓	n/a	n/a	n/a
Knaphill	n/a	n/a	n/a	✓
Maybury Sheerwater	✓	n/a	n/a	n/a
Mayford Sutton Green	n/a	✓	✓	✓
Mount Hermon East	✓	n/a	n/a	n/a
Mount Hermon West	✓	n/a	n/a	n/a
Old Woking	n/a	n/a	n/a	✓
Pyrford	n/a	n/a	✓	n/a
St John's Hook Heath	✓	n/a	✓	n/a
West Byfleet	✓	✓	n/a	✓