



Woking Borough Council Employment Floorspace Topic Paper

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Introduction

Woking Borough Council's Core Strategy was adopted in October 2012. It makes provision for the delivery of 28,000 sq m of additional office floorspace and 20,000 sq m of warehouse floorspace. Consequently, sufficient land has to be identified in sustainable locations to enable this to be delivered. The Council is committed to prepare a Site Allocations Development Plan Document (DPD) to allocate specific sites to achieve this purpose, and is about to embark on a Regulation 19 stage consultation, prior to submission of this document to Secretary of State for examination. This topic paper has been prepared to demonstrate how the future employment need identified in the Core Strategy will be met by 2027. This has been prepared to support work on the emerging Site Allocations DPD.

This is a progress report on how the Council is meeting the identified employment requirement in the Core Strategy. This paper begins by providing an overview of current economic activity in Woking, and the potential implications that any changes in the planning system may have on the delivery of the projected employment floorspace in the Borough.

Future Employment Need

The Core Strategy policy CS1 identifies the need for 28,000 sq m of office floorspace and 20,000 sq m of warehousing to be accommodated in Woking by 2027. No additional industrial floorspace has been identified. The projected employment floorspace was informed by an independent technical study, the Employment Land Review (ELR) Market Appraisal April 2010, prepared by Lambert Smith Hampton. This was the key evidence base along with the Employment Position Paper 2010, used to identify the future employment floorspace need in the Core Strategy.

The methodology used in the ELR was based on a number of variables in establishing a future need figure, including projected population growth, the demographic profile of the Borough, an audit of vacancy rates of existing floorspace, the level of floorspace take up and committed schemes in the pipeline at the time. It was a robust assessment based on quantitative and qualitative data available at the time and reviewed the profile and trends within the Borough. The ELR can be found on the Council's [website](#).

Changes since the ELR

There have been various changes since the ELR 2010 was undertaken that have an impact on how the Council delivers the employment land in the Borough. This is monitored and reported in the Annual Monitoring Report (AMR), and will inform future reviews of the ELR.

Changes that have occurred since the ELR 2010 include:

- Road improvement works known as Sheerwater Link Road. This project connects Monument Road and Albert Drive to improve accessibility to the Sheerwater area, where significant regeneration is planned. Initial evidence indicates that the works have improved the attractiveness of employment areas such as Forsyth Road, where the offices now have a substantially lower vacancy rate than previously. Information obtained from a commercial

database (CoStar) indicates that there is approximately 6,150 sq m of office floorspace available on Forsyth Road and Albert Drive at present, compared to a recorded vacancy of 12,359 sq m in the ELR (a vacancy rate of 61%). Current vacancy has increased from a low point of 3,344 sq m in 2015, but there has been a positive overall trend. It should be noted that this pattern is reflective of the Woking submarket, where availability is higher at the moment than in 2015, which is in part due to new development. The ELR identified potential for offices in this area to be reused for other employment uses such as B2 or B8, but it appears there is renewed demand and increasing take up of office floorspace in this area.

- Changes to permitted development rights in 2013 and 2014 have made the change of use of offices B1(a) to residential (C3) permitted development subject to prior approval on matters such as highways, flooding and contamination. Implementation of these rights are permanent (they had initially been in force for a temporary period up until May 2016). More detail about the impact of the changes to permitted development rights can be found in later sections of this paper.
- The Housing and Planning Act 2016 received Royal Assent on 12 May 2016. It includes a number of changes to help to increase the supply of new homes. The Act establishes "planning permission in principle" in order to provide greater certainty to developers about 'housing-led' development, which may include elements of commercial, retail or other uses. This means that sites allocated within the Council's emerging Site Allocations DPD would not need to be granted permission for the particular uses allocated (as defined in the Act), which would be supported in principle. Planning applications would still be needed to address the allocations' key requirements. The Act also requires local authorities to compile and maintain local brownfield land registers, with details prescribed in planning regulations. The Council published its first brownfield land register in December 2017 and in line with the regulations, will update it annually.
- Office space density increasing. A recent report by Nathaniel Lichfield & Partners 'Workspace Futures: The changing dynamics of office locations'¹ identified a growing trend of office jobs growth outpacing office floorspace growth. This implies that occupiers are making increasingly efficient use of office space, but will clearly be dependent on the type and requirements of specific businesses.
- An improving but uncertain economic market, particularly in light of the EU Referendum result and the government's negotiations on Brexit.

Notwithstanding these changes, the Council recognises the fluidity and cyclical nature of the economic market. The existing need was calculated based on long term employment land requirements. The economic market has remained relatively healthy, although there is increased uncertainty over growth, particularly in light of the UK's imminent intended exit from the European Union.

However, the Council has reviewed its Core Strategy to take account of recent national planning policy updates, including the publication of the revised National

¹ Workspace Futures <http://nlplanning.com/nlp-insight/workspace-futures-april-2015>

Planning Policy Framework in July 2018. This review concludes that there is no immediate need to update the Core Strategy or its development requirements, particularly with regard to employment uses.

In this report, the Council continues to assess and monitor the changing economic environment, and the impact of this on growth, contraction and displacement of market sectors and land uses in the Borough. If there is overwhelming evidence to suggest that the Council's identified employment land need is no longer realistic or achievable then the Council will consider whether it needs to review the employment need figure to reflect current circumstances.

The current economic situation within the Borough

This topic paper does not review the projected need for employment floorspace but reviews progress on meeting projected need, as set out in the Core Strategy, and assesses whether there is sufficient land supply to meet projected need for the plan period. The Employment Land Review (2010) is the main evidence base and contains detailed analysis on the employment market and projects need based on the assumptions at that time. The ELR reviewed the demographic profile within the Borough, employment trends, employment floorspace loss and gain, and take up rates of premises. Further to this, the Local Enterprise Partnership, Enterprise M3 (detailed below) have undertaken a more recent (2016) report on the commercial property market in the area, which is used to provide up to date information on the office, industrial and warehousing markets.

Enterprise M3

The Local Enterprise Partnership, Enterprise M3 (EM3) which Woking is part of, has outlined integrated growth packages for the area in its Strategic Economic Plan 2014-2020. The area experienced lower levels of unemployment than others during the recession and in general a higher proportion of the population in higher skilled and higher paid occupations. The vision set out in the Strategy is for the EM3 area to be '*the premier location in the country for enterprise and economic growth, balanced with an excellent quality of life*'. In order for the vision to come into fruition the partnership seeks to invest in projects to support enterprise development, competitiveness, innovation and the growth of high value industries.

The Strategy outlines investment towards vital infrastructure within the area in order to help deliver identified targets. Woking is one of the four growth towns alongside Basingstoke, Guildford and Farnborough identified. It is expected that these areas will see the highest increase in GVA compared with other areas in the EM3 area and UK generally, which is reflected in the office market section below. Woking and the Upper M3 area saw healthy increases in the number of businesses in the period 2010-2014, above both the UK and EM3 averages. The strategy sets out projects for these areas to tackle congestion, housing and infrastructure improvements that will promote further growth, bring in new businesses and maintain a high quality of life. A key priority of the strategy is to promote the SciTech corridor, which combines industry, cutting edge research and high performing universities, and includes the following four sectors: ICT and digital media; pharmaceuticals; aerospace and defence; and professional and business services.

The EM3 area has a relatively high concentration of knowledge-based industries. The EM3 Digital Technologies report (November 2015) highlights the concentration of digital technology businesses, particularly in the north-east EM3 area and around the area's key growth towns, which include Woking. It is also noted that, across the LEP area, there are more start-ups in ICT and digital businesses than any other sector. These businesses are typically small, with over 90% employing fewer than 10

people. McLaren is an exception locally, in terms of its size, and highlights the Borough's specialism in the automotive and aerospace industry. Gaming is the other main digital technology specialism in the Borough. McLaren's planning permission is detailed in later sections of the report, and shows development to meet the need of that particular business. However the growth of other knowledge based and hi-tech industries are a key growth area in the Borough, and should be considered and supported as necessary by the Council, in light of their generally smaller size and specific requirements with regard to availability of suitable employment floorspace.

EM3 seeks to promote economic growth through a number of investments:

- Investment towards niche technologies and specialist companies, through supporting sector specific business incubation centres;
- Supporting businesses through Enterprise M3 Growth Hub (a collection of proven resources being made available to local businesses);
- Making available Growing Enterprise Fund;
- Investment towards developing strategic skills to equip the future workforce (including the creation of Future Skills Centres); and
- Investment towards transport infrastructure.

Various growth packages have been identified for Woking, including investment to tackle congestion at Victoria Arch and the creation of a multi-modal interchange at Woking rail station. This is being taken forward in conjunction with the Council's Draft Site Allocations Development Plan Document.

Offices

The ELR notes the importance of Woking as an economic hub. It reviews the office floorspace in the Borough and notes a significant proportion of offices are outdated and do not meet modern day office standards. The study emphasises the need to make provision for good quality offices in order to retain and attract new businesses. It recommends that this will be achieved through modernising and intensifying current outdated office stock. However it is also noted, through contact with local agents and businesses, that the Borough needs to maintain a variety of office types and grades to suit a variety of business needs.

More recent commentary in the Enterprise M3 Commercial Property Market Report (2016) recognises that Woking's office market has become much stronger in recent years, with strong jobs growth in office sectors, and a focus around highly skilled professional services and increasingly, ICT and the hi-tech businesses.

The current available office floorspace in Woking is 46,690 sq m (at July 2018) showing an increase in available stock of 7,816 sq m since November 2014². In the ELR (2010) the figure was approximately 59,000 sq m, which had reduced until 2015, and since then has started to increase again. This is explained by a number of new and extended office development schemes. It should be noted that the current figure for vacant office floorspace is 30,685 sq m, substantially less than that available.

The pattern of office availability observed from 2010 until 2018 may be explained by:

- Owners of office premises considering the residential market as being more lucrative than the commercial market, therefore withdrawing offices from the commercial market and taking advantage of permitted development rights to change offices to residential.

² Data obtained from COSTAR

- An improved economic market, leading to higher take up of office since the ELR was published and an increase in the number of larger deals on office floorspace³.
- While construction activity of commercial development stalled up until 2015, there has been a recent upturn in activity, including substantial work to update and modernise Albion House and Victoria Gate, both in Woking town centre.

As mentioned, over the last 3-4 years the increase in available office floorspace has resulted from construction activity commencing on a number of office schemes, some of which contain substantial quantities of floorspace. In the case of schemes currently being renovated, the office floorspace may also have been taken off the market prior to redevelopment, leading to apparently lower availability figures in 2014-2015.

The commercial market in Surrey is traditionally tipped towards offices, which reflects the predominance of its service driven economy. Its success can be attributed to its location near London. For larger corporate occupiers, locations offering fast train connections into London, good links to the motorway network, good amenities and access to a skilled workforce are particularly attractive and are evident in Woking town centre³. Market reports⁴ indicate the office market within the South East is gradually improving due to an improving economic market. Take up of office floorspace has improved, both in Woking and generally in the South East. While Woking is noted as a 'high-performing town' in terms of its local economy and as a well-established office market, there is current undersupply of office space (particularly Grade A)³. The renewed development activity for office floorspace, with near completion of schemes such as Victoria Gate, and construction well underway at Albion House and Victoria Square, means that availability is increasing. This should help to alleviate current constraints to new investment in Woking.

The Enterprise M3 Commercial Property Market study outlines the recovery of demand for offices in the Upper M3 area (which includes Woking Borough) and recovery of rental values. This has encouraged the development of new, high quality office space which is now a key requirement for many investors, and is evident in the development activity currently taking place in the Borough.

In Woking, there has been recent growth in rental values, although actual rents are mid range compared to rents in the other centres. Rental value growth may have been the product of the undersupply of modern Grade A office space, which is now being remedied with the construction of an increased supply of higher grade office floorspace. This will help Woking remain competitive as an office market.

The Enterprise M3 Commercial Property Market study flags issues associated with Permitted Development Rights, such as the removal of a large proportion of office stock that could be refurbished in future (noting that in some areas it removes poor quality, unoccupied space that no longer meets modern business needs), lead to piecemeal development and 'pepper-potting' of residential development in business areas. The loss of offices through permitted development rights also potentially risks the role of town centres (or other accessible locations) in benefiting from the expansion of specific growth sectors, such as knowledge based or hi-tech business by reducing the supply and variety of existing office floorspace.

³ Enterprise M3 Commercial Property Market Study, 2016

⁴ Colliers Research & Forecast Report.

The Council's evidence shows that a significant amount of loss of office (B1a) floorspace completions (nearly 20,000 sq m from April 2010 to March 2018, see Table 3), and this quantity is expected to grow despite the area being in demand for office. This is largely due to loss of poor quality office stock which no longer meets modern business requirements³ but the Council's policy presumption, as set out in the Core Strategy, is to improve current stock to meet modern business needs through redevelopment, where demand is evident. The figure above includes 7,812 sq m from completed prior approvals making up 42% office loss completions, a fairly substantial proportion. However, there are two points to note. Firstly, that the development of new or refurbished offices is increasing, as discussed above, and as higher grade offices should help meet modern business requirements. Secondly, it may be the case that the market will reach a saturation point and losses to office will level out, linked to potential investment values for offices increasing.

The Council will continue to carefully monitor the situation to keep track of emerging trends and will take appropriate action to ensure that the impacts of the loss of offices, including permitted development for office to residential use, do not undermine the Borough's Economic Strategy.

Industrial and warehousing

The ELR (2010) outlined that despite its relatively small geographical extent, Woking had more industrial and warehousing (B2 and B8 use classes) floorspace than any of its neighbouring Boroughs, with the exception of Guildford. A large proportion of this is classified as high-tech and influenced by the presence of companies such as McLaren, AIM Aviation and Vision Engineering. The ELR considered that demand for industrial floorspace was likely to come from existing businesses wanting to improve the quality and increase the size of their premises, with transactional activity resulting in the churn of space. Although industrial floorspace in the Borough was well used and take up generally consistent, there was considered to be no significant demand for additional industrial land.

In terms of warehousing floorspace, the ELR noted take up had been fairly slow in the South East. This was mainly because of the lack of newly built/refurbished, higher quality premises and a large supply of lower quality space. Overall, availability of 38,844 sq m of industrial and warehousing floorspace was considered acceptable partly due to the lack of land available for development. However there is a growing shortage of grade A space, leading to average prime rents increasing. Larger occupiers, who often look to overcome shortages by developing their own facilities, are limited by the Borough's lack of available land to achieve such growth. The ELR identified that an additional 20,000 sq m of warehousing land should be provided in the borough, but suggested that a cautionary approach should be taken given the lack of demand historically.

Since the ELR's 2010 publication, the industrial and distribution market has become more buoyant around Greater London and the South East. The recent Enterprise M3 Commercial Property Market Study (2016) shows that the area around Woking (and Upper M3) is a particularly high value market area, with generally increasing demand and take up of space from 2010 to 2014, although this dropped slightly in 2015. There is an undersupply of good quality (grade A) industrial space (continuing from that reported in the ELR) and this is considered a constraint to take up, with a particular shortage of sites or land for warehouses (B8). The study notes that future supply and availability of industrial floorspace is very limited.

There is 14,410 sq m industrial/ warehousing floorspace available in the Borough (CoStar, July 2018) of which 10,628 sq m is vacant available space.

The EM3 Study (2016) highlights that undersupply of good quality industrial space has constrained take-up, with a particular shortage of B8 sites with good access to the M3, M4 and M25. It identifies very strong demand for any B8 site that can serve the London market. It is in these areas where there have been key concentrations of market activity. There is also a shortage of industrial land for developers seeking to build new industrial space.

The EM3 Study outlines a number of actions to support the positive evolution of the commercial property market. These seek to ensure that cross-boundary undersupply is addressed, including developing a framework to prioritise sites for new office development, and to retain land for light industrial and distribution. The LEP also identifies its role as a business advocate in inputting in the preparation of Local Plans and updates.

The ELR recommended that there should be a reduction in industrial floorspace, although the Borough should seek to encourage the development of technology based and research companies. McLaren has an extant planning permission for an applied technology centre of 57,000 sq m of employment floorspace at its current site (permission ref PLAN/2014/1297)⁵. The scheme is aligned with Government's priorities which include the encouragement of science and innovation as set out in the Department for Business Innovation and Skills 'Our plan for growth: *Science and Innovation*' December 2014. The Plan recognises the need for modern infrastructure to ensure that the UK's historic advantage in the sciences and innovation continues.

⁵ This follows a previous permission for 60,000 sq m on a nearby site, which by condition can not be implemented in addition to or in association with the permission referred to above.

Progress on meeting the identified need

The Core Strategy policy CS1 identifies the need for 28,000 sq m of office floorspace and 20,000 sq m of warehousing to be accommodated in Woking by 2027. In terms of the additional office floorspace, 27,000 sq m is to be accommodated within Woking Town Centre and 1,000-1,500 sq m in West Byfleet District Centre. Policy CS15 states that the Council will permit the redevelopment of outmoded employment floorspace within the Woking's identified employment areas in order to meet the projected requirement for employment floorspace. It is considered that the projected need can be accommodated within existing employment areas without the need to allocate greenfield land.

The ELR (2010) acknowledged the importance of industrial floorspace for Woking's economy. However, it did not consider there was a demand for additional space and considered that the Borough's demand comes from existing local occupiers wishing to upgrade. The study recommended that the amount of industrial floorspace could be reduced by around 31,000 sq m. However the need to upgrade and refurbish existing industrial stock to maintain interest from existing firms, attract new high technology operators and encourage start ups is acknowledged, specifically on the back of evidence contained in the recent EM3 Study (2016) as discussed above.

The Council has monitored the progress so far in achieving the additional floorspace requirement within the Borough identified in the Core Strategy. In order to measure this, completions and committed schemes (those in the pipeline, with planning approval or resolution to approve) have been reviewed. This is shown in Tables 3, 4 and 5.

This is a consistent approach taken in line with the ELR, which took into account employment land which was coming forward and vacancy rate (paragraphs 6.4-6.5 in the ELR) in establishing the projected additional floorspace requirement. At the time of the ELR new committed employment floorspace amounted the quantities set out in Table 1. This shows the total commitments at the time of 34,115 sq m of office floorspace, 26,775 sq m of industrial floorspace and 3,097 sq m of warehouses.

Table 1: Outstanding employment floorspace at July 2009 (ELR 2010, Table 6 Development Pipeline (net sq m), page 66)

Use Class	Net outstanding (incl resolution to approve)	Under construction	Total commitments
B1	26,869	7,246	34,115
B2	29,575	-2,800	26,775
B8	-8,829	11,926	3,097

Taking into account these outstanding approvals, the ELR 2010 identified an additional 28,000 sq m of office floorspace and 20,000 sq m of warehousing would be required to meet the future employment needs in the Borough.

Table 2 below shows the total employment floorspace to be delivered, including the total commitments identified (as shown in Table 1) and the additional need identified in the ELR.

Table 2: Employment floorspace to be delivered to meet the future identified need

Use Class	Total commitments (at July 2009, from Table 1, sq m)	Development requirement in the Core Strategy (sq m)	Amount to be delivered (sq m)
B1	34,115	28,000	62,115
B2	26,775	0	26,775
B8	3,097	20,000	23,097

In order to monitor progress in achieving the additional floorspace requirement, data is presented below to show completions (in Table 3) and outstanding permissions (Table 4) to date.

Table 3: Completions from April 2010 to March 2018

Use Class	Completions (sq m)
B1	-19,994
B2	30,711 (including McLaren) *
B8	-16,024
Mixed B class use	6,753

Table 3 shows that on the ground, development completions are resulting in a loss of B1 and B8 floorspace. The majority of B1 loss is from B1a offices (-19,877 sq m of the -19,994 B1 total). Substantial losses of office floorspace include West Hall in West Byfleet, which completed back in 2012 (5,497 sq m offices lost) and Westminster Court on Hipley Street in Old Woking, which completed in April 2017 and saw the loss of 4453 sq m office floorspace through prior approval. The most substantial office scheme to deliver new office floorspace during this period is the WWF Headquarters at Brewery Road. However, in addition to the figures above, which cover development to the end of the monitoring year (to end March 2018), Victoria Gate, Chobham Road is nearly complete (at July 2018) and provides high quality, renovated and extended office accommodation, with a net increase in floorspace of 2,095 sq m (existing floorspace was 4,470 sq m).

It should be noted that completions resulting from prior approvals account for 39% (-7,812 sq m) of the total completed B1a floorspace lost through development.

The positive figure for industrial (B2) floorspace is due to the completion of a new production centre (of 37,838 sq m) at McLaren*. This is notable as the significant expansion of a key, growing business in the Borough. If McLaren is excluded from the data, a first look shows an apparent loss of B2 industrial floorspace in the Borough, of -7,127 sq m. However, closer examination reveals that this largely compensated for by new, net additional mixed B use floorspace at a development at the former EFCO land and buildings on Forsyth Road in Sheerwater, which completed in early 2017⁶. This indicates redevelopment of existing industrial floorspace to meet current business needs, in line with policy CS15 Sustainable Economic Development.

⁶ This development (ref PLAN/2015/1335) saw the demolition of 5,739 sq m of B2 floorspace, but a redevelopment of 6,753 sq m of mixed B use class.

In terms of warehouses (B8) the largest loss of floorspace was at the site of the Asda superstore in Sheerwater, which saw a loss of -7,057 sq m B8 floorspace, with completion in September 2014. There have also been a number of smaller completed permissions resulting in incremental losses of warehousing floorspace.

Table 4: Committed floorspace - employment floorspace with planning permission at end March 2018

Use Class	Commitments (employment floorspace with planning permission* sq m, net)
B1	-27,387
B2	-2,079
B8	2,871
Mixed B class use	59,964

(*not including completions or expired permissions)

Table 4 shows a large amount of potential B1 loss from existing permissions. This is made up of -24,771 sq m net B1a office losses and -2,616 sq m net B1c light industrial losses. The majority of the office loss (17,105 sq m) is from Broadoaks, where there is permission (ref PLAN/2016/1003) for a school and 147 new dwellings, although this scheme is unlikely to be implemented. A new application, with a slightly reduced net loss of office floorspace (900 sq m B1a floorspace reprovided), 174 residential units and a care home has recently been recommended to be granted at Planning Committee (ref PLAN/2018/0360) but is not included in the commitments figure (to avoid double counting with the 2016 permission). As development contrary to the Borough's Development Plan, the application was referred to the Secretary of State, but was not called in. A Section 106 agreement is currently being drawn up for the scheme. The remaining B1 losses are from a large number of smaller schemes.

A total of 15 schemes are prior approvals, which together amount to 18,021 sq m of net permitted office loss, included within the B1 figure in Table 4 above. This is 75% net loss of office floorspace permitted. While this appears high it should be considered with regard to the 39% completion rate of office losses due to prior approval (as stated on the previous page), showing a trend of relatively low completion of prior approvals given. The largest prior approval is at Elizabeth House and the Cornerstone in Woking Town Centre, which entails the loss of 8,048 sq m B1a floorspace. This scheme is discussed further on page 14.

Another point to highlight is the increased magnitude of net office loss in the Borough compared to 2015, for both permissions and completions. For permissions, in 2015 there was a positive net figure for B1 uses (including B1a and B1c) of over 7,000 sq m, which has reduced to a loss of 27,387 sq m to the end of March 2018. For completions, there was a net loss of 4,714 sq m B1 floorspace in 2015, compared to a loss of 19,994 sq m this year.

Despite this outwardly negative picture of office loss across the Borough, as discussed this is largely accounted for by the Broadoaks permission, and a number of smaller permissions which include prior approvals (which are detailed further below). These make up a large proportion (82%) of committed development involving a net loss of office (B1a) floorspace. While this appears high, it should be compared to the completion of prior approvals, which stands at 39% total office completions. It is unknown whether this trend, and relatively low rate of implementation of prior approvals, will continue. The impact of prior approvals will continue to be monitored to ensure that the Core Strategy's economic objectives are not being substantially eroded.

Furthermore, the net figures (skewed by Broadoaks and the schemes referred to above) mask a notable surge in recent office development in the east of the town centre, particularly focused on Chertsey Road and Chobham Road. This includes four permissions for office development: at Chester House, Thomsen House and Kings Court, 121 Chertsey Road and at Victoria Gate, Chobham Road. Together these developments give rise to a pipeline of 18,528 sq m new and high quality office floorspace, to meet modern business needs. Much of this floorspace is under construction, with Victoria Gate very near completion. Despite these schemes, overall losses of B1 floorspace are much greater and give rise to the negative net figure in Table 4.

In addition, the bottom row of Table 4, titled 'Mixed B class use' should be noted. This figure, at 59,964 sq m, is particularly large and accounts for permissions where the proposed use is be a mixture of B1, B2 and B8. The precise floorspace of each type of employment use has not been distinguished in proposals. This figure is made up of two permissions, firstly at Forsyth Road, Sheerwater (for 7,314 sq m Mixed B class use, under PLAN/2013/0553) which saw a change of use from B1, B2 and B8 floorspace to mixed B floorspace. The second permission is at the McLaren which has permission for 52,650 sq m mixed employment floorspace, which is new employment floorspace for McLaren's Applied Technology Centre. As outlined above, while there is a decline in industrial and office floorspace, there may be a trend towards more flexible employment uses. These may better meet current business needs, and could help maintain economic growth in the Borough, although it is noted a large part of this is specific to McLaren's growing high tech operations. Flexible employment uses also give owners and management agents a wider scope in letting out and using floorspace, making them attractive and easily responsive to changing employment floorspace needs.

Outstanding need yet to be delivered

The progress in meeting employment need so far is set out in Table 5 below. To explain the table, the amount of floorspace to be delivered (2nd column) is taken directly from Table 2. Progress to date (3rd column) adds together the totals from completions and commitments, as set out in Tables 3 and 4. The outstanding amount to be delivered is then calculated from the two preceding columns.

Table 5: Outstanding floorspace requirement at 31/03/2018.

Use Class	Amount of floorspace to be delivered (sq m)	Progress to date, to end of March 2018 (sq m)	Outstanding floorspace to be delivered (sq m)
B1	62,115	-47,381	109,496
B2	26,775	28,682	-1,906
B8	23,097	-13,153	36,250
Mixed B class use	0	66,717	n/a

This shows the total floorspace that the Council needs to accommodate for different employment uses to the end of the plan period (2027). This is 109,496 sq m of new B1 floorspace, of which 106,773 sq m is B1a offices (due to the specific amount of net office losses from completions and commitments) and 36,250 sq m of new warehousing floorspace by 2027. The table shows that there is no outstanding industrial floorspace to be delivered, and that more than the required amount has already been delivered.

Looking first at B1 floorspace delivery, the quantity of losses reported is notable, at -47,381 sq m, and substantially increased from the last (2015) Employment Topic Paper when B1 floorspace delivery was positive (a net gain of 2,633 sq m). This has led to the outstanding amount of B1 floorspace to be delivered increasing from 59,842 sq m in 2015 to 109,496 in 2018, of which 106,773 sq m is specifically B1a offices. The remaining amount relates to B1c Light Industrial. The outstanding floorspace that needs to be delivered is now substantially higher than the additional need identified in the ELR and Core Strategy. While this may appear to erode employment capacity, an assessment of sites capable of providing additional employment capacity needs to be undertaken, in order to understand the extent to which the change underway can be dealt with.

The Council has reviewed the employment sites identified in the ELR 2010 to determine how these sites could be redeveloped to meet the identified need. Further to this, sites with the potential to provide employment capacity that the Council has become aware of since the ELR's publication are also included. The assessment of each site can be found in the appendix.

The assessment of employment sites looks at potential additional office and warehouse floorspace provision. It is appropriate to use the B1a office figure of 106,773 sq m (the part of the 109,496 sq m B1 figure shown in Table 5 that is specific to B1a offices), as the outstanding amount of office floorspace that the Council needs to deliver to meet Core Strategy requirements.

The assessment demonstrates that through the redevelopment and intensification of existing employment sites, the potential additional office floorspace stands at 98,307 sq m (net, see the appendix). This does not meet the outstanding office floorspace to be delivered (106,773 sq m), with a deficit of 8,466 sq m.

It should be noted that the office floorspace proposed in the Site Allocations DPD are based on modest assumptions for the level of new floorspace that could be accommodated, and the outcomes can be considered the minimum that could be achieved. A density multiplier based on other employment sites within the Borough (which are generally less intensely developed) has been applied to more complex sites.

However, sites may be capable of a greater intensity of development, particularly in the well connected town centre, if additional storeys can be incorporated and/ or layouts of buildings are changed to increase the level of floorspace and enable redevelopment that maximises the use of land. Therefore, certain sites could come forward with a significantly higher level of floorspace than anticipated through the Site Allocations DPD assessment, if detailed design, masterplanning and site viability assessment demonstrates a higher floorspace could be achieved.

Another key factor to consider is that the Council is embarking on significant improvements to transport infrastructure in the town centre, and is currently working towards a funding bid to enable these improvements to be delivered. Together with other town centre improvements, which will help to make the centre a more attractive business environment, this infrastructure investment will enable a higher density of development than previously been envisaged. This means that the Council can be confident on delivering on its development requirements, even in light of the current figures. Employment capacity figures will be monitored and kept under review as development and the plan period progresses over time.

It is also important to note that some of the sites identified for allocation to provide employment floorspace may currently have outstanding approval for alternative use or Prior Approval for the change of use of the office use into residential use, which will be counted within the commitments figure. It is noted that the implementation rate for prior approvals stands at 39%. Therefore it is not unreasonable to assume that alternative employment generating schemes could come forward on these sites before the implementation of a prior approval. This is very likely to be the case at Elizabeth House, Dukes Street, with further detail given in the appendix.

Further to this, there is 30,685 sq m vacant office floorspace across the Borough, which shows an alternative and potentially valuable supply should it be required, for occupation, development or refurbishment to cater for current and future business needs. Recent examples of the intensification and modernisation of existing office floorspace, to provide high quality office accommodation, can be seen at Victoria Gate and Chester House, Thomsen House and Kings Court, detailed further on page 12.

Looking at B2 Industrial use, there is no outstanding amount to be delivered (a negative figure, meaning there has been higher delivery than the development requirement). This is due to the inclusion of McLaren site development, as previously discussed, and should not mask a perceived need for industrial premises by a variety of other business within the Borough and in the wider area, as voiced by local commercial property professionals.

In terms of warehousing (Use Class B8) provision, a minimum of 28,600 sq m of warehousing floorspace could be delivered in the Borough by 2027, as detailed in the appendix. This does not meet the 36,250 sq m outstanding amount to be delivered to meet the requirement, with a shortfall of 7,650 sq m. This is due to the level of losses of B8 warehousing floorspace across the Borough in recent years.

As with office floorspace, the proposals within the Site Allocations DPD are based on modest assumptions for the level of new warehousing or industrial floorspace that could be accommodated, and the outcomes can be considered the minimum that could be achieved. While there is a limited number of sites available for an increased level of provision, most of these sites are appropriate to accommodate fairly large amounts of additional floorspace, for example Poole Road Industrial Estate (Draft Site Allocation DPD ref UA14), the former Camphill Tip in West Byfleet (Draft Site Allocation DPD ref UA40) and Forsyth Road in Sheerwater (Draft Site Allocation ref UA27). Such sites may be capable of a greater intensity of development than is outlined.

There is also 10,628 sq m of vacant industrial/ warehousing space, showing alternative supply of this type of floorspace should it be required now or in the future.

Whilst it is recognised that need for industrial (B2) floorspace has been more than met, the need for these uses fluctuate and the contribution of the McLaren scheme to the figures should also be acknowledged, meaning there may be a modest amount of unmet need from other businesses. It is important to emphasise the fluidity of the market in balancing need with demand, as appears to be the case with the shift towards greater provision of mixed B use floorspace.

On this point, it is worth again highlighting the high positive figure for mixed B class use, which more than compensates for individual use class employment losses. On the ground, this floorspace will help to meet demand for B1, B2 and B8 uses, while allowing flexibility of the building to respond to a fluctuating market. Mixed B uses

are not formally assessed or given a requirement in the Core Strategy. However, they should be given consideration in the monitoring and implementation of the Core Strategy; in ensuring the outstanding requirements to be delivered are sense-checked with regard to current market signals and the latest employment evidence; and to help inform the development of future policy.

With the above points taken into account, Table 6 provides an indication of potential forms of supply for B1a offices and B8 warehousing, that can be seen to overcome and more than meet the shortfalls identified.

Table 6: Potential indicative supply to meet the outstanding floorspace requirement

Use Class	Outstanding floorspace requirement (sq m)	Additional office floorspace identified in the site assessment (sq m, see appendix)	Vacant floorspace (sq m)	Existing commitments for mixed B use ⁷ (sq m)	Total potential supply (sq m)
B1a	106,773	98,307	30,685	2414	131,406
B8	36,250	28,600	10,628	2414	41,642

It is also important to note that the provision identified in this paper takes into account the floorspace in the pipeline at the time of the ELR 2010. It is therefore sensible to take a cautious approach to meeting the entire 'outstanding' floorspace.

With all of the above in mind, the Council is confident it can meet its development requirements for employment uses, and carry forward the economic objectives of the Core Strategy.

⁷ This is based on 7,314 sq m commitment for mixed B use, at Forsyth Road, Sheerwater detailed on page 12, which will help meet general employment demand. It has been split into thirds, between B1a, B2 (where there is no requirement) and B8 as an indication of how it could contribute to meeting the outstanding requirements.

APPENDIX

Site name	Draft Site Allocation (Reg 19): Site Reference Number	Assessment	Potential additional office floorspace (sq m)	Potential additional warehouse floorspace (sq m)
101-121 Chertsey Road	UA26	<p>This site comprises of fairly low density grade C, offices. The vacancy rate is known to be high.</p> <p>Permission has been granted for intensification of two of the offices, where the buildings permitted will be up to six storeys. These permissions have not yet been implemented. A mixed use scheme is proposed in the draft Site Allocation, to include residential use and re-provision of existing office floorspace.</p> <p>A comprehensive redevelopment could be considered with other sites along Chertsey Road</p> <p>Planning History</p> <p>121 Chertsey Road: PLAN/2014/1196 (demolition of existing office and construction of replacement office building) and PLAN/2017/0891 (prior approval for conversion of office to 17 flats) unimplemented</p> <p>111 Chertsey Road: PLAN/2015/0765 Demolition and replacement of office building (3 storeys to 6 storeys) . 2080 sq m net additional floorspace. Permitted, unimplemented</p>	0	

		<p>PLAN/2017/0800 Prior notification for a proposed change of use of offices (B1) to dwellings (C3) - conversion of existing office building into residential to provide 27No. apartments (24No. x 1 bed and 3No. x 2 bed).</p> <p>Waterman House (101-107) 2012/0461 Extension of 2008/0683 demolition and redevelop into 5 storey office block (Expired)</p>		
Chester House, 76-78 Chertsey Road	UA3	<p>The site comprises of a four storey, grade B, office building.</p> <p>There is opportunity to redevelop outmoded office buildings, or intensify and refurbish the existing building.</p> <p>A comprehensive redevelopment could be considered potentially with other sites along Chertsey Road, including adjacent Trizancia House</p> <p>Planning History</p> <p>PLAN/2016/0561 Prior notification COU offices to 31 flats- Refused</p> <p>PLAN/2015/0912 Erection of 8 storey, net additional 7,200 sq m- Permitted</p>	1000	

		<p>PLAN/2014/0759 Outline Planning Application for a mixed use development comprising of an 8 storey building (Block A) for offices, restaurant, residential staff and leisure accommodation and a 11 storey building (Block B) for offices partly at the first floor and 64 flats (23 x 1 beds, 38 x 2 beds, 2 x 3 beds and a staff flat), with residents gym and games room with communal roof garden to the 10th floor including on site car parking and ancillary accommodation/works following the demolition of the existing buildings with all matters reserved. Formerly ICV House, Trizancia House And Chester House 72 - 76 Chertsey Road Woking Surrey GU21 5BJ- Not determined</p>		
<p>Trizancia House,74 Chertsey Road; Thomsen House 68-70 Chertsey Road</p>	<p>UA2</p>	<p>The site comprises of low density, grade B, offices. The buildings are of poor quality, are outdated and are currently vacant.</p> <p>There is potential to intensify the office use in this location. There is opportunity for redevelopment into a mixed use scheme comprising of offices and residential on this site. Kings Court (adjacent) and Thomson House (within the site) have permission for a mixed use scheme, which is under construction.</p> <p>A comprehensive redevelopment could be considered with other sites along Chertsey Road, including adjacent King's Court.</p>	<p>4000</p>	

Planning History

PLAN/2015/0111 | Layout of site as temporary car park following demolition of existing building and erection of boundary fences and gates. | Trizancia House 74 Chertsey Road Woking Surrey GU21 5BJ- No objection

PLAN/2014/1263 Demolition of two existing office buildings - Kings Court and Thomson House - and replaced by an 8 storey building covering 9,274 m GIA of Class B1 office space with associated access, parking at basement and ground floor level and landscaping works (Revised Plans). Permitted, under construction..

PLAN/2014/0759-utline Planning Application for a mixed use development comprising of an 8 storey building (Block A) for offices, restaurant, residential staff and leisure accommodation and a 11 storey building (Block B) for offices partly at the first floor and 64 flats (23 x 1 beds, 38 x 2 beds, 2 x 3 beds and a staff flat), with residents gym and games room with communal roof garden to the 10th floor including on site car parking and ancillary accommodation/works following the demolition of the existing buildings with all matters reserved. Not determined, appeal dismissed.

Kings Court, Church Street East

Site removed from Site Allocations DPD between Reg 18 and Reg 19 stages.

The site is currently under construction, implementing the planning permission detailed below. The site is located on a prominent corner on the southern end of Chertsey Road, giving rise to the opportunity to redevelop the site into a mixed use scheme comprising of offices and residential. The location of the site at a prominent junction provided the opportunity for a taller building.

There is an extant permission on the site, which is currently being implemented, to redevelop it and intensify the office use and create a new residential building to the rear. The proposal will provide an additional floorspace of 3,157 sq m. This has been counted in the commitment figure.

Planning History

Demolition of existing office building. Construction of new office building on ground to seventh floor levels over basement car parking and a new residential building on ground to fifth floor (14 units). (Amendment to PLAN/2007/0892 to include A1, A2, A3, B1 and D1 uses for the 2 units at ground floor level).- Permitted

0

		<p>PLAN/2013/0968 Replacement of extant planning permission PLAN/2008/1254 (Demolition of existing office building. Construction of new office building on ground to seventh floor levels over basement car parking and a new residential building on ground to fifth floor (14 units). Amendment to PLAN/2007/0892 to include A1, A2, A3, B1 and D1 uses for the 2 units at ground floor level.)-Permitted subject s106</p> <p>PLAN/2014/1263 Demolition of two existing office buildings - Kings Court and Thomson House - and replaced by an 8 storey building covering 9,274 m GIA of Class B1 office space with associated access, parking at basement and ground floor level and landscaping works (Revised Plans). Thomson House, 68 - 70 Chertsey Road & Kings Court, Church Street East Woking Surrey GU21 5BD- Permitted</p>		
Chertsey House, 61 Chertsey Road	UA16	<p>The existing building is a two storey office building located on a prominent corner. Permission was granted in 2001 to increase the size of the building by two storeys (with a potential floorspace increase 741 sq m) but this has never been implemented and the permission has now expired.</p> <p>It is considered that there is opportunity to intensify the office floorspace on this site.</p> <p>Planning History PLAN/2001/0724 (Expired Permission)</p>	740	

<p>Elizabeth House and The Cornerstone, Dukes Street</p>	<p>UA5</p>	<p>The site is located along the junction between The Broadway and Duke Street. The existing buildings are dated and the office space is known to be poor, with a high vacancy rate. The site is located adjacent to a Conservation Area. Design should preserve and enhance the character of the surrounding historic environment.</p> <p>There is opportunity to redevelop the outmoded offices within the town centre. The site is an island site and would benefit from comprehensive redevelopment with mixed use including residential. It is in a good location, close to public transport.</p> <p>The Council has recently bought Elizabeth House in order to secure employment space in this town centre location. The floorspace given here reflects the unlikely implementation of the prior approvals detailed below and therefore the 'return' of office floorspace (recorded as lost in the commitments) to the Borough's supply. In addition the Site Allocations DPD (Reg 19) allocates the site for a net additional 1,000 sq m office floorspace.</p> <p>Planning History</p> <p>PLAN/2016/1433 Prior notification for a proposed change of use - conversion of Elizabeth House and The Cornerstone office buildings (Class B1a) to create 158 residential units (Class C3).</p>	<p>9,045</p>	
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		<p>PLAN/2016/0423 Prior notification for a proposed change of use - conversion of Elizabeth House and The Cornerstone office buildings (Class B1a) to create 70 residential units (Class C3). Elizabeth House & The Cornerstone Duke Street Woking Surrey GU21 5AS- Prior Approval Approved</p> <p>(6033 sq m of net floorspace to be lost through prior approval)</p>		
Griffin House, West Street	UA17	<p>The site is located amongst a collection of office buildings found along Christchurch Way. The building is a four storey brick building with parking to the rear. The offices are grade B offices, considered to be of good quality. However the building is fairly low density. There is potential to intensify the office floorspace in this location.</p> <p>Planning History</p> <p>No relevant permissions</p>	1000	

<p>Concord House, 165 Church Street East</p>	<p>UA18</p>	<p>The site is located along Church Street East, about 50 metres from the Town Square. The building is a four storey, brick, office building. The offices are in good condition however the building is fairly low density. It lies opposite Christ Church, a statutory listed building. Therefore any intensification of the building should preserve and enhance the heritage asset.</p> <p>Planning History No relevant permissions</p>	<p>800</p>	
<p>Synergy House, 8 Church Street West</p>	<p>UA12</p>	<p>The site is located along Church Street West. The building is a small two storey, flat roof building set amongst a backdrop of high density buildings- offices and Hotel. There is opportunity to redevelop the site to intensify the use here. There is potential for a higher density office building on the site, in keeping with surrounding buildings.</p> <p>Planning History No relevant permissions</p>	<p>900</p>	

<p>Systems House, 20 Goldsworth Road</p>	<p>Part of UA13</p>	<p>The site is located at a prominent junction between Goldsworth Road and Victoria Way (adjacent Victoria Arch). The building is a four storey office building which has been vacant for some time.</p> <p>There is an expired permission to intensify the floorspace on this site, through extension and external alterations. There is opportunity to intensify the office use on this site.</p> <p>There is in principle support to grant planning permission for a mixed use redevelopment of the site (including 32 Goldsworth Road), subject to a S106 Agreement being agreed. This proposal would see permission of 560 dwellings and is detailed below.</p> <p>A comprehensive masterplan could be considered with other sites along Goldsworth Road.</p> <p>Planning History</p> <p>System House</p> <p>PLAN/2008/1350 Proposed extension and external alterations to existing vacant office building to provide additional B1 office accommodation. Change of Use of existing ground floor to allow occupation by either A1, A2, or A3 uses. (Amendment to Permission ref: PLAN/2007/1298 to change the use of the ground floor extension from A1/A2/A3 to B1 use). 20 Goldsworth Road Woking Surrey GU21 6JT Permitted subject to S106</p>	<p>500</p>	
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		<p>PLAN/2016/0742 Demolition and clearance of the site and erection of a phased development comprising 560 residential units, 10,582 sq m of offices, 843 sq m of retail and gym use (A1-A4 and D2) with 395 parking spaces, public realm improvements and highway works to Goldsworth Road. Block A to comprise ground plus 34 storeys, Block B comprising ground plus 25 and 20 storeys, and Block C comprising ground plus 17, 14 and 10 storeys 20 - 32 Goldsworth Road Woking Surrey GU21 6JT- Pending</p>		
30-32 Goldsworth Road	Part of UA13	<p>The site is located along Goldsworth Road. It comprises a C shaped, four storey office building and parking to the rear. The building layout creates a courted area to the entrance.</p> <p>The offices are of good quality, however they are low density. There is potential to intensify the office floorspace in this location in line with other buildings in this location.</p> <p>There is in principle support to grant planning permission for a mixed use redevelopment of the site (including Systems House, 20 Goldsworth Road), subject to a S106 Agreement being agreed. This proposal would see permission of 560 dwellings and is detailed below.</p> <p>A comprehensive masterplan could be considered with other sites along Goldsworth Road.</p>	1000	

		<p>Planning History PLAN/2016/0742 - Pending PLAN/2016/0031- Use of the existing site as a public car park for a temporary period of up to 18 months (Retrospective). Phillips Court 32 Goldsworth Road Woking Surrey GU21 6JT- Refused</p> <p>PLAN/2016/0742 Demolition and clearance of the site and erection of a phased development comprising 560 residential units, 10,582 sq m of offices, 843 sq m of retail and gym use (A1-A4 and D2) with 395 parking spaces, public realm improvements and highway works to Goldsworth Road. Block A to comprise ground plus 34 storeys, Block B comprising ground plus 25 and 20 storeys, and Block C comprising ground plus 17, 14 and 10 storeys 20 - 32 Goldsworth Road Woking Surrey GU21 6JT- Pending</p>		
Cavendish House		<p>The site is located along Goldsworth Road. Permission has been granted to relocate the fire station to this new location. The former four storey, 1980's office building was vacant for some time before it was demolished.</p> <p>Planning History PLAN/2014/0015- Completed</p>	Completed	

<p>Spectrum, 56 Goldsworth Road</p>	<p>Site removed from Site Allocations DPD between Reg 18 and Reg 19 stages.</p>	<p>The site is located along Goldsworth Road. The offices are known to be in good condition however are fairly low density. Work has commenced for a proposal for the change of use from offices to 29 residential flats (PLAN/2017/1000). This will result in a loss of 1,157 sq m of office floorspace, which is counted within the Council's current commitments.</p> <p>Planning History</p> <p>PLAN/2015/1002 Prior notification for a proposed change of use of offices (B1) to dwelling (C3) to create 12No flats (4No 2 bed and 8No 1 bed flats). Spectrum House 56 Goldsworth Road Woking Surrey Approved. Not implemented.</p> <p>PLAN/2017/1000 Proposal for the change of use of Offices to Residential flats. Commenced.</p>	<p>0</p>	
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<p>Quadrant Court (Also known as Philip's Quadrant)</p>	<p>UA35</p>	<p>The site is located on Guildford Road. The site comprises a large, single detached building on the southern edge of the Town Centre, which is occupied by Surrey County Council. The building has a large footprint and extensive area of parking.</p> <p>The surrounding area is predominantly low rise residential.</p> <p>The site offers the opportunity to increase office floorspace.</p> <p>Planning History No relevant permissions</p>	<p>1000</p>	
	<p>Site removed from Site Allocations DPD between Reg 18 and Reg 19 stages.</p>	<p>The site is located along Guildford Road, these office buildings are located on a island site within the town centre. The offices comprise of a outdated 1970-80s buildings. The topography of the area slopes down to the south.</p>	<p>0</p>	

<p>Southern House, Jubilee, Lynton House</p>		<p>Southern House is an unusual building made up of two main tiers, the upper tier is set above a podium. The ground floor accommodates retail units and the second tier comprises three storeys of offices. Because of the topography of the site parking is accessed at street level between the two tiers. Jubilee House and Lynton House are both 3 storey and comprise entirely of offices.</p> <p>The surrounding buildings in the area vary in height, but some are significantly high (Centrium). There are also listed buildings in the vicinity, therefore any proposals should preserve and enhance these assets.</p> <p>This is a prominent site, forming the main gateway from south towards the town centre. There is opportunity here to improve the quality of the townscape here and redevelop the buildings into a mixed use scheme, including retail, residential and the intensification of office floorspace.</p> <p>Planning History No relevant permissions</p>		
		<p>The site is located along Guildford Road and had previously been an office building. Permission for a nursery and residential flats completed in 2017.</p>	<p>Completed</p>	

Sandringham and The Coach House		<p>Planning History</p> <p>PLAN/2008/0322 Demolition of two office buildings and erection of one block of offices and one block of 14 flats with associated access, surface and basement parking, alterations to access, biomass energy generation system and associated landscaping. Expired permission.</p> <p>PLAN/2011/0290 Demolition of two office buildings and erection of one block of offices and one block of 14 flats with associated access, surface and basement parking, alterations to access, biomass energy generation system and associated landscaping. (Renewal of PLAN/2008/0322) Sandringham Guildford Road Woking Surrey GU22 7QL. Expired permission.</p> <p>PLAN/2012/1039 The demolition of two office buildings and erection of a frontage block with a nursery and 8 flats over and 4 houses to the rear with associated access, surface parking, alterations to access and associated landscaping. Completed April 2017.</p>		
White Rose Court, Oriental Road		Low rise office building which has already been redeveloped into a 110 bedroom hotel.	Completed	

<p>Albion House</p>	<p>Site removed from Site Allocations DPD between Reg 18 and Reg 19 stages</p>	<p>Albion House is located opposite the station. The building is unusual in that it comprises two main elements. It is staggered, with a two storey base comprising of retail (and offices). It also has a central concrete tower rising to around ten storeys.</p> <p>The building is dated and is currently being modernised to meet current office need. The Railway Station is a busy transport hub and therefore a focal point for the Town Centre, in this regard, a high quality designed development for the site will provide a welcoming and an attractive entrance to the Town Centre. It has been identified as a strategic location to create a new gateway area to the town in the Core Strategy.</p> <p>The site abuts the Town Centre Conservation Area and locally listed buildings (6 – 10 Chertsey Road). Therefore careful design considerations in respect to these are required.</p> <p>While the site presents the opportunity to redevelop the site into a mixed use scheme including residential the current development reprovides retail and office floorspace, but does not include a residential element within the current plan period. The site is linked to the wider Woking Gateway site which also includes parts of the High Street and Broadway. The expectation is that a comprehensive masterplan will be prepared for the area.</p>	<p>0</p>	
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Planning History

PLAN/2018/0433 Change of use of part of Units 12-13 from retail use A1/A2/A3 (Retail/Financial and professional services/Restaurants and cafés) to flexible retail and office use A1/A2/A3/B1 (Retail/Financial and professional services/Restaurants and cafés/Business), with associated external alterations. Permitted.

PLAN/2017/0582 Change of use and amalgamation of lower ground floor and ground floor of Unit 1 in use as a nightclub (sui generis) and part of unit 10-13 (A1/A2/A3) use to Drinking Establishments (A4) with associated external seating area; change of use of retail storage space (A1) to form 3x flats (1x one bed, 1x two bed and 1x three bed) (C3); change of use of ancillary nightclub space (sui generis) at first floor level associated with Unit 1 to office (B1); change of use of flat (1 x 3 bed) ancillary to nightclub space (sui generis) at first floor level associated with Unit 1 to form 1x 3 bed flat (C3); and associated external alterations. (Amended site address). Permitted subject to legal agreement.

PLAN/2016/0388 | Removal of existing glazed canopy, public realm improvement works including resurfacing and reconfiguration of spaces, provision of outdoor seating area in front of Albion House, provision of cycle stands and other street furniture and highways works including realignment of the High Street, creation of a pedestrian shared surface with a non signalised crossing at Albion Square- Permitted

		<p>PLAN/2015/0809 Change of use of retail units at the front of the building from Class A1/A2 to create a combined unit or multiple units for Class A1/A2/A3; change of use of retail units at the rear of the building from Class A1/A2 to create a combined retail unit or multiple units for Class A1/A2/A3; extension of ground floor retail units; minor internal alterations; enclosure of a balcony on the first floor; erection of a substation; alterations to external appearance of building; insertion of new plant and machinery and an acoustic enclosure. Permitted. Amended in PLAN/2017/1244.</p>		
<p>2 – 24 Commercial Way and 13 – 28 High Street, Woking</p>	<p>UA6</p>	<p>The site comprises a collection of numerous properties in multiple ownership. The site forms part of the primary shopping area. The predominant use is retail on the ground floor with offices above. Some of the units are locally listed.</p> <p>This is the Woking Gateway site, where there is scope to provide comprehensive redevelopment and a higher density development that adds to the vitality of this changing part of the town centre, while respecting local character. Commercial development would be required at ground floor to preserve the active frontage, with some commercial floorspace and first and second floors.</p>	<p>1,000</p>	

		<p>Planning History No relevant permissions</p>		
1-12 High Street and 26-34 Commercial Way, Woking	UA4	<p>This key town centre site has the potential to accommodate a mix of uses including housing, offices and retail, and aid regeneration of the High Street side of the site.</p> <p>Planning History No relevant permissions</p>	1,600	
Altura (MVA and Select House) Victoria Way)	UA10	<p>The site is located on a junction between Victoria Way and Church Street West. Planning permission has been granted on the site for the redevelopment of the site into a high density office building. This permission has expired.</p> <p>The former building was demolished however the site remains undeveloped. This site is considered to have potential to be a strategically important employment site, with potential to make provision for a significant amount of employment floorspace within the Town Centre.</p>	16,719	

		<p>Planning History</p> <p>PLAN/2011/0120 Extension of time limit application for PLAN/2007/0688 dated 04/06/2008. Demolition of two existing 4 storey commercial buildings, MVA and Select House. Erection of new commercial building of 17 storeys plus ground floor and roof top plant. Levels 2 to 17 use class B1 (office) floor space, ground, first floor and part top storey (17 plus mezzanine) to include use class A3/A4 restaurant/bar and D1 community facilities. 77 car parking spaces in basement, 90 cycle spaces and 19 motorcycle spaces – Expired in 2014.</p>	
Forsyth Road	UA27	<p>The site is located within Maybury and Sheerwater. It is a traditional industrial estate and identified employment site within the Core Strategy. The ELR noted the high vacancy rate in office accommodation in this location and advised that vacant offices could be considered for alternative B uses.</p> <p>Office availability has decreased since the ELR was published, which may be due to road improvements in this location.</p> <p>If the Council takes the approach recommended in the ELR (i.e. to replace B1 use with B2/B8 use), the site offers the opportunity to make provision for industrial/warehousing floorspace.</p>	6000

		<p>Planning History PLAN/2015/1335 Redevelopment of the site for 7052 sq m GEA B1(b), B1(c), B2 and B8 uses, to form 6 units. Completed, Feb 2017.</p>		
<p>Monument Way West Industrial Estate (British Gas site)</p>	<p>UA28</p>	<p>The site is located within Maybury and Sheerwater. It is a traditional Industrial Estate and identified employment site within the Core Strategy. The site contains a former gas works but is not currently used, and the area is closed off. Some of the former buildings remain on the site and the area has become overgrown.</p> <p>There is potential to redevelop the site for industrial/warehousing use. The former use of the site suggests there are potential contamination issues which would need to be addressed. Suitable access will need to be considered.</p>		<p>3600</p>
<p>The Lansbury Estate, Lower Guildford Road</p>		<p>The site is located in Hermitage and Knaphill South. It is an industrial estate located to the rear of residential buildings. The surrounding character is predominantly residential.</p> <p>There is limited capacity for additional floorspace. However there is an expired unimplemented permission for the intensification of offices use on the site (PLAN/2008/0947).</p>	<p>581</p>	

<p>Poole Road, Butts Road, Cherry Street (mixed use office plus residential)</p>	<p>UA14</p>	<p>The 2.02 ha site is currently a designated employment area and made up of predominantly 1-2 storey commercial warehouse units. Built in the 1970-1980s, the units are fairly dated. The existing units have high occupancy rate and any proposed development of the site would need to make provision for the relocation of the existing businesses or incorporate them into the new scheme. The site is likely to be heavily contaminated due to previous and current land uses and would require remediation.</p> <p>The site provides the opportunity for a mixed use scheme comprising of offices, warehousing use and a new energy centre to expand the District Heating Network in the Town Centre.</p> <p>This site is considered to be an employment use of strategic importance, with the potential for an employment-led mixed use scheme to make provision for a significant amount of employment floorspace and also a quantum of residential within the Town Centre as identified in the Core Strategy.</p> <p>Land assembly may be an issue.</p> <p>Planning History</p> <p>PLAN/2016/1454 Erection of six storey (plus roof plant) mixed use building containing energy centre. Proposal not pursued (no further action).</p>	<p>40,000</p>	<p>9,000</p>
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		<p>PLAN/2018/0633 Demolition of existing buildings and erection of mixed-use development ranging in height to 17 storeys, comprising of 2,305 sq.m GIA energy centre (flexible Sui Generis/Class B1), 204 student and co-living rooms (Sui Generis), with shared kitchens and associated communal space totalling 1,279 sq.m and 150 sq.m flexible commercial use roof space (Classes A3, A4, B1 and D2) etc. Pending consideration.</p>		
Broadoaks	GB11	<p>The site has an outstanding permission as a high quality office and research park set within landscaped grounds. Retention of this site for quality office and/or research premises is important as no other similar sites are available within the Borough.</p> <p>This site is identified in the Core Strategy as a Major Developed Site in the Green Belt to deliver quality office and/or research premises. In accordance with the Core Strategy, the Council has also been open to the consideration of alternative proposals that contribute quantitatively and qualitatively to the employment objectives of the Borough. The site has potential for an employment-led mixed use scheme.</p>		

Planning History

PLAN/2018/0359 Planning application for the demolition of the vacant Sherwood House office building (B1 use class); removal of all former MOD buildings, hardstanding and structures across the site; the erection of 115 new market dwellings (C3 use class) and associated garages); the erection of 54 affordable dwellings (C3 use class) and the part demolition; restoration and conversion of Broadoaks House to create 2 new market dwellings and the erection of 2 new garages; part demolition, restoration and reuse of the 2 Lodge Houses as new independent market dwellings with associated new detached garages; restoration and reuse of the Motor House to create 6 new market dwellings; restoration of the Model Dairy; restoration of the 2 existing summer houses 1 of which is to be repositioned; the erection of 75-bed assisted living accommodation (C2 use class) across 2 new buildings; the erection of a new 80-bed care home building (C2 use class); erection of a new 900 sq m office building (B1 use class); new altered access points to Parvis Road and Hobbs Close and separate pedestrian/cycle link from Parvis Road; associated internals, fencing including acoustic fencing to Parvis Road frontage and hard and soft landscaping throughout the site and offsite highway work. Pending decision (supported at planning committee, but pending call-in decision from SoS and subject to Section 106).

PLAN/2016/1003 Full planning application for the change of use of vacant class B1 business building [Sherwood House] to Class D1 secondary school with playing field and Multi Use Games Area (MUGA), floodlighting, landscaping, internal roads, car, mini bus and cycle parking areas, restoration and change of use of Model Dairy to a shop/office [ancillary to the use of the school]; demolition and removal of all former MOD and other buildings, hardstanding and structures across the site apart from the part demolition, restoration and conversion of Broadoaks House to create two dwellings and erection of two new garages, part demolition, restoration and extension to the Coach House to create six dwellings and restoration and reuse of the two Lodge Houses as independent dwellings and erection of 2 new garages, erection of 151 new dwellings including 36 affordable dwellings and associated garages, together with new altered access points to Parvis Road and Hobbs Close and separate pedestrian/cycle link from Parvis Road, associated internal roads, fencing including acoustic fencing to Parvis Road frontage and hard and soft landscaping throughout the site and off site highway works. Permitted subject to S106.

2010/1127 Proposed change of use of block C from class B1 offices to flexible office and data centre use. Permitted subject to S106

McLaren		<p>Land to the east of A321. Outstanding planning permission for a new technology centre, for up to 60,000 sq m of floorspace.</p> <p>There is a proposal for an additional 57,000 sq m (52,650 sq m net) of floorspace on the existing McLaren site (the proposal is an alternative scheme to the proposal on the opposite side of the current site granted permission subject to a legal agreement). The figure is included in the commitment total.</p> <p>Planning History</p>	0	0
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		<p>PLAN/2014/1297 Development of an applied technology centre of 57,000sq m (G.E.A.) as an extension to the McLaren Production Centre, to include an aerodynamic research facility, workshops, research and development space, offices, meeting rooms, teaching and training space, vehicle preparation and assembly spaces, together with terraced car parking and two car park decks, cycle parking, a replacement helipad, and service areas. Associated earthworks and re-contouring of the open parkland, hard and soft landscape and infrastructure works, including an electrical substation and foul water pumping station and the temporary diversion of a public right of way during the construction of the development (amended description and amendment to drawing PL/222 to remove superfluous annotation- Permitted subject to legal agreement</p>		
		<p>This site is located within West Byfleet District Centre, a very sustainable location. 1960s office building, prior approval for the change of use of offices to residential has been approved for the site. The proposal has not been implemented due to a restrictive condition.</p>	0	

Sheer House, West
Byfleet Centre

Part of UA42

This site is considered to be an employment use of strategic importance, and has potential for a mixed use development comprising of commercial and residential use. The site is within a central location within the District Centre and the building itself is outdated office building in need of renewal.

Planning History

PLAN/2017/0128 | Outline planning application (all matters reserved except for access) for demolition of all buildings on the site and retail and leisure led mixed use redevelopment comprising up to 5,000 sq m GIA of retail and leisure uses (Use Classes A1/A2/A3/A4/A5), up to 2,000 sq m GIA of commercial use (Use Class B1a), up to 20,500 sq m GIA residential (or maximum of 255 units) (Use Class C2/C3 or C3), up to 300 sq m GIA of community use (Use Class D1), together with the provision of basement space, car and cycle parking, highway works, public realm improvements and associated works (amended plans relating to north-west corner of Building B1). Permitted subject to legal agreement.

PLAN/2014/0605 | Proposed two storey residential extension over car park (South Block) comprising of 6 x 1 bedroom apartments, 8 x 2 bedroom apartments and 2 x 3 bedroom apartments (total 16 units).- Refused

PLAN/2013/0552 | Proposed conversion of existing office building into residential comprising 25 No 1-bed units and 15 No 2-bed units. Prior Approval- Approved

		<p>PLAN/2013/0026 Outline application (with all matters reserved) for the refurbishment and part redevelopment of Sheer House and adjoining retail centre including; a four storey extension above the southern car park to provide thirty one (x31) 1, 2, and 3 bedroom residential units; a two storey roof extension to Sheer House to provide ten (x10) 1 & 2 bedroom units; a two-storey roof extension above 13-14 Station Approach to provide twelve (x12) 1 & 2 bedroom units; refurbishment of the Station Approach entrance and public courtyard, with improved access to first floor level; and refurbishment of the main Sheer House entrance and foyer. Other external alterations include overcladding/render of all facades of the buildings; removal of high-level walkways; removal of public toilets; and refurbishment/replacement of rooftop balustrades. Note: The existing office floorspace, retail units and public library would be retained. Refused, appeal dismissed.</p>		
<p>Camphill Tip, Camphill Road, West Byfleet</p>	<p>UA40</p>	<p>This site is a former waste tip and is currently unused land between the Old Rive Ditch, Basingstoke Canal, the Woking to West Byfleet railway line and the M25 motorway. The site is only accessible through the Camphill Industrial Estate off Camphill Road.</p> <p>Due to the previous use of the site, there are likely to be significant contamination issues which would make it unsuitable and unviable for residential development. As there is no existing land use, an employment use on the site would make best use of the previously developed land in a sustainable location.</p>		<p>10,000</p>

<p>The Big Apple American Amusements Ltd, H.G. Wells Conference Centre, The Rat and Parrot PH, 48-58 Chertsey Road, Woking, GU21 5AJ</p>	<p>UA15</p>	<p>The site is currently in leisure and retail use. Potential for a mixed use scheme including leisure, offices and residential on the upper floors. Parking could be underground or extension of the adjoining multi-storey.</p> <p>The site is currently a collection of buildings including entertainment arcade and retail within the Town Centre. Properties will be in multiple ownership therefore land assembly may need to be resolved for the comprehensive redevelopment of the area. The site is adjacent to a Conservation Area therefore design should preserve and enhance the historic environment here.</p>	<p>0</p>	
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Planning History

PLAN/2017/0802 Erection of a 12x storey building comprising 68x self-contained flats (50x one bed, 16x two bed & 2x three bed) including associated landscaping and parking following demolition of existing vacant Public House (Use Class A4). Permitted subject to S106.

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<p>1-7 Victoria Way and 1-29 Goldsworth Road, Woking, GU21 6JZ</p>	<p>UA11</p>	<p>The site is currently made up of the Woking Job Centre Plus (15-29 Goldsworth Road) and a number of ground floor retail units with a mix of residential and commercial uses at first and second floor level. To the rear of the properties are servicing areas and private car parking. All of the existing buildings on the site are three storey in height. There is an opportunity to intensify the use of the site.</p>	<p>1200</p>	
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<p>95-105 Maybury Road, Woking, GU21 5JL</p>	<p>UA30</p>	<p>This site is located within the Maybury and Sheerwater Priority Place. It comprises a range of uses including offices, fitness centre, car parking, warehouse premises and a car washing and tyre fitting garage. The surrounding area is largely residential</p> <p>The site is not within a designated town, local or neighbourhood centre. It is well served by public transport and within walking and cycling distance of Woking Town Centre and Walton Road Neighbourhood Centre.</p> <p>Redevelopment could allow for mixed use scheme with the reprovision of existing employment floorspace. Elliott Court, North Road has been removed from the allocation due to implementation of development on that part of the site.</p>	<p>0</p>	
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		<p>Planning History</p> <p>PLAN/2015/0500 Erection of nine dwellings with parking and access provisions (existing warehouses and gymnasium to be demolished) (amended plans). Permitted to subject to s106.</p> <p>PLAN/2012/0373 Change of use of Units 1 to 3 Elliot Court to a D2 use to accommodate a martial arts gym and ancillary therapy sessions. Expired.</p>		
<p>Owen House and The Crescent, Heathside Crescent, Woking, GU22 7AG</p>	<p>UA37</p>	<p>The site is located within Woking Town Centre. It is currently made up of a two storey office and a two storey supported residential flatted development (The Crescent) on Heathside Crescent. There is an opportunity for mixed use development with re-provision of existing office floorspace.</p> <p>Owen House is being redeveloped as part of Phase 2 of the St Dunstons scheme. Under construction at end 2017.</p>	<p>0</p>	

		<p>Planning History Owen House is part of Phase 2 of PLAN/2017/0644 Erection of a seven to thirteen storey building comprising 147x self-contained flats (84x one bed, 57x two bed & 6x three bed) and 493 sq m of commercial floorspace in flexible A1 (retail), A3 (restaurant/café) and D2 (gymnasium) use plus basement car parking level and associated landscaping and public realm works following demolition of existing</p>		
	<p>Site removed from Site Allocations DPD between Reg 18 and Reg 19 stages</p>	<p>The site is located within Woking Town Centre. It is located at the corner of Heathside Crescent and Station Approach and is a significant corner plot.</p> <p>The existing Magistrates Court is under redevelopment to be converted into a Coroners' Court (sui generis). The existing building is a maximum of two storeys in height, with car parking to rear.</p>	<p>0</p>	

Woking Magistrates Court, Station Approach, Woking		<p>Due to the existing land use, it may be necessary to re-provide the existing use within a redevelopment of the site or relocate it elsewhere in the Borough.</p> <p>Planning History No relevant permissions</p>		
113-129 Goldsworth Road	UA9	<p>This site is located within Woking Town Centre at the corner of Goldsworth Road and Vale Farm Road. The existing buildings range from A1 (retail), B1 (office) and Sui Generis (all other uses).</p> <p>A higher density mixed use scheme would be suitable for this site, including office development (reprovison of existing) and residential.</p> <p>Planning History No relevant permissions</p>	0	

Somerset House, 1-18 Oriental Road, Woking, GU22 7BG	UA38	<p>This site is located within the southern end of Woking Town Centre. It comprises a three storey building currently in use as residential flats and parking to the rear.</p> <p>The railway line creates a severance to the main retail core in the town centre.</p> <p>The site is allocated for a mixed use development including residential and offices.</p> <p>Planning History</p> <p>No relevant permissions</p>	500	
Total			98307	28600