

Site Allocations Development Plan Document



SITE ASSESSMENT METHODOLOGY March 2014, updated June 2015



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Site Assessment Methodology

1. Summary

- 1.1 The Woking 2027 Core Strategy was adopted in October 2012. The Council is preparing the Site Allocations Development Plan Document (DPD) to facilitate the delivery of the Core Strategy.
- 1.2 This will set out all site allocations and designations for Woking Borough through to 2027. It will also identify land to safeguard to meet future development needs between 2027 to 2040.
- 1.3 Through site allocations the Council will identify land that is best suited to deliver the development and protection envisaged by the spatial strategy set out in the Core Strategy.
- 1.4 The Site Allocations DPD will be informed by robust evidence including the Strategic Housing Land Availability Assessment, Employment Land Review, Green Belt Boundary Review and Travellers Accommodation Assessment. A full list of the evidence base is provided at Appendix 1.
- 1.5 Landowners, developers and other interested parties are invited annually to put forward sites for consideration (Call for sites). The Council is also aware of other potential development sites through its earlier plan-making process. These sources inform updates to the Strategic Housing Land Availability Assessment (SHLAA) and other land supply research, from which evidence sites have been assessed for the Site Allocations DPD.
- 1.6 Not all of these sites will fit with the requirements of the Core Strategy or are required to meet development needs. The Council needs to assess all potential sites and make choices about which sites to allocate and for what uses, based on relevant available evidence.
- 1.7 This document sets out the clear methodology that the Council will use to appraise the relative suitability of potential sites to identify preferred development sites for inclusion in the Site Allocations DPD. Public consultation on the Draft Site Allocations DPD will take place between 18 June and 31 July 2015.

2. Context

Site Allocations

- 2.1 The Site Allocations DPD will set out site allocations and designations for Woking Borough to 2027. It will identify land for new housing, employment and other land uses throughout the Borough. In addition it will safeguard land for future development needs in the long-term, from 2027 to 2040.
- 2.2 The Site Allocations DPD will contribute significantly to delivering the spatial strategy for development and protection of land in Woking Borough, set out in the adopted [Woking 2027 Core Strategy](#).
- 2.3 The Core Strategy, in turn, recognises the other key strategies for the Borough that this will also help to deliver, such as the [Woking Community Strategy](#), the [Housing Strategy 2011-2016](#) and the [Economic Strategy 2012-2017](#).

Key dates

- 2.4 There are a number of stages that the Council must follow in preparing a DPD. These are summarised in Figure 1. The timetable for preparing the Site Allocations DPD is set out in the [Local Development Scheme](#). The Local Development Scheme is currently being updated and is due to be considered by the Council at its meeting on 9 July 2015.

Objectives

- 2.5 It is essential that the land allocated for development in the DPD is suitable for development, is deliverable within a reasonable timescale and meets the objectives and policies of the Core Strategy. In particular, the policies that set out how much and broadly where future development will take place.
- 2.6 To do this, the Site Allocations DPD will:
 - set out which specific sites will deliver what type of development or identify where land will be provided or safeguarded, to meet borough-wide development needs for housing, employment, retail, leisure, and community uses in line with the Core Strategy
 - it will also identify new transport and other infrastructure that will be provided
 - identify where specific policies will apply and designate these on the Proposals Map, such as important open spaces.

Need for the methodology

- 2.7 Not all of the sites put forward to the Council will fit with the spatial strategy outlined in the Core Strategy or are required to meet development needs. The Council needs to assess all potential sites and make choices about which sites to allocate and for what purpose.
- 2.8 A clear and transparent methodology is needed to appraise the relative suitability, availability and deliverability of land for particular uses on a consistent basis and to inform the identification of preferred development sites in the Site Allocations DPD.
- 2.9 A clearly defined, objective approach will demonstrate the logical process followed to select sites for allocation and will show how these contribute to sustainability, offer the most benefit to the community and minimise any adverse impacts on the environment.
- 2.10 It will ensure the sites selected represent the most sustainable locations, in line with the National Planning Policy Framework (NPPF), and that they reflect strategic policy in the Core Strategy. It will also make sure that preferred sites would achieve the most sustainable forms of development when compared against all other reasonable alternative sites.

- 2.11 A written methodology also allows targeted consultation with key stakeholders, to seek sign up to the process of evaluation. Such consultation was undertaken in Autumn 2013 and the responses received have informed this methodology statement.
- 2.12 This methodology continues dialogue with respondents following the earlier notification of the Council's intention to prepare this Local Development Document, some of whom expressed an interest in the detailed criteria that the Council would be using to assess sites.
- 2.13 The original methodology was updated slightly in June 2015 to ensure consistency in terminology (the Site Allocations DPD was formerly known as the Development Delivery DPD). Also to more fully recognise the important role of sustainability appraisal in assessing potential development site options (reasonable alternatives).
- 2.14 A glossary of key terms is available in the [Woking 2027 Core Strategy](#) and in the [National Planning Policy Framework](#)

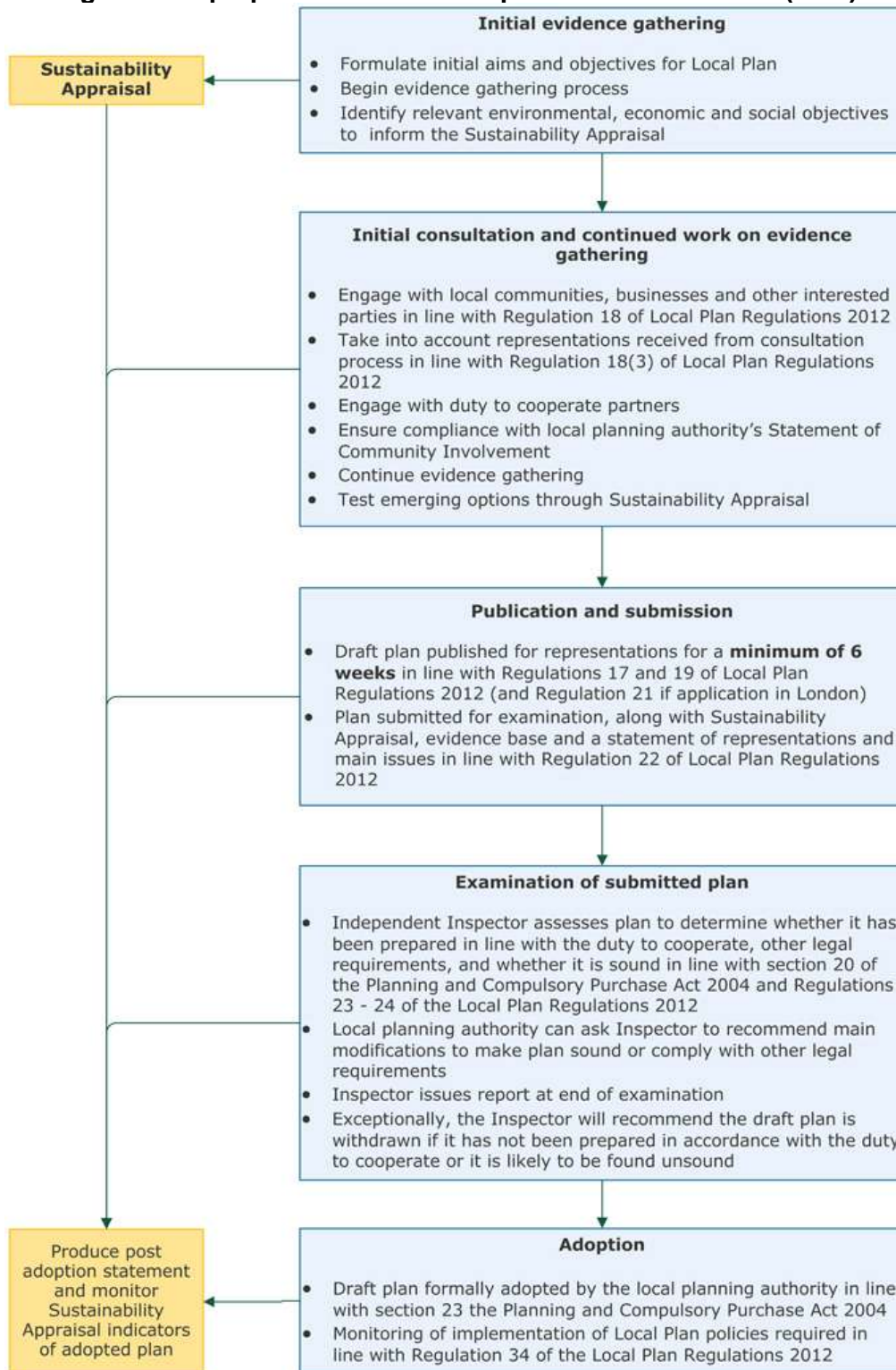
Next steps

- 2.15 All of the land that has been put forward through the Council's annual Call for sites engagement, and other potential land known to the Council, will be assessed as to its suitability for future development potential. Those sites that have a residential capacity of six or more net additional dwellings are set out in the Strategic Housing Land Availability Assessment (2014). The identification of employment sites will be informed by the Employment Land Review and the Employment Topic Paper. Public consultation on the Draft Site Allocations DPD will take place between 18 June and 31 July 2015.

Suggesting sites to the Council

- 2.16 Monitoring and research to support the Council's plan-making processes are on-going activities and therefore we are always interested to receive details of development aspirations in the Borough.
- 2.17 If you have new information about land or buildings, we would like to hear from you. Please contact the Planning Policy Team for a copy the initial site assessment form and return this with a clear location plan showing the site's boundaries to planning.policy@woking.gov.uk. New suggested sites will be considered and assessed at the next available opportunity. During the Draft Site Allocations DPD consultation please submit any new site suggestions as a consultation response. Information received will assist us in preparing the Publication Site Allocations DPD.

Figure 1: stages in the preparation of a Development Plan Document (DPD)



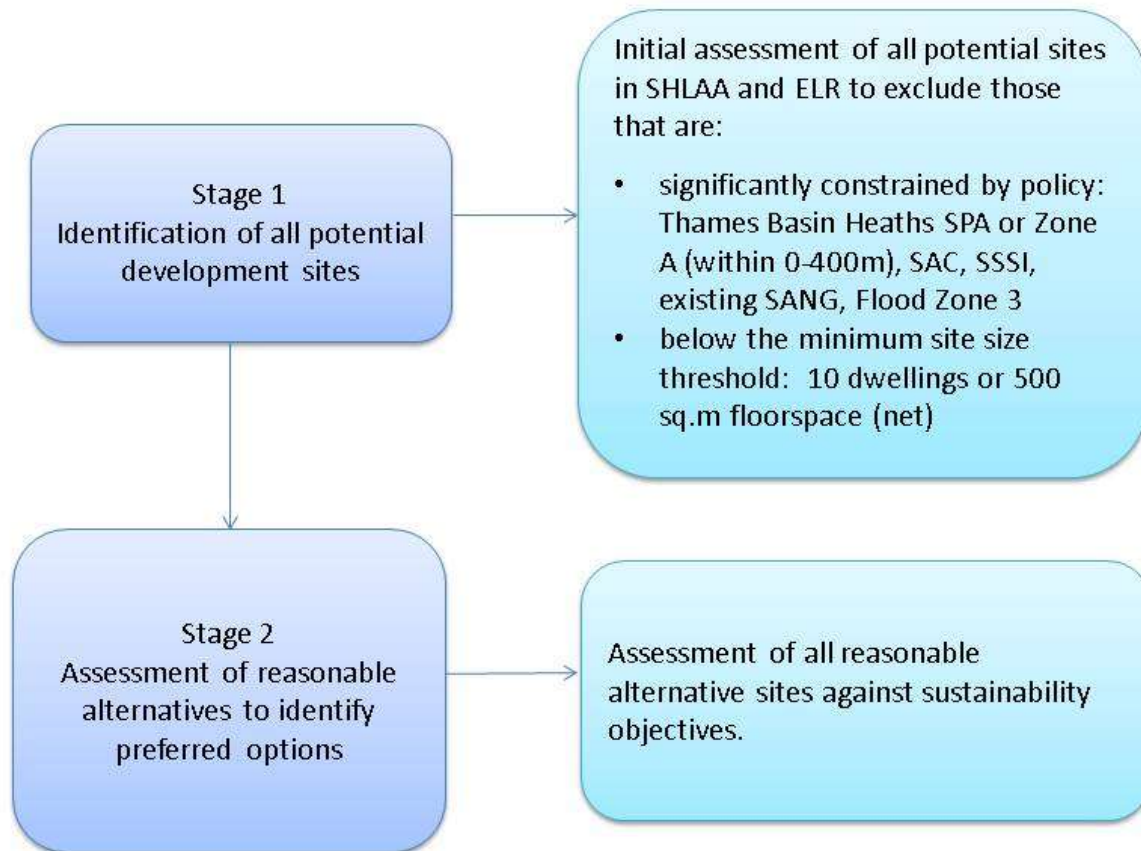
Source: Extract of the [National Planning Policy Guidance](#) (CLG, March 2014)

3. Approach to site selection

3.1 This section explains the process that will be used to evaluate each site. It includes detailed criteria against which proposed sites will be assessed and compared.

3.2 Sites will be subject to a two stage assessment as summarised in Figure 2.

Figure 2: the stages of site evaluation



3.3 We now explain the assessment stages in detail.

Stage 1: identification of all potential development sites

3.4 Potential sites identified from the evidence base (Strategic Housing Land Availability Assessment, Employment Land Review) are considered in light of the site size threshold. Sites with an estimated capacity of fewer than 10 net additional dwellings or less than 500 sq. m net additional floorspace will be excluded. It is stressed that sites that will yield less than 10 dwellings could come forward as windfall sites to be determined on their own merits. This is acknowledged in the overall housing provision.

3.5 Each site will also be assessed in terms of policy constraints. Constraints will be identified through the evidence base (Appendix 1). This analysis will, where required, also involve consultation with relevant Council services and other relevant external statutory agencies and organisations.

3.6 Any development site that is significantly affected by one or more of the following policy constraints will be rejected and assessed no further:

- Flood zone 3 - Evaluation on this point will be guided by the Council's [Strategic Flood Risk Assessment](#) (SFRA) and the latest Environment Agency flood maps.
- Sites designated or that are within 0 - 400 metres of a Special Protection Area or which are an existing Suitable Accessible Natural Greenspace (SANGS). This is in

line with the requirements of Natural England and paragraph 1.16 of the Woking Borough [Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015](#).

- Sites designated a Special Area of Conservation (SAC).
- Sites designated a Site of Special Scientific Interest (SSSI).
- Common land.

3.7 These criteria are reiterated in Appendix 2.

Stage 2: assessment of reasonable alternatives to identify preferred options

3.8 The second stage is to identify a comprehensive list of all reasonable alternatives for a sustainability appraisal. This process will be informed by the evidence base including the Strategic Housing Land Availability Assessment (SHLAA), Employment Land Review and the Employment Topic Paper.

3.9 A detailed assessment of the sites (reasonable alternatives) will consider how well they perform against a set of sustainability objectives. The Sustainability Appraisal (SA) Framework is provided in the [Scoping document](#). A list of the SA objectives are provided below.

3.10 The SA Framework consists of 17 SA objectives (listed below) which, considered together, provide an overall indication of the sustainability of a potential site and the relative sustainability of all potential sites. The SA objectives below are numbered as in the [Sustainability appraisal methodology](#).

Social objectives

1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment
4. Reduce poverty, crime and social exclusion
5. To improve accessibility to all services and facilities

Environmental objectives

6. Make the best use of previously developed land and existing buildings
7. Minimise air, light and noise pollution
8. Reduce land contamination and safeguard agricultural soil quality
9. Conserve and enhance biodiversity
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts
12. Reduce the impact of consumption of resources by using sustainably produced and local products
13. Reduce waste generation and disposal and achieve sustainable management of waste
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure

Economic objectives

16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres.

Scoring

- 3.11 The appraisal process will involve scoring each site in terms of its likely impact (positive or negative) on each sustainability objective. A standard pro forma will be used to assess the alternative options. The manner in which the options contribute to achieving the SA Framework objectives will be indicated by the symbols shown below.
- 3.12 Alongside each score there will be a space for commentary which, where necessary, will explain and justify the reasoning behind it and may also help identify potential mitigation measures.

Symbol	Predicted effect	Suggested action/response
++	Very positive impact – site allocation/use would significantly help in achieving the objective	Consider whether very positive impact can be further enhanced.
+	Positive impact – site allocation/use would help in achieving the objective	Consider whether positive impact can be further enhanced.
0	Neutral impact – site allocation/use would neither help nor hinder the achievement of the objective	Policy or allocation likely to be acceptable; consider whether intervention could result in positive impacts.
-	Negative impact – site allocation/use would be in conflict with the objective	Consider mitigation, such as delete/reconsider/amend the policy or site allocation; reconsider proposed use.
--	Very negative impact – site allocation/use would be in significant conflict with the objective	Significant mitigation measures to reduce severity of impact; reconsider the policy or proposed use.
	Effect depends on how the policy and allocation are implemented	Suggestions for implementation.
?	Uncertain – need more information	Consider where this will come from – who has it? What will be done about collecting it?

- 3.13 Reasonable alternative site options will be supported (and included in the Draft Site Allocations DPD as preferred proposal sites) or rejected on the basis of the findings of the sustainability appraisal and associated tests of this second stage of the site assessment process.
- 3.14 The suitability, availability and viability of the preferred sites will also be assessed. Factors influencing these assessments are listed in Appendix 2. Key documents of the evidence base will also inform this process, including the Strategic Housing Land Availability Assessment and the Economic Viability Assessment of the Community Infrastructure Levy (CIL) Charging Schedule. As a part of this second stage site assessment, for Green Belt sites, the preferred sites will also be assessed against how well they perform against the purposes of the Green Belt (paragraph 80 of the National Planning Policy Framework). This is informed by the Green Belt boundary review.
- 3.15 The whole process is underpinned by the spatial strategy set out in the adopted spatial strategy, the Core Strategy (October 2012). The level and distribution of development and land protection required by the Core Strategy is summarised in Appendix 3 of this methodology.

Other assessments: Habitats Regulations, Equalities and Sustainability Impact Assessments

- 3.16 The Draft and Publication Site Allocations DPD document will be subject to further assessments to assess any implications of the draft plan in terms of the Habitat Regulations and equalities impacts.

Habitat Regulations Assessment

- 3.17 In accordance with the EU Directive, screening will be needed to determine whether Appropriate Assessment will be required.

Equalities Impact Assessment

- 3.18 Equalities Impact Assessment considers the impacts of a plan for different parts of our community to ensure no one group will be adversely affected. Equalities Impact Assessment has been used to inform the Core Strategy, from which the Site Allocations DPD flows. A further Equalities Impact Assessment will be undertaken at the Publication Site Allocations DPD stage.

Appendices

Appendix 1 – Evidence base

Annual Monitoring Reports and monitoring data
Character Study (2010)
Climate Change Study (June 2010)
Commercial Property Market Study (Enterprise M3 LEP, 2013)
Contaminated land register
Draft Infrastructure Delivery Plan (July 2011)
Economic Viability Assessment for Core Strategy (2010)
Economic Viability Assessment for Community Infrastructure Levy (2011)
Employment Land Review - Employment Position Paper (2010)
Employment Land Review – Market Appraisal (April 2010)
Employment Topic Paper (2015)
[Green Belt Boundary Review Sensitivity Test. Strategic Transport Assessment](#) (2015)
Habitats Regulation Assessment, Core Strategy (June 2011)
Heritage of Woking – An Historic Conservation Compendium (2000)
Historic environment records – statutory and locally listed historic assets, archaeology records
Housing Land Supply Position Statement (2013)
Infrastructure Requirements Study (2006)
Open Space, Sports and Recreation Facilities Audit (2008)
Social and Community Facilities Audit (July 2011)
Social and Community Infrastructure Requirements Study (2006)
Strategic Flood Risk Assessment (July 2009, as amended by Environment Agency updates)
Strategic Housing Land Availability Assessment (2011, 2014)
Surrey Hotel Futures (September 2004)
Surrey Infrastructure Capacity Study, 2009
Sustainability Appraisal Report for Core Strategy preparation (June 2010 and July 2011)
Thames Basin Heaths Special Protection Area Avoidance Strategy (2010-2015)
The Surrey Transport Plan (Local Transport Plan Third Edition: LTP3) (2011)
Town, District and Local Centres Study (2009)
Transport and Accessibility Topic Paper (2011)
Transport Assessment (2010).

Appendix 2 – Factors informing the site assessment process

Stage 1 If the site falls within any of the following designations then the site will not be taken forward:

Constraint	Information source(s), date	International, European, national context	Local context
Special Area of Conservation (SAC)	Conservation of Habitats and Species Regulation 2010. Consultation with Natural England.	Conservation of Habitats and Species Regulation 2010. (The EC Habitats Directive (Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora) 1992. SPAs and SACs make up the Natura 2000 network of protected areas). National Planning Policy Framework (NPPF) paragraph 119.	Core Strategy policies CS1 A spatial strategy for Woking Borough and CS7 Biodiversity and nature conservation, Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015, Core Strategy HRA.
Special Protection Area (SPA)	Conservation of Habitats and Species Regulation 2010. Consultation with Natural England.	Conservation of Habitats and Species Regulation 2010. The EC Birds Directive (Council Directive 2009/147/EC on the conservation of wild birds) 1979. (The Habitats Directive 1992. SPAs and SACs make up the Natura 2000 network of protected areas). NPPF paragraph 119.	Core Strategy Policy CS8, Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015, Core Strategy HRA.
0-400 metres of a Special Protection Area (SPA Zone A)	Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015. Consultation with Natural England.	Conservation of Habitats and Species Regulation 2010. NPPF paragraph 119.	Core Strategy Policy CS8 and paragraph 5.35. Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015.
On an existing Suitable Accessible Natural Greenspace (SANG)	Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015. Core Strategy 2012 Proposals Map.	The European Council Directive on the conservation of wild birds (79/409/EEC) (the 'Birds Directive'). Conservation of Habitats and Species Regulation 2010 SI No. 490 (The Habitats Regulations).	Core Strategy Policy CS7 Biodiversity and Nature Conservation paragraphs 5.21-5.22. Core Strategy Policy CS8, paragraphs 5.36-5.41.

Constraint	Information source(s), date	International, European, national context	Local context
Site of Special Scientific Interest (SSSI)	Natural England Surveys (rolling programme) Consultation with Natural England.	Paragraph 118 NPPF. Wildlife and Countryside Act 1981.	Core Strategy Policy CS7 Biodiversity and Nature Conservation paragraphs 5.21-5.22.
Flood zone 3	Strategic Flood Risk Assessment 2007 and 2009 (as amended).	NPPF paragraph 100-104.	Core Strategy Policy CS9 and paragraphs 5.47-5.49.
Common Land	GIS information layer	Law, see https://www.gov.uk/common-land-management-protection-and-registering-to-use	n/a

Stage 2

Constraint	Information source(s), date	International, European, national context ¹	Local context
Accessibility by bicycle	Calculate using GIS	NPPF core planning principles, paragraph 17	Core Strategy Policy CS18 Transport and accessibility
Accessibility by foot	Calculate using GIS	NPPF core planning principles, paragraph 17	Core Strategy Policy CS18 Transport and accessibility
Area of High Archaeological Potential (AHAP)	Historic Environment Record (maintained by Surrey County Council.)	NPPF paragraphs 126-141.	Core Strategy Policy CS20 Heritage and Conservation
Agricultural land grade	Agricultural Land Classification (DEFRA)	NPPF paragraph 112.	
Air Quality Management Area (AGMA)	Woking Borough Council Environmental Health	NPPF paragraph 124	Core Strategy Policy CS18 Transport and accessibility
Allotments	Woking Borough Council Neighbourhood Services, 2013.		Policy CS17, paragraph 8 of policy box
Asset of Community Value	(None at present)	Localism Act 2011.	
Canal or River Corridor	Core Strategy 2012 Proposals Map.	NPPF chapter 11 Conserving and enhancing the natural environment such as paragraph 117.	Core Strategy Policy CS7 Biodiversity and nature conservation
Climate Change opportunity	Climate Change study	NPPF chapter 10. Meeting the challenge of climate change, flooding and coastal change.	CS22 Sustainable Development Policy box paragraph 5. Policy CS23 Renewable Energy and Low Carbon Energy Generation paragraph 5.239.
Common land	Register of Common Land and Village Greens	NPPF chapter 11 Conserving and enhancing the natural environment such as paragraph 117.	Core Strategy Policy CS7 Biodiversity and nature conservation

¹ The draft national planning guidance is also acknowledged, but is not recorded in this table which concentrates on policy and legislation.

Constraint	Information source(s), date	International, European, national context	Local context
Community woodland	Woking Borough Council Neighbourhood Services, 2013.	NPPF chapter 11 Conserving and enhancing the natural environment such as paragraph 117.	Core Strategy Policy CS7 Biodiversity and nature conservation
Conservation Area (site is within or adjoining)	The Heritage of Woking, 2000. Buildings and monuments in Woking Borough listed since 2000.	NPPF paragraphs 126-141.	Core Strategy Policy CS20 Heritage and Conservation paragraphs 5.191 and 5.192.
Country park	Woking Borough Council Neighbourhood Services, 2013.	NPPF chapter 11 Conserving and enhancing the natural environment such as paragraph 117.	Core Strategy Policy CS7 Biodiversity and nature conservation
Distance to General Practitioner (GP)	Calculate using GIS		Core Strategy Policy CS18 Transport and Accessibility. CS19 Social and Community Infrastructure.
Distance to a primary school	Calculate using GIS	NPPF paragraph 38.	Core Strategy Policy CS18 Transport and Accessibility. CS19 Social and Community Infrastructure.
Distance to nearest railway station	Calculate using GIS	NPPF paragraphs 34 and 35.	Core Strategy Policy CS18 Transport and Accessibility.
Distance to secondary school	Calculate using GIS	NPPF paragraph 38.	Core Strategy Policy CS18 Transport and Accessibility. CS19 Social and Community Infrastructure.
District Centre (West Byfleet)	Core Strategy 2012 Proposals Map.	NPPF paragraph 23.	Core Strategy Policy CS1 A Spatial Strategy for Woking Borough, Table 2. Policy CS3 West Byfleet District Centre.
Employment zone / area	Core Strategy 2012 Proposals Map.	NPPF paragraph 22.	Core Strategy Policy CS15 Sustainable Economic Development, paragraph 5.129.

Constraint	Information source(s), date	International, European, national context	Local context
Escarpment and Rising Ground of Landscape Importance	Core Strategy 2012 Proposals Map.	NPPF chapter 11 Conserving and enhancing the natural environment such as paragraph 117.	Core Strategy Policy CS24 Woking's Landscape and Townscape, paragraph 5.251.
Essential infrastructure	Social and Community Infrastructure Requirements Study, 2006. Flood defences (Environment Agency). Core Strategy 2012 Proposals Map.	NPPF paragraphs 31-32 and 42-46. NPPF paragraph 70.	Core Strategy Policies CS16 Infrastructure Delivery, CS17, CS19 Social and Community Infrastructure.
Existing Access	Site survey		
Existing Mature Trees	Site survey		
Flood zone (Zones 1, 2 and 3a ² , following a sequential approach)	Strategic Flood Risk Assessment 2007 and 2009 (as amended).	NPPF paragraphs 101-104. Water Framework Directive 2000 and the Flood and Water Management Act 2010.	Policy CS9 Flooding.
Green Belt	Core Strategy 2012	NPPF Paragraphs 79-91.	Core Strategy Policy CS6 Green Belt. Green Belt boundary review
Priority Habitats and Species / Species and Habitats of Principal Importance for Conservation in England (formerly known as BAP habitats and species), the role of sites in the wider habitat network and / or their use by protected species. The Surrey Habitat Action Plans and occurrence of habitats of principal importance (BAP Priority Habitats) in Woking Borough and BOAs:			

² Having regard to [Technical Guidance to the NPPF](#) that addresses matters including flood risk, in particular the 'appropriate uses' set out in Table 1 Flood Zones.

<p>Heathland - Heathland (Dwarf shrub heath)</p> <p>Heathland - Acid grassland</p> <p>Meadows - Meadows (Neutral grassland)</p> <p>Woodland - Mixed deciduous woodland (including Wet and Beech & yew)</p> <p>Wood-pasture & parkland - Wood-pasture & parkland</p> <p>Floodplain grazing marsh - Floodplain grazing marsh</p> <p>Wetland - Fen (including Reedbeds)</p> <p>Wetland – Rivers</p> <p>(continued on next page)</p>			
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<p>(continued from previous page)</p> <p>Open water and Reedbed - Standing open water (including Ponds)</p> <p>HAP n/a - Hedgerows</p> <p>Farmland - Arable field margins</p> <p>HAP n/a - Traditional orchards</p> <p>Urban - Inland rock - Open mosaic habitats on previously developed land</p> <p>Surrey Biodiversity Action Plan Biodiversity Opportunity Areas (BOAs)</p>	<p>Local information gathered through public consultation</p> <p>Site survey, submissions</p> <p>Surrey Biodiversity Action Plan Habitats GIS information (subject to any updating as the Habitat Plans are reviewed) in light of Biodiversity 2020.</p> <p>Consultation with Natural England, Surrey County Council (Countryside Management and Biodiversity), Surrey Nature Improvement Partnership DEFRA as relevant</p> <p>A revision of the Ancient Woodland Inventory for Surrey, 2011.</p>	<p>United Nations Convention of Biological Diversity</p> <p>Natural Environment White Paper (NEWP)</p> <p>British Standard Biodiversity Code of Practice (BS 42020:2013)</p> <p>Biodiversity 2020: A Strategy for England's wildlife and ecosystem Services (2011)</p> <p>Natural Environment and Rural Communities Act 2006 (NERC, Section 41)</p> <p>NPPF chapter 11 Conserving and enhancing the natural environment such as paragraph 117. NPPF paragraph 118.</p> <p>Surrey Biodiversity Action Plan Habitats (note these are to be updated by the Biodiversity Working Group that forms part of the Surrey Nature Partnership).</p>	<p>Core Strategy Policy CS7 Biodiversity and Nature Conservation.</p> <p>Core Strategy Chapter 5 - paragraphs 5.27 and 5.29.</p>
<p>High Density Residential Area</p>	<p>Core Strategy 2012 Proposals Map.</p>	<p>NPPF paragraph 47.</p>	<p>Core Strategy Policy CS10 Housing provision and distribution, paragraph 5.61.</p>
<p>Historic Park or Garden (on site or adjoining)</p>	<p>The Heritage of Woking, 2000. Buildings and monuments in Woking Borough listed since 2000.</p>	<p>NPPF paragraphs 126-141.</p>	<p>Core Strategy Policy CS20 Heritage and Conservation.</p>

Constraint	Information source(s), date	International, European, national context	Local context
Infrastructure	Infrastructure Delivery Plan, 2011. Major Highway Improvement Scheme in Core Strategy 2012 and Woking Borough Local Plan 1999.	NPPF paragraph 157, 162.	Core Strategy Policy CS16, CS18 paragraph 5.166. Core Strategy Policy CS18 paragraph 5.172.
Landscape/urban character – potential impact on character and/or opportunities for positive benefit in terms of landscape and townscape character and local distinctiveness	Character Study 2010. Consultation with Natural England.	NPPF core planning principles, paragraph 17.	Core Strategy Policy CS24 Woking's landscape and townscape.
Listed building (on site or adjoining, statutory and locally listed buildings and other heritage features)	All Listed Buildings in Woking, 2010	NPPF paragraphs 126-141, 157.	Core Strategy Policy CS20 Heritage and Conservation paragraph 5.193-5.195.
Local Centres	Core Strategy 2012 Proposals Map.	NPPF paragraph 23.	Core Strategy Policy CS1 A Spatial Strategy for Woking Borough, Table 2. Policy CS4 Local and Neighbourhood Centres and Shopping Parades paragraphs 4.22, 4.27-4.28.
Local Nature Reserve	Core Strategy 2012 Proposals Map.	NPPF chapter 11 Conserving and enhancing the natural environment such as paragraph 117.	Core Strategy paragraph 5.51. Policy CS7 Biodiversity and nature conservation.
Low or wet ground	Site survey. Strategic Flood Risk Assessment (SFRA) (2009, as amended). Surface Water Management Plan (unpublished draft, 2013).	NPPF chapter 10. Meeting the challenge of climate change, flooding and coastal change. Water Framework Directive 2000 and the Flood and Water Management Act 2010.	Core Strategy Policy CS9 Flooding paragraph 5.50. Policy CS9 Flooding.
Mayford Settlement Area	Core Strategy 2012 Proposals Map.	NPPF paragraph 86.	Core Strategy 2012 policies CS6 Green Belt and CS10 Housing provision and distribution

Constraint	Information source(s), date	International, European, national context	Local context
Major Developed Site (MDS)	Core Strategy 2012 Proposals Map.	NPPF paragraph 89.	Core Strategy 2012 policies CS6 Green Belt and CS15 Sustainable economic development.
Neighbourhood Centres	(None at present)	NPPF paragraph 23.	Core Strategy Policy CS1 A Spatial Strategy for Woking Borough, Table 2. Policy CS4 Local and Neighbourhood Centres and Shopping Parades paragraph 4.23.
Neighbourhood Plan (site within area of an adopted neighbourhood plan)	(None at present)	Localism Act 2011.	Core Strategy paragraph 1.21 – 1.25.
Previously Developed Land	Site planning history	NPPF paragraph 111.	
Priority Place	Core Strategy 2012 Proposals Map.	NPPF paragraph 21.	Core Strategy Policy CS5 Priority Places. Sustainable Community Strategy.
Primary Shopping Area	Core Strategy 2012 Proposals Map.	NPPF paragraph 23.	Policy CS2 Woking Town Centre, policy box paragraph 4.
Primary Shopping Frontage	Core Strategy 2012 Proposals Map.	NPPF paragraph 23.	Policy CS2 Woking Town Centre, policy box paragraph 4, Policy CS4 Local and Neighbourhood Centres and Shopping Parades.
Proposal Site	Woking Borough Local Plan 1999. Core Strategy 2012 Proposals Map.	NPPF (all).	Saved policies of the Woking Borough Local Plan 1999
Public Right Of Way	Surrey County Council Records.	NPPF paragraph 75.	
Risk of land contamination (assessed in terms of likelihood and severity)	Woking Borough Council Neighbourhood Services. Contamination Register.	NPPF paragraph 120.	

Constraint	Information source(s), date	International, European, national context	Local context
Safeguarded Site (waste and minerals sites)	Surrey Waste and Minerals Development Framework: Surrey Waste Plan 2008 Surrey Minerals Plan Core Strategy DPD 2011 Surrey Minerals Plan Primary Aggregates DPD 2011 Aggregates Recycling Joint Development Plan Document (DPD) 2013 [also Surrey Minerals Plan Minerals Site Restoration SPD 2011]	(The National Waste Management Plan for England in production). NPPF paragraphs 142-149.	
Scheduled Ancient Monument (SAM) (on site or adjoining)	The Heritage of Woking, 2000. Buildings and monuments in Woking Borough listed since 2000.	NPPF paragraphs 126-141.	Core Strategy Policy CS20 Heritage and Conservation.
Secondary Shopping Frontage	Core Strategy 2012 Proposals Map.	NPPF paragraph 23.	Policy CS2 Woking Town Centre, policy box paragraph 4, Policy CS4 Local and Neighbourhood Centres and Shopping Parades.
Special Area of Conservation (SAC) - land adjoining or which would indirectly impact a SAC.	Conservation of Habitats and Species Regulation 2010. Consultation with Natural England.	Conservation of Habitats and Species Regulation 2010. (The EC Habitats Directive (Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora) 1992. SPAs and SACs make up the Natura 2000 network of protected areas). National Planning Policy Framework (NPPF) paragraph 119.	Core Strategy policies CS1 A spatial strategy for Woking Borough and CS7 Biodiversity and nature conservation, Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015, Core Strategy HRA.

Constraint	Information source(s), date	International, European, national context	Local context
Sites of Special Scientific Interest (SSSI) - land adjoining or which would indirectly impact a SSSI.	Natural England Surveys (rolling programme) Consultation with Natural England.	Paragraph 118 NPPF. Wildlife and Countryside Act 1981.	Core Strategy Policy CS7 Biodiversity and Nature Conservation paragraphs 5.21-5.22.
Site of Nature Conservation Importance (SNCI) (on site or adjoining)	Surrey Wildlife Trust surveys.	Paragraph 118 NPPF.	Core Strategy Policy CS7 Biodiversity and Nature Conservation paragraphs 5.21-5.22.
Streams, ditches	Site survey, GIS	NPPF chapter 10. Meeting the challenge of climate change, flooding and coastal change. Water Framework Directive 2000 and the Flood and Water Management Act 2010.	Core Strategy Policy CS7 Biodiversity and Nature Conservation paragraphs 5.21-5.22. Policy CS9 Flooding.
Topography	Site survey	NPPF core planning principles, paragraph 17.	Core Strategy policy CS24 Woking's landscape and townscape
Town Centre (Woking)	Core Strategy 2012 Proposals Map.	NPPF paragraph 23.	Core Strategy Policy CS2 Woking Town Centre, paragraph 4.3.
Trees	Woking Borough Council Planning Services (Tree Preservation Order/TPO, individual or area). Site survey.	NPPF paragraph 118.	Core Strategy Policy CS7 Biodiversity and Nature Conservation.
Urban Open Space	Core Strategy 2012 Proposals Map.	NPPF paragraphs 73-74.	Core Strategy Policy CS17 Open Space, Green Infrastructure, Sport and Recreation.
Urban Area	Core Strategy 2012 Proposals Map.	NPPF chapter 9 Protecting Green Belt land	Core Strategy 2012 Policy CS6 Green Belt.

Constraint	Information source(s), date	International, European, national context	Local context
Water bodies and protected areas such as Ground Water Source Protection Zone and sites known to be subject to groundwater flooding	The Environment Agency. River Basin Management Plan. Catchment Flood Management Plan (CFMP). Relevant Catchment Abstraction Management Strategies (CAMS) such as the Wey.	The Water Framework Directive (WFD), through the River Basin Management Plan, amongst other aims, seeks to promote and protect water quality in groundwater and surface water bodies.	Core Strategy paragraph 2.37. Policy CS9 Flooding and water management.
Within 100m of Woking Borough boundary	Woking Borough Council GIS	NPPF paragraphs 178-181 Planning strategically across local boundaries.	Core Strategy 2012 implementation founded on partnership working.
Viability	In-house viability assessment	NPPF paragraphs 173-177 Ensuring viability and deliverability.	Core Strategy 2012 various references including Paragraph 5.141.

Appendix 3 - the levels of development and protection established by the Core Strategy (next)

Place and Development (2010-2027)	Woking Town Centre (defined by the boundary shown on the Proposals Map)	West Byfleet District Centre	Local Centres: Knaphill, Byfleet, Sheerwater, Goldsworth Park, Brookwood, Horsell, Kingfield, St. Johns	Priority Places: Maybury and Sheerwater, Lakeview Estate (Goldsworth Park)	Whole Borough (dwellings / floor space)	Core Strategy Borough-wide policies
Housing (no. net additional dwellings)	2,180, of which 1,980 from developable sites and 200 in a broad location	170	250 (as infill development)	Around 250	4,964, of which:	CS1, CS10
					320 - Poole Road/Butts Road employment area	CS10
					440 - Moor Lane site Westfield	CS10
					300 - Brookwood Farm Brookwood	CS10
					750 - infill development in the rest of urban area	CS10
					550 - Green Belt site(s) to be released after 2021/22	CS6, CS10
Affordable housing (no. net additional dwellings)	Stepped requirements according to development size location and/or land ownership in line with policy CS12				35% of 4,964, equivalent to 1,737	CS12
Accommodation for older people and vulnerable groups (no. net additional dwellings)	Provision in line with latest Strategic Housing Market Assessment (SHMA)					CS13
Accommodation for Gypsies, Travellers and Travelling Showpeople	Provision of additional pitches in line with updated Gypsy and Traveller Accommodation Assessment (GTAA)					CS14
Place and Development (2010-2027)	Woking Town Centre (defined by the boundary shown on the Proposals Map)	West Byfleet District Centre	Local Centres: Knaphill, Byfleet, Sheerwater, Goldsworth Park, Brookwood, Horsell,	Priority Places: Maybury and Sheerwater, Lakeview Estate (Goldsworth Park)	Whole Borough (dwellings / floor space)	Core Strategy Borough-wide policies

			Kingfield, St. Johns			
Infrastructure:						CS16
Social, community, open space and transport infrastructure	Adequate development supporting development, in line with the Infrastructure Delivery Plan					CS16, CS17, CS18, CS19
Suitable Accessible Natural Greenspace (SANGS mitigating harm to Special Protection Areas)	SANG provision in line with Thames Basin Heaths SPA Avoidance Strategy 2010 - 2015					CS8, CS16
Employment - offices (sq. m. additional floor space)	approx. 27,000, as part of mixed use development. 15% of this to take place at Butts Road/Poole road employment area	1,000 – 1,500, as part of mixed use development		Safeguard existing land in employment areas	28,000	CS15
Employment - warehousing (sq. m. additional floor space)					20,000	CS15
Place and Development (2010-2027)	Woking Town Centre (defined by the boundary shown on the Proposals Map)	West Byfleet District Centre	Local Centres: Knaphill, Byfleet, Sheerwater, Goldsworth Park, Brookwood, Horsell, Kingfield, St. Johns	Priority Places: Maybury and Sheerwater, Lakeview Estate (Goldsworth Park)	Whole Borough (dwellings / sq. m. floor space)	Core Strategy Borough-wide policies
Retail	Up to 75,300 additional A class floor space (of which 67,600 A1)	Up to 13,000 A class (of which 12,500 A1 retail, comprising 10,500 comparison)	Up to 3,200 A class (of which 2,600 A1 retail comprising 900 comparison and	Increase choice of retail offer. In principle support for	93,900 of additional retail floor space	CS15

	retail, comprising 59,300 comparison and 8,300 convenience), phased:	and 2,000 convenience)	1,700 convenience) Including:	convenience retail outlet at Sheerwater.		
	2012-2016: 17,500 A1 retail (10,800 comparison and 6,700 convenience)		In Knaphill: Up to 3,000 A class (of which 2,400 A1 retail comprising 700 comparison and 1,700 convenience)			
	2016 - 2021: 26,200 A1 retail (25,400 comparison and 800 convenience)					
	2021-2027: 23,900 A1 retail (up to 23,100 comparison and 800 convenience)					
Core Strategy - Planning for Places Policies	CS2	CS3	CS4	CS5		