

WBC/SA/026



Woking Borough Council

**Examination of the Site Allocations Development
Plan Document (DPD)**

**Response to Inspector's Preliminary Matters
(Ref. ID/1, 17 September 2019)**

September 2019



Produced by the Planning Policy Team

For further information please contact:

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

Tel: 01483 743871. Email: planning.policy@woking.gov.uk

Inspector's Preliminary Matters

The Inspector has set out his preliminary matters for the Council to respond and has made it clear where he considers a reply from the Council would be helpful. The Council's response is set out below under the relevant headings of the Preliminary Matters: The Inspector's Preliminary Matters (**ID/1**) and the Council's response (**WBC/SA/026**) have both been put on the Examination webpage. This can be accessed at:
www.woking2027.info/allocations/sadpdexam

Procedural Guidance

The Council can confirm that the Planning Inspectorate's Procedure Guide for Local Plan Examinations (5th Edition) which was published in June 2019 has been appropriately referenced on the Examination Website with a document ID number [ID/2](#).

Hearing Sessions

The Council agrees to the provisional dates for the Examination hearing sessions and will do everything possible to assist its effective organisation and administration.

Scope of the Examination

The Council can confirm that the 'schedule of minor modifications following Regulation 19 consultation' has not been subjected to the same level of consultation as it was for the unmodified Regulation 19 Site Allocations Development Plan Document (DPD).

The proposed modifications relating to the McLaren Campus and the Poole Road Industrial Estate, taken together, as explained by footnote 4 have been subject to Sustainability Appraisal. A key purpose of the Sustainability Appraisal is to make sure that the proposals in the Site Allocations DPD are as sustainable as they can possibly be. The Sustainability Appraisal Tables for the McLaren Campus and Poole Road Industrial Estate (May 2019) have helped to achieve this objective by ensuring that appropriate measures are included in the proposals for their sustainable development. The Sustainability Appraisal has been done to the same level of detail using the same Sustainability Appraisal Framework as the main Sustainability Appraisal of the Site Allocations DPD. The proposed modifications are comprehensively appraised in their entirety. The examples given by footnote 4 of the Preliminary Matters such as air quality assessment are proposed modifications to the key requirements to address the effects identified by the Sustainability Appraisal. It demonstrates how the Sustainability Appraisal has informed the proposals. This is consistent with the general approach taken with the Sustainability Appraisal of the Site Allocations DPD.

The Council can confirm that the proposed modifications relating to the McLaren Campus and the Poole Road Industrial Estate have not been subject to Habitats Regulations Assessment. This is due to the nature of the proposed modifications. The proposed modifications to the Poole Road Industrial Estate is to ensure that the allocation is consistent with the parent Policy CS15 (Sustainable economic development) of the Core Strategy. The proposed modifications to the McLaren Campus does not change the existing operations on the site. It establishes the in-principle use of the site for McLaren operations without the need to demonstrate very special circumstances justification for each planning application. The details of any application will be scrutinised in the same manner as any other planning

application. The proposed modification appropriately includes a key requirement for an Appropriate Assessment of development on the site. The Council would welcome a direction from the Inspector in his recommendations on whether an HRA would be necessary, and will act accordingly.

The Council can confirm that it would like the Inspector to exercise his power to recommend main modifications to the Site Allocations DPD if they will prove necessary to the soundness and/or legal compliance of the DPD. The Council accepts that such main modifications will have to be consulted on at the appropriate stage of the Examination.

The Council can confirm that the July 2019 versions of the Site Allocations DPD ([WBC/SA/002A](#)), the Proposals Map ([WBC/SA/002B](#)) and the Insets Map ([WBC/SA/002C](#)) have been assigned document reference numbers and put on the Examination webpage. For the avoidance of doubt, the versions of the DPD, the Proposals Map and Insets Map referred to in this particular regard are the tracked changed versions that incorporate into the Regulation 19 versions of the DPD the Council's proposed schedule of modifications.

Housing Supply

The Council can confirm that an updated Five Year Housing Supply Position Statement (April 2019) ([WBC/SA/017](#)) has been published and put on the Examination webpage. A paper copy has been sent to the Inspector.

Neighbourhood Plans

There are three adopted Neighbourhood Plans in the Borough that are part of the development plan for the area. The Council can confirm that the adopted Neighbourhood Plans have been added to the Examination webpage. These are:

- Hook Heath Neighbourhood Plan ([WBC/SA/018](#)) - It was adopted to be effective from 22 October 2015. A paper copy has been sent to the Inspector.
- Pyrford Neighbourhood Plan ([WBC/SA/018](#)) - It was adopted to be effective from 9 February 2017. A paper copy has been sent to the Inspector.
- West Byfleet Neighbourhood Plan ([WBC/SA/020](#)) - It was adopted to be effective from 7 December 2017. A paper copy has been sent to the Inspector.

In addition to the adopted Neighbourhood Plans, the Council has also resolved to designate three Neighbourhood Forums and Neighbourhood Areas for the purposes of preparing Neighbourhood Plans. None of these have got an adopted Neighbourhood Plan, and it is highly unlikely that any of them will have an adopted Plan before the end of the year. They are:

- Byfleet Neighbourhood Forum and Neighbourhood Area - The Neighbourhood Area and Neighbourhood Forum applications were designated on 13 February 2014. The preparation of the Neighbourhood Plan has stalled. Relevant information about the designations can be accessed by this link: www.woking2027.info/neighbourhoodplanning/byfleetneighbourhoodplan.
- Brookwood and Bridley Neighbourhood Forum and Neighbourhood Area – The Neighbourhood Forum and Neighbourhood Area applications were designated on 10 July 2014. The preparation of the Neighbourhood Plan has stalled. Relevant

information about the designations can be found by this link:

www.woking2027.info/neighbourhoodplanning/brookwoodbridleyneighbourhoodplan.

- Hoe Valley Neighbourhood Forum and Hoe Valley Neighbourhood Area – The Neighbourhood Forum and Neighbourhood Area applications were designated on 25 July 2019. The Forum is actively gathering evidence about the main issues that the community would wish to be addressed in the Neighbourhood Plan. Relevant information about the designations can be accessed by this link:
www.woking2027.info/neighbourhoodplanning/hoevalley.

Infrastructure Capacity Study and Delivery Plan (the IDP)

The Council can confirm that the April 2018 draft of the IDP remains the most up to date version of the document. The Council views the IDP as a 'living document' and in accordance with Policy CS16 (Infrastructure delivery) of the Core Strategy has committed to review the IDP bi-annually (see paragraph 5.139 of the Core Strategy). The next review of the IDP is therefore due in Spring 2020.

Since the publication of the IDP, there have been two major updates that would have significant bearing in providing necessary infrastructure to support the delivery of the Site Allocations DPD. These are:

- **A245 mitigation study** - Highways England has accepted the proposed mitigation at the A245 / Seven Hills Road junction and have incorporated the proposals into their M25 J10 / A3 scheme. This scheme has been accepted by the Planning Inspectorate for formal examination and is subject to a Development Consent Order (DCO). This process is expected to commence late Autumn 2019, with representations needing to have been submitted by 6th September.
- **A320 Woking Town Centre Scheme** – The Government has awarded the Council £95M of Housing and Infrastructure Fund for major transport improvements at the town centre. The improvements include the replacement of the Victoria Arch with a new modern widened bridge. This will provide four traffic lanes under the bridge as well as 5 metre wide footpath and cycleway on both sides. This will significantly improve traffic flow at what is a key bottleneck at the town centre and also help unlock a number of sites for development. There are other highway improvements such as the removal of the one way gyratory south of Victoria Arch and the introduction of a two way carriageway, enhanced pedestrian and cycle paths and new controlled crossings for pedestrians and cyclists. The replacement bridge will be a fundamental component of Network Rail's proposed Woking Flyover rail enhancement scheme whereby trains on the Portsmouth Direct line will be grade separated from trains operating on the South Western Main line towards Basingstoke. This will significantly improve rail infrastructure in Woking and the wider south east as a whole. In particular, it will help improve overall capacity on the rail network.

Supplementary Planning Documents SPD)

The Council can confirm that copies of the following SPDs have been sent to the Inspector and made available on the Examination webpage:

- Parking Standards SPD ([WBC/SA/021](#))

- Climate Change SPD and Guidance Note ([WBC/SA/022](#) and [022A](#))
- Thames Basin Heaths Special Protection Areas Avoidance Strategy ([WBC/SA/023](#))
- Natural Working Strategy and supporting information ([WBC/SA/024](#) and [024A](#))
- Biodiversity Opportunity Areas ([WBC/SA/025](#))