



Woking Borough Council

Woking Site Allocations Development Plan Document (DPD)

Schedule of Proposed Further Modifications to the Regulation 19 consultation document arising from the Main Modifications Consultation

June 2021



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

Proposed Further Modifications arising from the Main Modifications Consultation

1. Proposed modifications arising from representations received during the Main Modifications Consultation that the Council would like to recommend for the Inspector to consider

Representor	Representation ID	Site ref (as amended) and/or MM ref	Proposed Modification	Text as it appears in Proposed Main Modifications Schedule	Modified text as proposed
Coplan Estates	06587/2	UA6: 2-24 Commercial Way and 13-28 High Street MM27	Although MM27 also refers to the need to retain any trees of demonstrable amenity value, we would note that there are no trees within the site and this should perhaps be amended.	xiii. The development should Retain any trees of <u>demonstrable</u> amenity value; <u>and provide appropriate landscaping, including P</u> proportionate on-site measures to support the creation, protection, enhancement and management of local biodiversity and Green Infrastructure;	xiii. The development should retain any trees of amenity value; <u>Provide appropriate landscaping, including P</u> proportionate on-site measures to support the creation, protection, enhancement and management of local biodiversity and Green Infrastructure;
Day Group Ltd	06626/2	UA10: MVA and Select House, Victoria Way MM43, MM44	It is noted that Proposed Allocation UA10 (MVA Select House, Victoria Way, GU21 6DD) – is not located within the 200m consultation zone for the Downside Goods Yard. Nonetheless, MM43 and MM44 propose to add a key development requirement and justification text requiring the development of the site to avoid impacts on the minerals functions and operational requirements of the Downside Goods Yard. Whilst this is not objected to – the error in referencing this site	xv. Avoid any impact, directly or indirectly, on the minerals function and operational requirements of the Downside Goods Yard rail aggregates depot. <u>6....and also with The Minerals Planning Authority in view of the site's location within the consultation zone of the safeguarded Downside Goods Yard rail aggregates depot, in accordance with Policy MC6 of the Surrey Minerals Plan.</u>	Delete key requirement xv. and text in paragraph 6 of the Reasoned Justification as the site is not within the consultation zone.

			as being located in the minerals consultation zone is flagged. For that reason no further (formal) comment is made on proposed MM43 & 44.		
West Byfleet Neighbourhood Forum	05004/2	MM4	Provide a more specific link that goes straight to the SANG table.	[Insert footnote x: The SANG table can be accessed at: www.woking2027.info/supplementary/tbhspaspd]	A specific page will be created to direct readers to the SANG Table. Link to be amended to read: [Insert footnote x: The SANG table can be accessed at: www.woking2027.info/allocations/sadpdexam/sangassignmentschedule]
The Rt Hon Jonathan Lord	04669/3	SA1 MM201	At point 9. -it is an 80 bed care home, not 8 bed care home.	9.....The site has planning permission, which is now being implemented, for the net addition of 177 homes, 75 unit assisted living accommodation, 8 bed care home and 900 sq.m of office floorspace.	9.....The site has planning permission, which is now being implemented, for the net addition of 177 homes, 75 unit assisted living accommodation, 80 bed care home and 900 sq.m of office floorspace.
Martin Grant Homes	03026/3	GB4 MM215 GB5 MM218 GB8 MM230	We would recommend that text within MMs 215, 218 and 230 is amended further as follows: <i>'...safeguarded to contribute to meeting the long term development needs of the Borough between 2027 and 2040'</i> [changes proposed by Martin Grant Homes in bold].	...is safeguarded to meet the long term development needs of the Borough between 2027 and 2040, in accordance with Policy SA1.	...is safeguarded to meet the long term development needs of the Borough between beyond 2027 and 2040 , in accordance with Policy SA1.
Cala Homes	06748/3	GB7: Nursery land adjacent to Egley Road MM226	Amend inconsistency in timescales: MM226 refers to 2023-2025, but MM227 indicates 2022-2027. Given that the DPD may not be adopted until 2021, the LPA should not regard	Anticipated timescale 2023-2025	Anticipated timescale 2022-2027

			early application for development as premature. MM226 should refer to 2022-2027 as it was always anticipated that development would be delivered on site from 2022 onwards.		
Octagon Developments Ltd	07034/1	GB9: Land surrounding West Hall MM239	Amend inconsistency in site area of GB9A. MM239 specifies an area of 1.1ha, but this is correctly specified as 1.72ha in PMM12.	<u>There is estimated to be approximately 14.8ha of net developable area for residential development, including 1.1ha for Traveller's accommodation</u>	<u>There is estimated to be approximately 14.8ha of net developable area for residential development, including 1.72ha for Traveller's accommodation</u>
Byfleet United Charities	07186/1	GB11: West Byfleet Junior and Infant School Playing Fields MM278	Change the legend description shown in Appendix H of the Proposed Main Modifications Schedule from 'Urban Open Space to Serve School' to 'Urban Open Space to Serve the Local Community'	Modification seeks to replace map at Appendix 3 of Regulation 19 Site Allocations DPD with an amended map show in Appendix H of the Proposed Main Modifications Schedule.	Amend map legend text to 'Urban Open Space to Serve School ' [see proposed map, with amended legend, in Appendix 1 below].
Burhill Developments Ltd	06402/2	GB17: Woking Palace MM266	The introduction to the policy should be changed to read: " In order to sustain and enhance the significance of Woking Palace, a Scheduled Monument, a development brief will be produced by the Council, as landowner, with the involvement of other stakeholders, and specifically Burhill Developments Ltd, through which access runs".	<u>In order to sustain and enhance the significance of Woking Palace, a Scheduled Monument, a development brief will be produced by the Council, as landowner, with the involvement of other stakeholders.</u>	<u>In order to sustain and enhance the significance of Woking Palace, a Scheduled Monument, a development brief will be produced by the Council as landowner of the Heritage Asset with the involvement of other stakeholders, including Burhill Developments Limited, who own the land through which access to the Heritage Asset is required</u>

Burhill Developments Ltd	06402/2	GB17: Woking Palace MM267	MM267 suggests that “the area in the Council’s ownership is illustrated on the Proposals Map”. However, this is not correct.	<p>6. ... and the potential to provide and enhance footpath and /cycle links within the site should improve. accessibility to those surrounding the site</p> <p><u>10. The area in the Council’s ownership is illustrated on the Proposals Map.</u></p>	<p>6. ... and the potential to provide and enhance footpath and /cycle links within the site should improve. accessibility to those surrounding the site. <u>In these and other regards, the owner of the access and the land surrounding the Woking Palace site (currently Burhill Developments Limited) will be a key stakeholder to be involved in the preparation of the development brief.</u></p> <p><u>10. The site, as illustrated on the Proposals Map, is largely in the Council’s ownership. Although the access route to the site is not in the Council’s ownership, the Council is licenced to use it.</u></p>
	06036/2 (and others)	MM239	That modification refers to Blackwood Copse which does not exist	<p>a. <u>the need for significant infrastructure measures required to provide vehicular access to and from the development with Parvis Road (the A245) – this is likely to include primary access from Parvis Road via a new roundabout at the junction with Blackwood Copse, subsequently through Green Belt land, and secondary access from the drive to West Hall for emergency purposes. The care home and existing West Hall properties would continue to be accessed via this unnamed road;</u></p>	<p>b. <u>the need for significant infrastructure measures required to provide vehicular access to and from the development with Parvis Road (the A245) – this is likely to include primary access from Parvis Road via a new roundabout at the junction with Blackwood Close, subsequently through Green Belt land, and secondary access from the drive to West Hall for emergency purposes. The care home and existing West Hall properties would continue to be accessed via this unnamed road;</u></p>

	06036/2 (and others)	MM239	Dodds Lane is a Bridleway – not a footpath	c. <u>improving accessibility to, from and through the site by connecting lack of pedestrian and cycle infrastructure (including crossing) that would link to the surrounding strategic pedestrian and cycle network, including Dodds Lane footpath adjacent to the southern boundary of the site (carrying out improvements to the existing footpath if necessary):</u>	c. <u>improving accessibility to, from and through the site by connecting lack of pedestrian and cycle infrastructure (including crossing) that would link to the surrounding strategic pedestrian and cycle network, including Dodds Lane adjacent to the southern boundary of the site (carrying out improvements to the existing surface if necessary);</u>												
McKay Securities	07206/1	MM62	The proposed approach would be out of step with the Core Strategy requirements.	<table border="1"> <tr> <th colspan="2"><u>Anticipated site yield</u></th> </tr> <tr> <th><u>Residential</u></th> <th><u>Community Uses</u></th> </tr> <tr> <td><u>67</u></td> <td><u>Re-provision of community/cultural and entertainment floorspace</u></td> </tr> </table>	<u>Anticipated site yield</u>		<u>Residential</u>	<u>Community Uses</u>	<u>67</u>	<u>Re-provision of community/cultural and entertainment floorspace</u>	<table border="1"> <tr> <th colspan="2"><u>Anticipated site yield</u></th> </tr> <tr> <th><u>Residential</u></th> <th><u>Community Uses</u></th> </tr> <tr> <td><u>67</u></td> <td><u>Provision of community/cultural and entertainment floorspace</u></td> </tr> </table>	<u>Anticipated site yield</u>		<u>Residential</u>	<u>Community Uses</u>	<u>67</u>	<u>Provision of community/cultural and entertainment floorspace</u>
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McKay Securities	07206/1	MM63	The proposed approach would be out of step with the Core Strategy requirements	ii. <u>Accord with Core Strategy Policy CS19: Social and community infrastructure – and in particular to re-provide community, cultural and entertainment floorspace of an area equivalent to that accommodated by the existing conferencing facilities at the Re-provision of the existing conference facility is a</u>	ii. <u>Accord with Core Strategy Policy CS19: Social and community infrastructure Re-provision of the existing conference facility is a prerequisite of redevelopment of this site;</u>												

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2. Changes to the Schedule of Proposed Proposals Map Main Modifications to the Regulation 19 Consultation Site Allocations DPD

Representor	Representation ID	Site ref (as amended) and/or MM ref	Proposed Modification	Text as it appears in Proposed Modifications to Proposals Map	Modified text as proposed
Byfleet United Charities	07186/1	GB11: West Byfleet Junior and Infant School Playing Fields PMM15	Change the legend description on the Proposals Map (PMM15) to Urban Open Space to Serve the Local Community.	Remove purple hatched area of 'Allocated Open Space'; designate only the school playing fields as 'Urban Open Space to Serve School' and the school buildings as 'Urban Area' (see Appendix I illustrating new extent of designation).	Remove purple hatched area of 'Allocated Open Space'; designate only the school playing fields as 'Urban Open Space' to Serve School and the school buildings as 'Urban Area' (see Appendix I illustrating new extent of designation). [see Appendix 2 below of amended map to replace that in Appendix I]

3. Changes to the Schedule of Proposed Additional Modifications to the Regulation 19 Consultation Site Allocations DPD

Representor	Representation ID	Site ref (as amended) and/or MM ref	Proposed Modification	Text as it appears in Proposed Main Modifications Schedule	Modified text as proposed
Surrey Wildlife Trust	02277/3	AM34	The document referred to here should be correctly referenced as: Biodiversity Opportunity Areas: the basis for realising Surrey's ecological network (SNP, revised 2019).	<ul style="list-style-type: none"> <u>Biodiversity Opportunity Areas: the basis for realising Surrey's ecological network (SNP, 2015)</u> 	<ul style="list-style-type: none"> <u>Biodiversity Opportunity Areas: the basis for realising Surrey's ecological network (SNP, revised 2019)</u>

Proposed Further Modifications arising from progress with sites since the Examination Hearings

The tables below outline suggested changes to the DPD to reflect progress with sites since the Examination Hearings.

1. Changes to the Schedule of Proposed Main Modifications to the Regulation 19 Consultation Site Allocations DPD

Site ref (as amended) and/or MM ref	Monitoring Update	Text as it appears in Proposed Main Modifications Schedule	Modified text as proposed																		
UA22: Ian Allan Motors, 63-65 High Street, Old Woking, GU22 9LN MM90, MM92, MM93	Development pursuant to PLAN/2020/0304 has commenced and will result in 47 net additional homes.	<p>MM90:</p> <table border="1" data-bbox="889 491 1400 619"> <tr> <td><u>Anticipated site yield</u></td> <td><u>Anticipated timescale</u></td> </tr> <tr> <td><u>Residential</u></td> <td><u>2022-2024</u></td> </tr> <tr> <td><u>24</u></td> <td></td> </tr> </table> <p>MM91:</p> <p>6. It is anticipated that the site could yield 24 net additional dwellings</p> <p>MM92:</p> <table border="1" data-bbox="889 898 1370 962"> <tr> <td><u>24 net additional dwellings by end of 2023/24</u></td> </tr> </table> <table border="1" data-bbox="889 994 1400 1150"> <tr> <td><u>Key dates to trigger potential action if there is significant under-provision</u></td> </tr> <tr> <td><u>2025/26</u></td> </tr> </table>	<u>Anticipated site yield</u>	<u>Anticipated timescale</u>	<u>Residential</u>	<u>2022-2024</u>	<u>24</u>		<u>24 net additional dwellings by end of 2023/24</u>	<u>Key dates to trigger potential action if there is significant under-provision</u>	<u>2025/26</u>	<p>MM 90:</p> <table border="1" data-bbox="1559 491 2128 619"> <tr> <td><u>Anticipated site yield</u></td> <td><u>Anticipated timescale</u></td> </tr> <tr> <td><u>Residential</u></td> <td><u>2020-2022</u></td> </tr> <tr> <td><u>47</u></td> <td></td> </tr> </table> <p>MM91:</p> <p>6. It is anticipated that the site could yield <u>47</u> net additional dwellings</p> <p>MM92:</p> <table border="1" data-bbox="1559 898 2040 962"> <tr> <td><u>47 net additional dwellings by end of 2021/22</u></td> </tr> </table> <table border="1" data-bbox="1559 994 2128 1150"> <tr> <td><u>Key dates to trigger potential action if there is significant under-provision</u></td> </tr> <tr> <td><u>2024/25</u></td> </tr> </table>	<u>Anticipated site yield</u>	<u>Anticipated timescale</u>	<u>Residential</u>	<u>2020-2022</u>	<u>47</u>		<u>47 net additional dwellings by end of 2021/22</u>	<u>Key dates to trigger potential action if there is significant under-provision</u>	<u>2024/25</u>
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2. Changes to Schedule of Proposed Proposals Map Modifications to the Regulation 19 Consultation Site Allocations DPD

Site ref and/or MM ref	Reason for modification	Text as it appears in the Schedule of Proposed Proposals Map Modifications	Amendments to Schedule of Proposals Map Modification
PMM9, SA1: Overall policy framework for land released from the Green Belt for development	Accuracy, to reflect correct site address	On the Proposals Map (Insets) add Insets '11. Stable Yard' and '12. Land to the South of Gabriel Cottage' (See Appendix E).	On the Proposals Map (Insets) add Insets '11. Stable Yard' and '12. Land to the South of Gabriel Cottage/ <u>Hillview</u> ' [see Appendix 3 below for amended map]

3. Changes to Schedule of Proposed Additional Modifications to the Regulation 19 Consultation Site Allocations DPD

Site ref (as amended) and/or MM ref	Reason for change	Text as it appears in Proposed Additional Modifications Schedule	Modified text as proposed by Officers				
AM8: Table 8	To reflect monitoring data	<p>The Council's development monitoring records indicate delivery to date of 17892,365 homes, between 1 April 2010 and 31 March 2017 (Table 8)</p> <p>Table 8: Residential completions 2010/11-20187/198</p>	<p>The Council's development monitoring records indicate delivery to date of 1789-2,668 homes, between 1 April 2010 and 31 March 2017 (Table 8)</p> <p>Table 8: Residential completions 2010/11-20197/2018</p> <p>[add two new columns to Table 8]:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="text-align: center;"><u>2018/19</u></th> <th style="text-align: center;"><u>2019/20</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;"><u>231</u></td> <td style="text-align: center;"><u>303</u></td> </tr> </tbody> </table> <p>Source: WBC monitoring records (October 2018February 2021)</p> <p>Based on up to date evidence in the SHLAA (2017) and the latest Housing Land Supply Position Statement, sufficient land has been <u>identified</u> to ensure the delivery of the residual 2,296830 homes, plus additional land to compensate for non-implementation.</p>	<u>2018/19</u>	<u>2019/20</u>	<u>231</u>	<u>303</u>
<u>2018/19</u>	<u>2019/20</u>						
<u>231</u>	<u>303</u>						

AM12: Table 12	To reflect monitoring data	<table border="1"> <thead> <tr> <th>Delivery mechanism</th> <th>Floorspace (sqm)</th> </tr> </thead> <tbody> <tr> <td>Core Strategy requirement 2010 - 2027</td> <td>93,960</td> </tr> <tr> <td>Retail completions</td> <td>8,631</td> </tr> <tr> <td>Residual requirement to 2027 across the Borough</td> <td>85,269</td> </tr> </tbody> </table>	Delivery mechanism	Floorspace (sqm)	Core Strategy requirement 2010 - 2027	93,960	Retail completions	8,631	Residual requirement to 2027 across the Borough	85,269		<p>Table 12 summarises how additional retail floorspace (Use Classes A1 – A5) will be delivered between 2010 and 2027. The broad phasing for the delivery of retail in Woking Town Centre is as set out in Core Strategy Policy CS2 – <i>Woking Town Centre</i>.</p> <p>Table 12: Retail (Use Classes A1, A2, A3, A4 and A5)</p> <table border="1"> <thead> <tr> <th>Delivery mechanism</th> <th>Floorspace (sqm)</th> </tr> </thead> <tbody> <tr> <td>Core Strategy requirement 2010 – 2027</td> <td>93,960</td> </tr> <tr> <td>Retail completions 2010/11 – 2017/18</td> <td>9,293 8,634</td> </tr> <tr> <td>Residual requirement to 2027 across the Borough</td> <td>84,607 85,239</td> </tr> </tbody> </table>	Delivery mechanism	Floorspace (sqm)	Core Strategy requirement 2010 – 2027	93,960	Retail completions 2010/11 – 2017/18	9,293 8,634	Residual requirement to 2027 across the Borough	84,607 85,239
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AM17 UA5: The Cornerstone, The Broadway and Elizabeth House, Duke Street, Woking, GU21 5AS	To reflect updated planning history	The site currently has an unimplemented Prior Approval (PLAN/2016/1433) for the change of use from office to residential.	The site currently has an unimplemented Prior Approval (PLAN/2016/1433) for the change of use from office to residential. A change of use development to accommodate 94 new dwellings (PLAN/2019/0645) commenced in July 2020.																	
AM24 UA25: 101-121 Chertsey Road, Woking, GU21 5BW	To reflect updated planning history	3. Two Prior Approval applications have recently been approved for the conversion of offices to apartments (references PLAN/2018/1301 and PLAN/2017/0891)	3. At 121 Chertsey Road, 25 dwellings have been delivered under permissions PLAN/2018/1301 and PLAN/2018/1320. At 111 Chertsey Road, 58 dwellings have been delivered under permissions PLAN/2019/0038 and PLAN/2018/1167. At 101-107 Chertsey Road, development is underway to deliver 22 dwellings under permission PLAN/2019/1156.																	
AM30: GB11: Broadoaks, Parvis Road, West Byfleet, KT14 6LP	A consequential amendment to ensure consistency with AM47	Policy CS15: <i>Sustainable economic development</i> recognises and safeguards the site for use as a high quality business park. The site is allocated for employment development comprising around 16,722 sqm offices.	Policy CS15: <i>Sustainable economic development</i> recognises and safeguards the site for use as a high quality business park. The site is allocated for employment development comprising around 16,722 sqm offices.																	
AM34 Appendix 1, p333	To reflect updated evidence base	Not applicable	<p>Strategic context:</p> <ul style="list-style-type: none"> Surrey Waste Local Plan 2019-2033 (2020) Annual Monitoring Report (2019/20) <p>Sustainable economic development:</p> <ul style="list-style-type: none"> Retail Topic Paper (November 2019) 																	

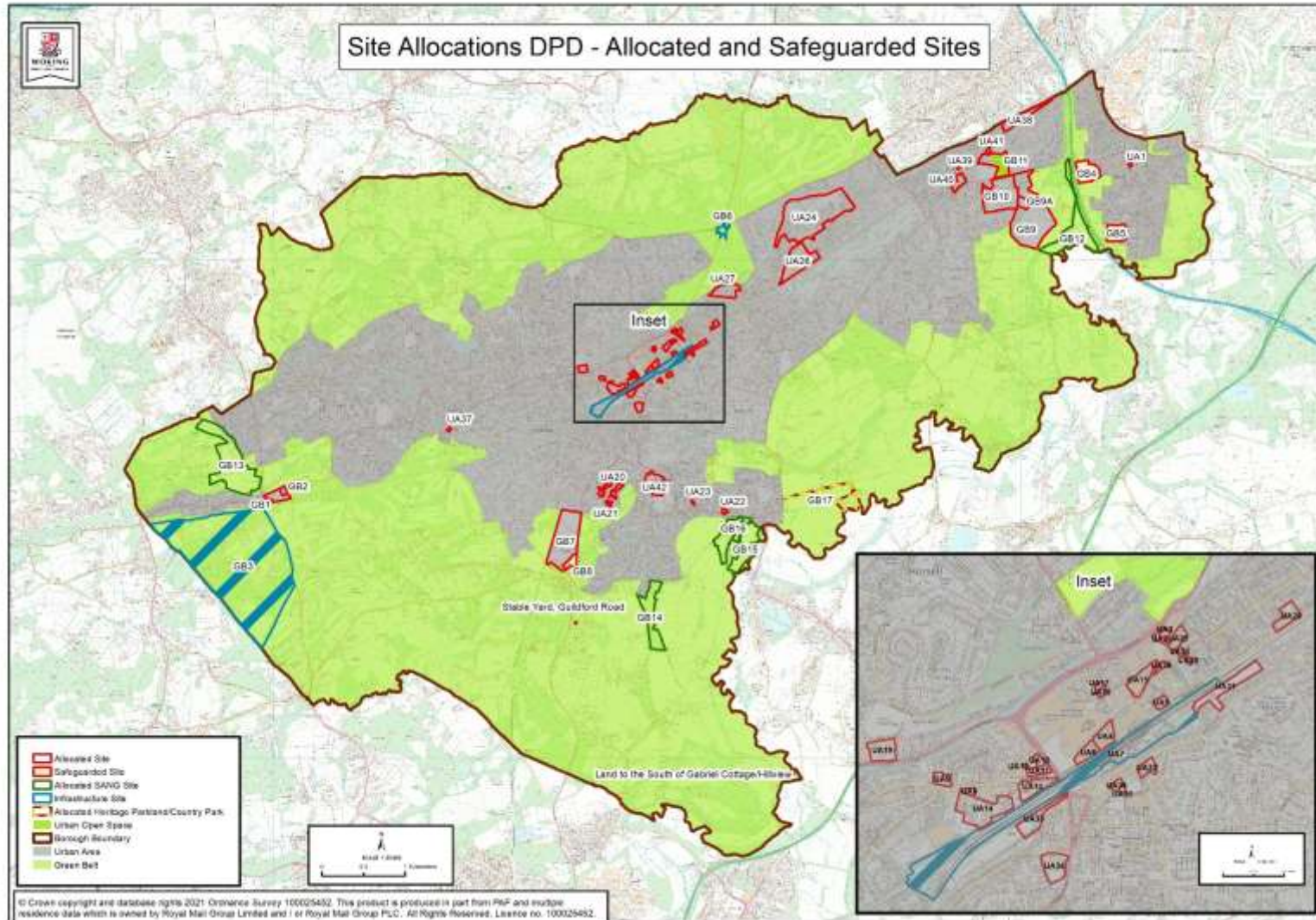
			<p>Infrastructure delivery:</p> <ul style="list-style-type: none"> • The Surrey County Council Developer Contribution Guide (November 2020) • Infrastructure Funding Statement (December 2020)
AM52: Appendix 6	To reflect updated planning history	Not applicable	<p>[Add the below text to the following sections]</p> <p>Sites under construction and/or delivered and/or unlikely to be delivered within the plan period:</p> <ul style="list-style-type: none"> • UA5 (Regulation 19 DPD reference) – The Cornerstone, The Broadway and Elizabeth House, Duke Street – development is likely to complete in spring 2021. • UA41 (Regulation 19 DPD reference) – Car park to the east of Enterprise House, Station Approach, West Byfleet – development is nearing completion. <p>With the exception of UA5 and UA41 (Regulation 19 DPD reference), these sites have been deleted from the Site Allocations DPD. Where relevant, estimated yields will be reflected in the residual amount of land that has to be identified to meet development requirements.</p> <p>Sites that have been partially delivered:</p> <ul style="list-style-type: none"> • UA26 (Regulation 19 DPD reference) – At 121 Chertsey Road, 25 dwellings have been delivered under permissions PLAN/2018/1301 and PLAN/2018/1320. At 111 Chertsey Road, 58 dwellings have been delivered under permissions PLAN/2019/0038 and PLAN/2018/1167. At 101-107 Chertsey Road, development is underway to deliver 22 dwellings under permission PLAN/2019/1156. • UA27 (Regulation 19 DPD reference) – Forsyth Road Industrial Estate – River Court and Wells Court, within the allocation, are substantially complete through a series of prior approvals from office to residential. The loss of employment land is not significant enough to undermine the Council’s economic objectives and requirements. The allocated quantity of industrial/warehousing floorspace should remain to assist with delivery of the plan’s requirements, as assessed in the Employment Topic Paper (2018). <p>Sites that are at a very early stage of commencement:</p> <ul style="list-style-type: none"> • UA22 (Regulation 19 DPD reference) – Ian Allan Motors, 63-65 High Street Old Woking – Redevelopment of the site for 47 net additional dwellings is at an early stage of commencement. <p>Update on evidence base studies</p> <ul style="list-style-type: none"> • Retail Topic Paper (2019 update) • Habitat Regulations Assessment (HRA) Addendum to accompany Main Modifications consultation • Sustainability Appraisal (SA) Addendum to accompany Main Modifications consultation • Annual Monitoring Report (2019/20 update) • Surrey Waste Local Plan 2019-2033

Not applicable: Table 5	To reflect updated planning history	Not applicable	<table border="1"> <tr> <td>UA5</td> <td>SHLAACAN002: The Cornerstone, The Broadway and Elizabeth House</td> <td>Residential including Affordable Housing, offices</td> <td>158-94 dwellings (SHLAA, 2017) 1000 additional sqm office floorspace (6000 sqm gross)</td> </tr> <tr> <td>UA22</td> <td>SHLAAHOE015: Ian Allan Motors, 63-65 High Street, Old Woking, GU22 9LN</td> <td>Residential including Affordable Housing</td> <td>4724 dwellings (SHLAA, 2017)</td> </tr> </table>	UA5	SHLAACAN002: The Cornerstone, The Broadway and Elizabeth House	Residential including Affordable Housing, offices	158-94 dwellings (SHLAA, 2017) 1000 additional sqm office floorspace (6000 sqm gross)	UA22	SHLAAHOE015: Ian Allan Motors, 63-65 High Street, Old Woking, GU22 9LN	Residential including Affordable Housing	4724 dwellings (SHLAA, 2017)		
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UA22	SHLAAHOE015: Ian Allan Motors, 63-65 High Street, Old Woking, GU22 9LN	Residential including Affordable Housing	4724 dwellings (SHLAA, 2017)										
Throughout DPD	To reflect updated planning history	Not applicable	[Rename site; amend all references in the DPD as below]: Land to the South of Gabriel's Cottage/ Hillview , Blanchards Hill										
Not applicable	To reflect updated evidence base	Not applicable	[Update 'Key evidence base' sections to reflect updated evidence base as follows: GB6, GB12, GB13, GB15, GB16, GB17 – insert 'Biodiversity Opportunity Areas: the basis for realising Surrey's ecological network (SNP, revised 2019) UA4, UA6, UA9, UA11, UA13, UA15, UA24, UA25, UA41, UA42, UA44 – insert 'Retail Topic Paper (November 2019)']										
Not applicable: Table 10	To reflect monitoring data	Not applicable	<p>Table 10 summarises how additional office floorspace (Use Class B1) will be delivered between 2010 and 2027.</p> <p>Table 10: Offices (Use Class B1)</p> <table border="1"> <thead> <tr> <th>Delivery mechanism</th> <th>Floorspace (sq m)</th> </tr> </thead> <tbody> <tr> <td>Core Strategy requirement 2010 – 2027</td> <td>28,000</td> </tr> <tr> <td>Completions and outstanding commitments at 2009</td> <td>34,115</td> </tr> <tr> <td>Total B1-office requirement to 2027</td> <td>62,115</td> </tr> <tr> <td>Completions and outstanding commitments 2010 - 202018</td> <td>-45,013 47,384</td> </tr> </tbody> </table>	Delivery mechanism	Floorspace (sq m)	Core Strategy requirement 2010 – 2027	28,000	Completions and outstanding commitments at 2009	34,115	Total B1-office requirement to 2027	62,115	Completions and outstanding commitments 2010 - 202018	-45,013 47,384
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Completions and outstanding commitments at 2009	34,115												
Total B1-office requirement to 2027	62,115												
Completions and outstanding commitments 2010 - 202018	-45,013 47,384												

			<p>B1-Office floorspace to be delivered accounting for completions and commitments 2010 - 202018</p> <p>107,128 409,496</p>														
			<p>Additional B1-office floorspace to be provided in the Urban Area 2018-2027 through the Site Allocations DPD</p> <p>73,259 98,307</p>														
			<p>Additional B1-office floorspace through Green Belt release 2018-2027 in the Site Allocations DPD</p> <p>0</p> <p>(Note: Broadoaks floorspace is counted in the commitments figure)</p>														
			<p>Balance</p> <p>-33,869 41,189</p>														
Not applicable: Table 11	To reflect monitoring data	Not applicable	<table border="1"> <thead> <tr> <th>Delivery mechanism</th> <th>Floorspace (sq m)</th> </tr> </thead> <tbody> <tr> <td>Core Strategy requirement 2010 – 2027</td> <td>20,000</td> </tr> <tr> <td>Completions and outstanding commitments at 2009</td> <td>3,097</td> </tr> <tr> <td>Total B8 requirement to 2027</td> <td>23,097</td> </tr> <tr> <td>Completions and outstanding commitments 2010 - 202018</td> <td>-12,926 43,153</td> </tr> <tr> <td>B8 floorspace to be delivered accounting for completions and commitments 2010 - 202018</td> <td>36,023 36,250</td> </tr> <tr> <td>Additional B8 floorspace in the Urban Area 2018 – 2027 through the Site Allocations DPD</td> <td>28,600</td> </tr> </tbody> </table>	Delivery mechanism	Floorspace (sq m)	Core Strategy requirement 2010 – 2027	20,000	Completions and outstanding commitments at 2009	3,097	Total B8 requirement to 2027	23,097	Completions and outstanding commitments 2010 - 20 2018	-12,926 43,153	B8 floorspace to be delivered accounting for completions and commitments 2010 - 20 2018	36,023 36,250	Additional B8 floorspace in the Urban Area 2018 – 2027 through the Site Allocations DPD	28,600
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				Additional B8 floorspace through Green Belt release 2018-2027 in the Site Allocations DPD	0	
				Balance	-7,423,7,650	

APPENDIX 1: PROPOSED FURTHER MODIFICATION TO LEGEND OF MAP TO INCLUDE AT APPENDIX 3 OF SITE ALLOCATIONS DPD (APPENDIX H OF PROPOSED MAIN MODIFICATION SCHEDULE)



APPENDIX 2: AMENDED PROPOSALS MAP LEGEND FOR WEST BYFLEET JUNIOR AND INFANT SCHOOL PLAYING FIELDS AT APPENDIX I OF PMM SCHEDULE



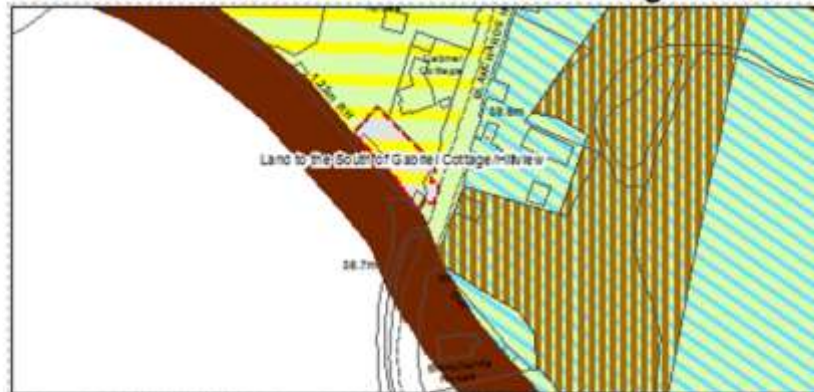
APPENDIX 3: PROPOSED CHANGES TO INSETS MAPS 11 AND 12 AND UPDATED KEY, TO REPLACE MAP AT APPENDIX E OF PPMM SCHEDULE



11. Stable Yard



12. Land to the South of Gabriel Cottage/Hillview



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