



Woking Borough Council

Woking Site Allocations Development Plan Document (DPD)

Schedule of Proposed Additional Modifications to the Regulation 19 consultation document, including further proposed additional modifications as a result of the consultation on the Main Modifications

August 2021



Produced by the Planning Policy Team

For further information please contact:

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

(All page, policy, section and paragraph references refer to the Woking Borough Council Site Allocations Development Plan Document, Regulation 19 Consultation version, published for consultation on 5th November 2018. The examination reference for this document is WBC/SA/001).

The schedule below sets out a series of proposed minor modifications to the Woking Site Allocations DPD. Text added is shown as underlined and deleted text is shown as ~~strikethrough~~.

These additional (minor) modifications to the DPD were not subject to formal consultation and were provided for further clarity only.

Mod no.	Paragraph / Section / Page number of DPD	Proposed Minor Modification
AM1	'How to involved and have your say' and 'what happens next', p1-2	<p>How to get involved and have your say</p> <p>This is the Council's Draft Site Allocations Development Plan Document (DPD) for Woking Borough. This document is being published for Regulation 19 consultation to give you a final opportunity to submit representations. These will be taken into account before the Publication version of the DPD is submitted to the Secretary of State for Public Examination.</p> <p>The main purpose of the DPD is to identify and allocate specific sites to enable the delivery of the Woking Core Strategy (2012). The Site Allocations DPD also takes a long term strategic view of the future and safeguards land for residential development beyond the present Plan period (between 2027 and 2040). The DPD is being published for Regulation 19 public consultation for a period of six weeks. The Regulation 19 consultation is the final opportunity for you to comment on the Site Allocations DPD before it is submitted to the Secretary of State for examination.</p> <p>It is important that you are involved in the preparation of the Site Allocations DPD as it enables your views to be considered in shaping the planning of local development sites.</p> <p>The consultation period for the DPD is between 5 November 2018 and 17 December 2018 (by 5.00pm). Representations made at this stage of the process should relate to one of the tests of soundness. To be sound, the Site Allocations DPD should be positively prepared, justified, effective and consistent with national policy. It must also satisfy the legal and procedural requirements. For full details of the tests of soundness see paragraph 35 of the National Planning Policy Framework (NPPF). You are encouraged to send any representations that you may have.</p> <p>The Site Allocations DPD and its supporting Sustainability Appraisal Report, Habitat Regulations Assessment and Proposals Map are available for inspection at the following venues:</p> <ul style="list-style-type: none"> • Woking Borough Council, Civic Offices, Gloucester Square, Woking, GU21 6YL. • Monday to Friday 9am – 4.45pm • Woking, Byfleet, West Byfleet and Knaphill libraries. Please www.surreycc.gov.uk for • address and opening times of the libraries • On the website at www.woking2027.info, and • At consultation events. Further details can be found on the Council's website www.woking2027.info. <p>You can submit your comments through a variety of means:</p> <ul style="list-style-type: none"> • The Council's preference is to complete the online representation form (see www.woking2027.info) • Alternatively complete a representation form and return this by email to planning.policy@woking.gov.uk. • You can email your comments to planning.policy@woking.gov.uk.

		<p>● If you are unable to submit your representation electronically, then you can post your representation form or a letter to: The Planning Policy team, Woking Borough Council, Civic Offices, Gloucester Square, Woking, Surrey, GU21 6YL</p> <p>Please note that the Council cannot accept confidential or anonymous representations and representations must be received by no later than 5pm on 17 December 2018.</p> <p>Representations may be accompanied by a request to be notified at a specified postal or email address of any of the following:</p> <ul style="list-style-type: none"> ● That the Site Allocations DPD has been submitted to the Secretary of State for Independent Examination; ● The publication of the recommendations of any person appointed to carry out an Independent Examination of the DPD; and ● The adoption of the DPD. <p>If you require this notification, please remember to specify this on the representation form and provide your preferred contact details.</p> <p>All representations received will be published on the Council's website and made available for inspection at Civic Offices following the conclusion of the consultation period. Representations will be identifiable by name and organisation. Any other personal information provided will be processed by Woking Borough Council in line with the Data Protection Act 1998 and the General Data Protection Regulations (GDPR.)</p> <p>What happens next?</p> <p>After the consultation period, all duly made representations received together with the DPD and its supporting documents will be submitted to the Secretary of State for Independent Examination. Any persons or organisations that submit a representation during the Regulation 19 consultation will be notified of the details of the Examination once a date has been set.</p> <p>If you have any questions on the document or plan making process, please do not hesitate to contact the Planning Policy Team on 01483 743871 or email planning.policy@woking.gov.uk.</p>
AM2	Title of Section B (p.3,5,12,16,232)	Development and infrastructure sites to be taken out of the Green Belt <u>or washed over by the Green Belt</u>
AM3	'Purpose', p4	The Core Strategy makes provision for the delivery of 4,964 net additional dwellings, 28,000 sqm of additional office floorspace, 20,000 sqm of warehouse floor space, 93,9600 sqm of retail floorspace for the period between 2010 and 2027
AM4	'Purpose', p4	Your comments are important to help us ensure the DPD is 'sound'. In order to be sound, the Site Allocations DPD should be positively prepared, justified, effective and consistent with national policy. It must also satisfy the legal and procedural requirements. The representations you provide during this consultation should reflect the tests of soundness and will be considered before the document is submitted to the Secretary of State for Independent Examination. This is therefore the final opportunity to submit representations before the Independent Examination.
AM5	Table 1: Structure of the Site Allocations, p5 and p6	[Alter table to reflect new structure, and insert a monitoring section at the end to read: " <u>Tables are included to monitor the delivery of the policy and allocated uses.</u> "]

AM6	Tables 2, 3 and 4 pp6-15	[Amend the fifth column of Tables 2, 3 and 4 titled 'Timing of delivery' to reflect timings put forward in the Main Modifications Schedule] [Amend individual rows as follows]:			
		UA3	Chester House, 76-78 Chertsey Road, Woking, GU21 5BJ	Canalside	Offices, <u>Residential including Affordable housing</u>
		UA13	30-32 Goldsworth Road, Woking Railway and Athletic Club, Systems House and Bridge House, Goldsworth Road, Woking GU21 6JT	Canalside	Residential, offices, retail <u>and community uses</u>
		UA14	Poole Road Industrial Estate, Woking GU21 6EE	Canalside	Offices, warehousing, new Energy Station <u>and potentially an element of residential use</u>
		UA15	The Big Apple American Amusements Ltd, H.G. Wells Conference Centre, the former Rat and Parrot PH and 48-58 Chertsey Road, Woking, GU21 5AJ	Canalside	Community, leisure, offices, <u>retail and</u> residential including Affordable Housing
		UA23	Elmbridge House, Elmbridge Lane, Kingfield, GU22 9AW	Hoe Valley	Residential including Affordable House
		UA36	Land at Bradfield Close and 7 York Road, GU22 7XH	Mount Hermon	Residential including Affordable Housing
		UA37	Owen House and The Crescent, Heathside Crescent, Woking, GU22 7AG	Mount Hermon	Offices, r Residential including Affordable Housing
		GB9	Land adjacent to Hook Hill Lane, Hook Heath, Woking GU22 0PS	St John's Hook Heath Heathlands	To meet long term Green Infrastructure needs
		GB17	Woking Palace, Carters Lane, Old Woking GU22 8JQ	Hoe Valley	Heritage Parkland/Country Park <u>Uses to be decided</u>

AM7	Introduction; 'identifying sites for allocation', p15	A similarly robust methodology was used to assess and identify sites in the Green Belt for future development, as explained in the Green Belt boundary review report (GBBR) .								
AM8	Table 8 – Residential completions 2010/11 - 2017/18, p17	<p>The Council's development monitoring records indicate delivery to date of 17892,668 homes, between 1 April 2010 and 31 March 20172020 (Table 8).</p> <p>Table 8: Residential completions 2010/11-2017/182019/20</p> <p>[add two new columns to Table 8]:</p> <table><tr><td>2018/19</td><td>2019/20</td></tr><tr><td>231</td><td>303</td></tr></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 identified to ensure the delivery of the residual 2,296830 homes, plus additional land to compensate for non-implementation.</p>			2018/19	2019/20	231	303		
2018/19	2019/20									
231	303									
AM9	'Housing, including Affordable Housing', p18	The latest SHLAA was published in April 2014 November 2018 . The revised figures have informed the DPD and have been published on the Council's website.								
AM10	'Traveller accommodation', p19	There is also the opportunity to provide Traveller pitches at Land surrounding West Hall (GB 9A13) which has been identified in the GBBR for release from the Green Belt to meet development needs up to 2027. Proposal sites GB2 and GB 9A13 are therefore proposed to be released from the Green Belt and will make a contribution towards meeting Travellers' accommodation needs.								
AM11	Table 9: Traveller pitch delivery 2010-2040, p19	<table><tr><th>Delivery mechanism</th><th>Number of additional pitches</th></tr><tr><td>Traveller pitch requirement</td><td>19 (2012-2027)</td></tr><tr><td>Proposal Sites</td><td>6 at Five Acres (Proposal Site GB2) 15 at Land surrounding West Hall, Parvis Road (Proposal Site GB9A13) 1 at Land to the South of Gabriel Cottage, Blanchards Hill 1 at Stable Yard, Guildford Road</td></tr></table>	Delivery mechanism	Number of additional pitches	Traveller pitch requirement	19 (2012-2027)	Proposal Sites	6 at Five Acres (Proposal Site GB2) 15 at Land surrounding West Hall, Parvis Road (Proposal Site GB 9A13) 1 at Land to the South of Gabriel Cottage, Blanchards Hill 1 at Stable Yard, Guildford Road		
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		<div>Temporary permissions with in-principle support for permanent pitches</div> <div>Total 2010-2027</div> <div>Traveller pitch requirement</div> <div>Safeguarded Sites</div>	<div>4 at Land to the south of Murrays Lane, Byfleet</div> <div>1 at Land to the south of Gabriel's Cottage, Blanchards Hill</div> <div>1 at Stable Yard, Guildford Road</div> <div>2723</div> <div>11 (2027-2040)</div> <div>The Council will identify specific site(s) to provide Traveller accommodation on safeguarded land through a future review of the Site Allocations DPD or the Core Strategy.</div>									
AM12	Table 12: Retail (Use Classes A1, A2, A3, A4 and A5), p22	<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><tr><th>Delivery mechanism</th><th>Floorspace (sqm)</th></tr><tr><td>Core Strategy requirement 2010 – 2027</td><td>93,9600</td></tr><tr><td>Retail completions 2010/11-2017/18</td><td>9,2938,634</td></tr><tr><td>Residual requirement to 2027 across the Borough</td><td>84,60785,239</td></tr></table>			Delivery mechanism	Floorspace (sqm)	Core Strategy requirement 2010 – 2027	93,9600	Retail completions 2010/11-2017/18	9,2938,634	Residual requirement to 2027 across the Borough	84,60785,239
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AM13	Transport infrastructure, p24	<p>This includes the replacement of the Victoria Arch and an improvement to the road network. <u>The Council has been awarded £95 million for the A320 Woking Town Centre project through the Housing Infrastructure Fund (HIF).</u></p>										
Policy UA2:Trizancia House and Woodstead House, Chertsey Road, Woking, GU21 5BJ												
AM14	Reasoned Justification (Paragraphs 1-4)	<div><div>1. The site is located within Woking Town Centre and is located on a main road into the Town Centre from Victoria Way and the M25. It currently comprises of offices. The site is within Woking Town Centre High Accessibility Zone.</div><div>2. The existing buildings are between three and four storeys in height are currently vacant and appear to have been so for some time. Both Woodstead House and Trizancia House have been demolished. <u>The latter building comprised of offices, which were vacant for some time and subsequently approved for demolition and use as a temporary car park</u></div></div>										

		<p>(PLAN/2015/0111). There is opportunity here to redevelop these outdated offices to <u>for redevelopment of the whole site to deliver a mixed use scheme of residential and office s uses.</u></p> <p>The adjacent site, comprising Kings Court, Thomson House, has planning permission (PLAN/2014/1263) for the demolition of the existing buildings and the erection of an 8 storey office building (B1a) of 9,274sqm floorspace. This permission is currently being implemented.</p> <p>Trizancia House and Chester House were refused planning permission (dismissed on appeal) (PLAN/2014/0759) for an outline application proposing a mixed use development comprising of an eight storey building (Block A) for offices, restaurant, residential staff and leisure accommodation and an 11 storey building (Block B) for offices partly at the first floor and 64 flats, with a residents' gym and games room with communal roof garden following demolition of the existing buildings.</p>
Policy UA3: Chester House, 76-78 Chertsey Road, Woking, GU21 5BJ		
AM15	Reasoned Justification (Paragraph 3)	Chester House as well as Trizancia House (UA2) were refused planning permission (and dismissed on appeal) (PLAN/2014/0759) for an outline application proposing a mixed use development comprising of an eight storey building (Block A) for offices, restaurant, residential staff and leisure accommodation and an 11 storey building (Block B) for offices partly at the first floor and 64 flats, with a residents' gym and games room with communal roof garden following demolition of the existing buildings. The Council will support the comprehensive redevelopment of the site in order to maximise the efficient use of land. However development proposals for individual elements of the site will be considered on their own merits.
Policy UA4: 1-12 High Street and 26-34 Commercial Way, Woking, GU21 6EN		
AM16	Reasoned Justification (new paragraph)	6. <u>The Council will support the comprehensive redevelopment of the site to maximise the efficient use of land. However, a phased approach would be considered on its own merits as long as it is underpinned by a development framework or masterplan which sets out a clear vision for the entire site, to ensure that phasing does not compromise the overall delivery of other parts of the site.</u>
Policy UA5: The Cornerstone, The Broadway and Elizabeth House, Duke Street, Woking, GU21 5AS		
AM17	Reasoned Justification (Paragraph 3)	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.
Policy UA6: 2-24 Commercial Way and 13-28 High Street, Woking, GU21 6BW		
AM18	Reasoned Justification (Paragraph 5)	5. It is anticipated that the site could yield at least 50 net additional dwellings. The site is also anticipated to yield at least 400 sqm <u>net additional</u> office floorspace (2000 sqm gross) and retail floorspace. This indicative residential capacity of the site has been subject to scrutiny as part of the Core Strategy Examination and considered to be reasonable.
Policy UA10: MVA and Select House, Victoria Way, Woking, GU21 6DD		
AM19	Reasoned Justification (Paragraph 2)	Planning permission was granted (PLAN/2011/0120, extension of earlier planning permission PLAN/2007/0688) for the redevelopment of the site into a 17 storey high speculative office building (Altura), including restaurant/bar and community facilities. This permission has now expired.
Policy UA14: Poole Road Industrial Estate, Woking, GU21 6EE		
AM20	Reasoned Justification (Paragraph 2)	Although the site is not within Woking Town Centre, it is in close proximity to it and therefore has excellent access to public transport, services and facilities. The site is therefore considered to be suitable for intensification of employment use to provide for offices and warehousing. It is anticipated that the could yield at least 49,000SqM (gross) office and/or warehousing floorspace, as

		well as a new Energy Station as identified in the Infrastructure Delivery Plan, to facilitate expansion of the existing energy network in the Town Centre. <u>There is extant planning permission for a 2,658SqM Energy Centre (PLAN/2018/1362) at the site.</u> In accordance with Core Strategy Policy CS15: <i>Sustainable economic development</i> , a redevelopment proposal which includes an element of residential use will be supported if it does not result in an overall loss of employment floorspace anticipate to be delivered on the site to meet the requirements of the Core Strategy.
Policy UA16: Chertsey House, 61 Chertsey Road, Woking, GU21 5BN		
AM21	Reasoned Justification (Paragraph 2)	Planning permission was granted in 2001 (PLAN/2001/0724) to increase the size of the building by two storeys but this has not been implemented and the permission has now expired.
Policy UA20: Backland gardens of houses facing Ash Road, Hawthorn Road, Willow Way & Laburnum Road (Barnsbury sites 1 & 2), Barnsbury Farm Estate, Woking, GU22 0BN		
AM22	Amended Policy	This 1.9ha site, which comprises of 1. <u>04</u> ha. 'Barnsbury 1' and 0. <u>98</u> ha. 'Barnsbury 2', is allocated for residential development including Affordable Housing
Policy UA25: Land within Sheerwater Priority Place, Albert Drive, Woking, GU21 5RE		
AM23	Reasoned Justification (Paragraph 4)	<u>4.</u> A comprehensive redevelopment scheme for the site is currently being prepared. A planning application was submitted in 2016. A revised application for later phases of the scheme was submitted early in 2018 and is currently under consideration (part outline, part full) was permitted subject to legal agreement in April 2019. <u>The first phase of redevelopment commenced in September 2019.</u>
Policy UA26: 101-121 Chertsey Road, Woking, GU21 5BW		
AM24	Reasoned Justification (Paragraph 3-4)	<p>121 Chertsey Road was granted planning permission in 2010 for the erection of a part three and part six storey office building (PLAN/2010/0749). The development was not implemented at the time. A similar scheme was granted planning permission in 2015 (PLAN/2014/1196). There is an application (PLAN/2017/0559) for a C2/C3 scheme for the site which is currently being determined.</p> <p>Waterman House (101-107 Chertsey Road) currently has unimplemented planning permission (subject to a legal agreement) for the demolition of the existing building and the construction of a five storey office building with underground parking (PLAN/2008/0683 and PLAN/2012/0461). As neither development scheme has yet come forward for development, there is the possibility for a comprehensive redevelopment of the site.</p> <p>3. <u>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.</u></p>
Policy UA44: Woking Football Club, Woking Gymnastic Club, Woking Snooker Club, Westfield Avenue, Woking, GU22 9AA		
AM25	Introduction, p228	[Add aerial photography of the site – see Appendix A]
AM26	Amended Policy	x. Provide effective access arrangements that are safe and suitable for all users, including highway improvements at the junction of the site with <u>Knaphill Kingfield</u> Road and Westfield Avenue if required;
Policy GB1: Land south of Brookwood Lye Road, Brookwood, GU24 0EZ		

AM27	Reasoned Justification (Paragraph 2)	2. It is anticipated that the site could yield 93 dwellings (calculated at a density of 35 dph). The site has good access to Brookwood Station and local services by foot and bicycle.
Policy GB5: Land to the south of Rectory Lane, Byfleet, KT14 7NE		
AM28	Reasoned Justification (Paragraph 1)	1. This site adjoins the existing urban area of Byfleet to the north, close to the line of the M25 and to the immediate south of Rectory Lane. Accessed via a bridleway, the site # comprises a large flat paddock together with a recreation ground with trees and hedges on its boundaries, and includes an area of protected trees in the centre, accessed via a bridle way. The Green Belt Boundary boundary review <u>Review</u> (GBBR) describes the site as highly suitable for removal from the Green Belt.
Policy GB10: Land surrounding West Hall, Parvis Road, West Byfleet, KT14 6EY		
AM29	Amended Policy (key requirements 18 and 21)	<p>iii. (a) The need for significant infrastructure measures 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<u>Close</u>, subsequently through the Green Belt, 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</p> <p>...</p> <p>(c) Improving accessibility to, from and through the site by connecting to the surrounding strategic pedestrian and cycle network, including Dodds Lane footpath<u>bridleway</u>, adjacent to the southern boundary of the site (carrying out improvements to the existing footpath<u>bridleway</u> if necessary).</p>
Policy GB11: Broadoaks, Parvis Road, West Byfleet, KT14 6LP		
AM30	Reasoned Justification (Paragraph 1, 2)	<p>1. The site has an extant planning 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 <u>has been</u> important <u>to the economic strategy of the Core Strategy</u> as no other similar sites are available within the Borough.</p> <p>2. There is <u>extensive planning history associated with this site. Most recently, in February 2019, planning permission was granted for 177 C3 dwellings, 155 C2 residential units and 900m2 of office floorspace (PLAN/2018/0359). Works to implement this permission have begun.</u> an extant planning permission, part implemented, for B1-use employment development, which includes a substantial package of A245 highway works (appeal decision PLAN/1998/0340). Permission was granted in 2011 for a change of use of block C from Offices to flexible office and data centre use (PLAN/2011/1127). It is acknowledged that there is currently a resolution to grant another planning permission on the site subject to Section 106 being agreed.</p> <p>3. Completion of the Broadoaks scheme will assist in improving the profile of the West Byfleet centre as a business location.</p> <p>4. Policy CS15—Sustainable economic development 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.</p> <p>5.4. <u>4.</u> The Core Strategy acknowledges that alternative uses may be considered: ‘the Council will consider justified alternative proposals that contribute quantitatively and qualitatively to the employment objectives of the Borough’.</p> <p>6.5. <u>5.</u> The existing large partially developed site is currently designated by the Core Strategy as a Major Developed Site in the Green Belt. This proposed allocation would supersede that designation by removing the site from the Green Belt and</p>

		<p>expanding the acceptable uses on the site. The site would remain a Major Employment Site, protected by Policy CS15 – <i>Sustainable economic development</i>.</p> <p>Planning permission has been granted for the change of use from B1 to D1 (secondary school) alongside 155 dwellings (PLAN/2015/0987). At present, no works have taken place on site to implement this permission. There is also a resolution to grant planning permission for residential, specialist accommodation (C2 Use Class) and a new office subject to a call in by the Secretary of State and a Section 106 Agreement being agreed.</p>
Policy GB13: Brookwood Farm SANG, adjacent to Brookwood Farm Drive, Brookwood, GU21 2TR		
AM31	Delivery arrangements (point 2)	<ul style="list-style-type: none"> Delivery secured through S106 in conjunction with planning permission PLAN/2012/0224. The first part of this new SANG is anticipated to come into use in 2019, subject to essential works being carried out.
Policy GB18: West Byfleet Junior and Infant School Playing Fields, Parvis Road, West Byfleet, KT14 6EG		
AM32	Introduction, p321	<p>[Move this policy to Section B and Rename:]</p> <p>Proposal reference: GB1118</p> <p>Site address: West Byfleet Junior and Infant School Playing Fields, Parvis Road, West Byfleet, KT14 6EG</p>
AM33	'Infrastructure funding', p328	<p>The Community Infrastructure Levy (CIL) will contribute towards provision of this infrastructure. CIL came into effect in Woking Borough on 1 April 2015. The Community Infrastructure Levy is mandatory for all relevant proposals in accordance with the Community Infrastructure Levy Regulations. The Council has published a CIL Charging Schedule that sets out the charging rates for various types of development. The CIL Charging Schedule can be accessed at:</p> <p>www.woking2027.info/infrastructure</p> <p>The adopted CIL Charging Schedule is supported by an indicative 'Regulation 123' list which clearly sets out infrastructure that will be funded through CIL.</p>
AM34	Appendix 1, p333	<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)

		Biodiversity and nature conservation <ul style="list-style-type: none">• Biodiversity and Planning in Surrey (2014) – November 2018 (Surrey Nature Partnership, 2018)• Strategic Access Management Monitoring (SAMM) Tariff Guidance (2017)• <u>Natural Woking Strategy: Biodiversity and Green Infrastructure Strategy and supporting information (2016)</u>• <u>Biodiversity Net Gain: Good practice principles for development (CIEEM, CIRIA, IEMA, 2016)</u>• <u>Biodiversity Opportunity Areas: the basis for realising Surrey's ecological network (SNP, revised 2019)</u>• Thames Basin Heaths Special Protection Areas Avoidance Strategy 2010-2015 (2010)• Natural Woking Strategy: Biodiversity and Green Infrastructure Strategy and supporting information (2016)		
AM35	Appendix 4 – Table 5: Anticipated capacity of sites, p338	[Amend third and fourth column headers to read: Development uses; Anticipated development yields] [Amend fourth column, UA6]: <div>It is anticipated that the site would yield 50 dwellings (SHLAA, 2017). 400 sqm <u>net additional</u> office floorspace (2000 sqm gross) Retail floorspace tbc</div>		
AM36	Appendix 4 – Table 5: Anticipated capacity of sites, p339	[Amend third and fourth column, UA13]: <div><div>Residential, offices, retail <u>and community use</u></div><div>125 dwellings (SHLAA, 2017) 1500 sqm additional office floorspace (10000 sqm gross) Retail floorspace tbc <u>Community floorspace tbc</u></div></div>		
AM37	Appendix 4 – Table 5: Anticipated capacity of sites, p339	[Amend third column, UA14]: <div>Offices, warehousing, new Energy Station <u>Potential residential element</u></div>		
AM38	Appendix 4 – Table 5: Anticipated capacity of sites, p340	[Delete whole row, UA23]: <div><div>UA23</div><div>SHLAAHOE004: Elmbridge House, Elmbridge Lane, Kingfield, Woking GU22 9AW</div><div>Residential</div><div>10 dwellings (SHLAA, 2017)</div></div>		
AM39	Appendix 4 – Table 5: Anticipated capacity of sites, p340	[Amend fourth column, UA25]: <div>376572 dwellings (SHLAA, 2017) Retail floorspace tbc Community floorspace tbc Open space and leisure uses tbc</div>		
AM40	Appendix 4 – Table 5: Anticipated	[Delete whole row, UA36]:		

	capacity of sites, p341	UA36	SHLAAMHM004: Land at Bradfield Close and 7 York Road, Woking GU22 7QD	Residential including Affordable Housing	46 net additional dwellings (SHLAA, 2017)	
AM41	Appendix 4 – Table 5: Anticipated capacity of sites, p341	[Amend fourth column, UA32]: <div>At least 250 net additional dwellings (SHLAA, 2017) Open space tbc</div>				
AM42	Appendix 4 – Table 5: Anticipated capacity of sites, p341	[Amend second, third and fourth column, UA37]: <div>SHLAAMHM009: Owen House and The Crescent, Heathside Crescent, Woking GU22 7AG Offices, r Residential including Affordable Housing 20-10 dwellings (SHLAA, 2017) Re-provision of existing office floorspace</div>				
AM43	Appendix 4 – Table 5: Anticipated capacity of sites, p342	[Amend fourth column, UA42]: <div>It is anticipated that the site would yield 91-208 dwellings (SHLAA, 2017) Community floorspace tbc (including retained or replacement library) Retail floorspace tbc Office floorspace tbc</div>				
AM44	Appendix 4 – Table 5: Anticipated capacity of sites, p342	[Amend fourth column, UA44]: <div>Football stadium with residential and commercial elements to be confirmed as the scheme comes forward 93 dwellings Community/leisure uses (Football stadium with enhanced facilities) Retail floorspace tbc</div>				
AM45	Appendix 4 – Table 5: Anticipated capacity of sites, p344	[Amend fourth column, GB7]: <div>118168 dwellings (SHLAA, 2014) Education – secondary school, up to 8 form entry Recreational/open space , including athletic track facility</div>				
AM46	Appendix 4 – Table 5: Anticipated capacity of sites, p344	[Delete whole row, GB9]: <div>GB9 SHLAAHEA002: Land adjacent to Hook Hill Lane, Hook Heath, Woking GU22 0NH Green infrastructure/open space Green infrastructure/open space</div>				
AM47	Appendix 4 – Table 5: Anticipated	[Amend fourth column, GB11 [<i>modified to GB10</i>]]:				

	capacity of sites, p344	Residential yield is 155 (SHLAA, 2017) Offices and research—employment development comprising around 16,722 sqm offices). Potential to reuse existing floorspace and deliver remaining extant permitted floorspace, no additional capacity assumed beyond this by Employment Topic Paper) <u>177 C3 dwellings, 155 C2 residential units and 900m2 of office floorspace</u>							
AM48	Appendix 4 – Table 5: Anticipated capacity of sites, p344	[Amend fourth column – anticipated area of SANG] <table><tr><td>GB12</td><td>1.5<u>15.43</u> hectare SANG</td></tr><tr><td>GB13</td><td>24.8<u>26</u> hectare SANG</td></tr><tr><td>GB14</td><td>17.4<u>10.59</u> hectare SANG</td></tr></table>		GB12	1.5 <u>15.43</u> hectare SANG	GB13	24.8 <u>26</u> hectare SANG	GB14	17.4 <u>10.59</u> hectare SANG
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GB14	17.4 <u>10.59</u> hectare SANG								
AM49	Appendix 4 – Table 5: Anticipated capacity of sites, p345	[Amend third and fourth column, GB17]: <table><tr><td>Heritage Parkland/Country Park<u>Uses to be decided</u></td><td>65.7 ha open space/country park<u>Site area to be decided</u></td></tr></table>		Heritage Parkland/Country Park <u>Uses to be decided</u>	65.7 ha open space/country park <u>Site area to be decided</u>				
Heritage Parkland/Country Park <u>Uses to be decided</u>	65.7 ha open space/country park <u>Site area to be decided</u>								
AM50	Appendix 4 – Table 5: Anticipated capacity of sites, p345	[Amend third and fourth column, GB18]: <table><tr><td>Urban <u>Open space</u></td><td>6.42ha<u>78ha</u>. open space <u>to serve the school</u></td></tr></table>		Urban <u>Open space</u>	6.42ha <u>78ha</u> . open space <u>to serve the school</u>				
Urban <u>Open space</u>	6.42ha <u>78ha</u> . open space <u>to serve the school</u>								
AM51	Appendix 5 – Table 6: Site Allocations DPD delivery of the Core Strategy p351-357	[Remove rows referenced UA23, UA36, and GB9]							
AM52	Appendix 6 – Updated since publication of DPD for Regulation 18 consultation, p360-362	Appendix 6 – Updates since publication of<u>made to the</u> DPD <u>since initial publication at</u> for Regulation 18 consultation <u>stage</u> Since the publication of the draft Site Allocations DPD for Regulation 18 <u>and Regulation 19</u> consultation, there have been changes to the status of a number of the sites, <u>as well as the removal or addition of sites as a result of updated evidence such as the SHLAA, consultation responses or granting of planning approval. This appendix provides a summary of all such updates</u> . Also, a few new sites have been identified through the review of the SHLAA or granted planning approval. This Appendix provides an update: <u>Site references are from the Regulation 18 version of the DPD unless otherwise stated.</u>							

Sites under construction and/or delivered and/or unlikely to be delivered within plan period:

- UA4 – Kings Court and Thomsen House, Church Street – Development has commenced;
- UA5 (Regulation 19 DPD reference) – The Cornerstone, The Broadway and Elizabeth House, Duke Street – development is likely to complete in spring 2021.
- UA6 – Land at Albion House, High Street – The site is being significantly refurbished and it is unlikely that it will be comprehensively redeveloped during the Core Strategy period as originally envisaged. Any redevelopment opportunity is likely to occur after this plan period
- UA9 - Victoria Square development, Church Street West – site is under construction and will be near completion by the adoption of the DPD;
- UA10 - The Coign Church, 1 – 5 Church Street West and 5 – 19 Oaks Road – Proposal for mixed use to include residential (PLAN/2013/1207) has been withdrawn. New proposal for a new church currently being considered (PLAN/2018/0410).
- UA22 – Spectrum House, 56 Goldsworth Road – development has commenced
- UA23 (Regulation 19 DPD reference) – Elmbridge House, Elmbridge Lane, Kingfield, GU22 9AW – development is delivered and is in accordance with the indicative yields quoted in the Site Allocations DPD
- UA24 – Barratt House, 7-9 Chertsey Road – development has completed
- UA25 – Goldsworth House – Denton Way, development has completed
- UA27 – 73 Horsell Moor – development near completion and partially occupied.
- UA41 (Regulation 19 DPD reference) – Car park to the east of Enterprise House, Station Approach, West Byfleet – development is nearing completion.
- UA42 – 11-15 Guildford Road/Southern House/Jubilee House/Lynton House, Station Approach – likely to be delivered in years 11-15 i.e. beyond the plan period
- UA44 - Former St Dunstons Church, White Rose Lane – site is under construction and is likely to be completed by the adoption of the DPD;
- GB7 – Ten Acre Farm, Smarts Heath Road, Mayford – alternative development uses granted planning permission on site.

With the exception of UA5 and UA41 (Regulation 19 DPD reference), these sites have been deleted from the Site Allocations DPD. Where relevant, their estimated yields will be reflected in the residual amount of land that has to be identified to meet development requirements.

Sites that have been partially delivered:

- 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).

- UA37 – 1 – 5 Elliot Court, north Road, land to the rear of 1 to 3 North Road and 95 – 105 Maybury Road – Development of part of the site (1-5 Elliot Court) is near completion. The site has been amended to reflect that development at part of the site is near completion. The indicative density remains unchanged.
- UA37 (Regulation 19 DPD reference) – Owen House and the Crescent, Heathside Crescent, Woking, GU22 7AG – development of part of the site (Owen House) is completed. The extent of the site has been amended to reflect partial delivery under development reference PLAN/2017/0644 (Former St Dunstan's Church). Indicative yield has been decreased to 10 as only The Crescent part of the site remains.
- GB7 (Regulation 19 DPD reference) – Nursery Land adjacent to Egley Road, Mayford, GU22 0PL – the release of part of this land for a school has been supported, and a secondary school opened in September 2018. The site allocation has been amended accordingly

Sites that are at a very early stage of commencement:

- 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.
- UA25 (Regulation 19 DPD reference) – Land within Sheerwater Priority Place, Albert Drive, Woking, GU21 5RE – development under PLAN/2018/0337 has commenced and will result in the delivery of 570 net additional dwellings
- UA26 (Regulation 19 DPD reference) – 101-121 Chertsey Road, Woking, GU21 5BG – development of part of the site has commenced under PLAN/2018/1301 and PLAN/2018/1320; and 121 Chertsey Road is being redeveloped for a cumulative total of 25 dwellings
- UA38 – Walton Road Youth Centre, Walton Road
- UA50 – Car park to east of Enterprise House, station Approach, West Byfleet
- GB11 (Regulation 19 DPD reference) – Broadoaks, Parvis Road, West Byfleet, KT14 6LP – development has commenced under PLAN/2018/0359 for 177 dwellings (C3 use class), 75 assisted living units (C2 use class), and 80-bed care home (C2 use class) and a new 900sqm office building (B1 use class)

These sites have been retained in the Site Allocations DPD.

New sites identified as a result of the Regulation 18 consultation and Regulation 19 consultation that are recommended to be include in the DPD:

- Land at Woking Football Club – mixed-use development to include a replacement football stadium, residential (including Affordable Housing), and commercial retail uses;
- Land at Brookwood Cemetery – for use as a cemetery, crematorium and other forms of disposal, for conservation and enhancement of the historic assets of the site, and for creation of appropriate ancillary facilities including provision for visitors, a museum and display space, and operational facilities.

New sites identified in the revised SHLAA that are recommended to be included in the DPD:

- Ian Allan Motors, 63 – 65 High Street, Old Woking – Outline permission for the demolition of all existing buildings and the erection of 24 residential units. The proposal is likely to be delivered within the Core Strategy period. It is proposed to include the site in the DPD;

- ~~Land at Bradfield Close and 7 York Road – recommendation to grant permission for 46 flats. The proposal is likely to be delivered within the Core Strategy period. It is recommended to include the site in the DPD~~

Sites where relevant planning permissions have been granted:

- UA14 (Regulation 19 DPD reference) – Poole Road Industrial Estate, Woking, GU21 6EE – permission has been granted for a 2,658sqm energy centre (PLAN/2018/1362)
- UA42 (Regulation 19 DPD reference) – Land at Station Approach, West Byfleet, KT14 6NG – permission has been granted for a mixed use development, including up to 5,000sqm GIA of retail and leisure uses, up to 20,000sqm GIA of commercial use and up to 20,500sqm GIA residential or a maximum of 255 units. The indicative yield will be adjusted accordingly to represent likely delivery of 208 net additional dwellings.

Site with planning approval/resolution to grant planning permission not recommended to be allocated

- Britannia Wharf, Monument Road – Site has permission for demolition of the existing building and construction of an 82 bed care home. The site also has a life application for the partial demolition and extension of existing building to create 52 flats (C3). It is likely that one of these proposals will be implemented during the Core Strategy period. Given that the site is in the Green Belt and its development has to be justified by very special circumstances, it is not intended to allocate it in the Site Allocations DPD
- Land at Bradfield Close and 7 York Road, GU22 7XH – subsequent to being allocated in the Regulation 19 DPD (reference UA36) it has become evident that part of the site is unavailable for development. The site is therefore not recommended for allocation and has been removed from the DPD.

Prior approvals

- Regent House, 19 – 20 Broadway – prior approval granted for change of use from office to 15 flats;
- Grosvenor Court, Hipley Street – prior approval granted for change of use from office to 19 flats;
- Premier House, 15 – 19 Church Street – prior approval granted for change of use from office to 29 flats,
- Church Gate, 9 – 11 Church Street West – prior approval granted for change of use from office to 32 flats.

Given that the planning approvals were by prior approval, and the proposals would lead to the loss of employment land, it is not intended to allocate them in the DPD. However, It is acknowledged that they could still be delivered and when they do, will be counted towards the overall housing land supply.

Update on evidence base studies

- A320 Corridor Study – A joint study with Surrey Heath and Runnymede Borough Councils to assess the cumulative quantum and distribution of vehicular trips from development proposals in Runnymede, Surrey Heath and Woking boroughs and forecast impact on the A320 corridor. The study develops a preferred package of mitigation measures to address/or minimise the impact of the proposed growth to enable delivery of the developments.
- Woking local Plan – Potential mitigation – The study develops measures of mitigation to address forecast development impacts on the A245 corridor.
- Woking Borough Council Site Allocations DPD – Habitats Regulations Assessment (HRA) – Study updates previous HRA following the People Over Wind and Sweetman v Coillte Teoranta EUCJ judgement.

		<ul style="list-style-type: none">• Review of the Infrastructure Delivery Plan.• Review of the Strategic Housing Land Availability Assessment.• Revised Sustainability Appraisal.• 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.								
AM53	Appendix 7 – Glossary of terms and abbreviations, p363-365	<p>[Add the following definitions:]</p> <p>Biodiversity Opportunity Areas – a broad landscape designation that encompasses a spatial concentration of important wildlife conservation sites, and represents a wider area where improved habitat management, restoration and re-creation will be most effective to benefit recovery of declining wildlife species. They are therefore the basis for achieving a coherent and resilient ecological network in Surrey.</p> <p>Site of Nature Conservation Importance (SNCI) – Surrey’s ‘Local Wildlife Sites’, a non-statutory designation affording protection through appropriately-applied planning policy to sites selected for their important wildlife habitats and/or species populations, that can be close to or equivalent quality to statutory-protected Site of Special Scientific Interest (SSSI).</p>								
AM54	General points	[Due to the proposed modifications, allocation reference numbers and the order in which key requirements appear within the policies will need to be altered. As a result, a number of consequential editorial amendments will be required.]								
AM55	General points	Update the Ordnance Survey and aerial photography layers for all site plans								
AM56	Appendix 4 – Table 5: Anticipated capacity of sites, pp337-345	<table><tr><td>UA5</td><td>SHLAACAN002: The Cornerstone, The Broadway and Elizabeth House</td><td>Residential including Affordable Housing, offices</td><td>15894 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>24-47 dwellings (SHLAA-2017)</td></tr></table>	UA5	SHLAACAN002: The Cornerstone, The Broadway and Elizabeth House	Residential including Affordable Housing, offices	15894 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	24-47 dwellings (SHLAA-2017)
UA5	SHLAACAN002: The Cornerstone, The Broadway and Elizabeth House	Residential including Affordable Housing, offices	15894 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	24-47 dwellings (SHLAA-2017)							
AM57	Throughout DPD	[Rename site; amend all references in the DPD as below]: Land to the South of Gabriel's Cottage/ Hillview , Blanchard's Hill								
AM58	Throughout DPD	[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)']																				
AM59	Table 10: Offices (Use Class B1), p20	<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><tr><th>Delivery mechanism</th><th>Floorspace (sq m)</th></tr><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 - 20182020</td><td>-45,01347,381</td></tr><tr><td>OfficeB1 floorspace to be delivered accounting for completions and commitments 2010 - 2020</td><td>107,128109,496</td></tr><tr><td>Additional B1-office floorspace to be provided in the Urban Area 2018-2027 through the Site Allocations DPD</td><td>73,25998,307</td></tr><tr><td>Additional B1-office floorspace through Green Belt release 2018-2027 in the Site Allocations DPD</td><td>0 (Note: Broadoaks floorspace is counted in the commitments figure)</td></tr><tr><td>Balance</td><td>11,18933,869</td></tr></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 - 2018 2020	-45,013 47,381	OfficeB1 floorspace to be delivered accounting for completions and commitments 2010 - 2020	107,128 109,496	Additional B1-office floorspace to be provided in the Urban Area 2018-2027 through the Site Allocations DPD	73,259 98,307	Additional B1-office floorspace through Green Belt release 2018-2027 in the Site Allocations DPD	0 (Note: Broadoaks floorspace is counted in the commitments figure)	Balance	11,189 33,869
Delivery mechanism	Floorspace (sq m)																					
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Additional B1-office floorspace through Green Belt release 2018-2027 in the Site Allocations DPD	0 (Note: Broadoaks floorspace is counted in the commitments figure)																					
Balance	11,189 33,869																					
AM60	Table 11: Warehousing (Use Class B8), p21		<table><tr><th>Delivery mechanism</th><th>Floorspace (sq m)</th></tr><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></table>	Delivery mechanism	Floorspace (sq m)	Core Strategy requirement 2010 – 2027	20,000	Completions and outstanding commitments at 2009	3,097													
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 - 2018	-12,926 <u>13,153</u>	
			B8 floorspace to be delivered accounting for completions and commitments 2010 - 2018	36,023 <u>36,250</u>	
			Additional B8 floorspace in the Urban Area 2018 – 2027 through the Site Allocations DPD	28,600	
			Additional B8 floorspace through Green Belt release 2018-2027 in the Site Allocations DPD	0	
			Balance	-7,650 <u>-7,423</u>	

Appendix A: Aerial photo for site allocation UA44 (modified to UA42): Woking Football Club

