



Woking Borough Council

Submission of the Woking Site Allocations Development Plan Document (DPD)

Schedule of minor modifications following Regulation 19 consultation

June 2019



Produced by the Planning Policy Team

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Schedule of Changes to the Regulation 19 Site Allocations DPD (to be incorporated into the Submission version)

All page, policy 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

All changes made at Submission stage are shown in the table below, except for the following which are shown in separate appendices attached:

Appendix A Revised plan of site UA34: Coal Yard/Aggregates Yard adjacent to the railway

Appendix B Revised plan of site GB9: Land adjacent to Hook Hill Lane

Appendix C New plan for new site GB14: McLaren Campus

Appendix D Sustainability Appraisal of McLaren Campus and Poole Road Industrial Estate

Further minor amendments of an editorial nature might be necessary ahead of the adoption of the DPD. This will include consequential amendments to policy numbers as a result of the proposed changes.

Modification reference	Policy or reference in Regulation 19 document	Page in Regulation 19 document	Reason for modification	Modification
1	'How to get involved and have your say' and 'What happens next'	1, 2	Sections only relevant to Regulation 19 stage	Remove all text on pages 1 and 2
2	Title of Section B	3, 5, 232	Accuracy, in response to comment	Re-title Section B to 'Development and infrastructure sites to be taken out of the Green Belt <u>or washed over by the Green Belt</u> '.
3	'Purpose'	4	Sections only relevant to Regulation 19 stage	Remove seventh paragraph that starts 'Your comments are important...'
4	Introductory Sections, Tables, Appendices	4 - 25 and 332 - 365	Consequential amendments following inclusion of McLaren Campus as a Major Developed Site within the Green Belt	Modify all relevant introductory text, tables and appendices to include reference to Site GB14: McLaren Campus - Major Developed Site within the Green Belt
5	Introduction	15	To define the abbreviation GBBR, later used in various locations in the document	Amend the final sentence of the third paragraph on page 15 to read: "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)."
6	Housing, including Affordable Housing	17, 18	Update, consistency, in response to comment	Amend final paragraph on p17 to read "...delivery to date of <u>2134</u> homes, between 1 April 2010 and <u>31 March 2018</u> (Table 8)".
7	Housing, including Affordable Housing	18	Update	Amend first paragraph on p18 to read "The latest SHLAA was published in November 2018. The revised figures from this and previous SHLAAs have informed the DPD and have been published on the Council's website."

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8	Page 19: Traveller Accommodation	19	Accuracy, in response to comment	Amend sixth paragraph under 'Traveller accommodation' on page 19 to read: "There is also the opportunity to provide Traveller pitches at Land surrounding West Hall (<u>GB10</u>) which has been identified in the GBBR for release from the Green Belt to meet development needs up to 2027. Proposal sites GB2 and <u>GB10</u> are therefore....". Amend reference in Table 9 to <u>GB10</u> (rather than GB13).
9	Infrastructure	24	Update	Amend site references within bullets points on p24 to read: "Byfleet SANG (Proposal Site <u>GB12</u>), Brookwood Farm SANG (Proposal Site <u>GB13</u>), Westfield Common SANG (Proposal Site <u>GB14</u>), Two SANG sites at Gresham Mill (Proposal Sites <u>GB15</u> and <u>GB16</u>); and "West Byfleet Junior and Infant School Playing Fields (Proposal Site <u>GB18</u>).
10	UA2, UA3, UA4, UA5, UA6, UA8, UA9, UA10, UA11, UA13, UA15, UA19, UA22, UA23, UA24, UA25, UA26, UA29, UA30, UA31, UA32, UA33, UA34, UA36, UA37, UA38, UA39, UA41, UA42, UA43, UA44	34, 39, 44, 48, 53, 62, 67, 72, 76, 85, 89, 95, 112, 125, 129, 133, 140, 144, 160, 165, 170, 176, 181, 186, 194, 198, 203, 207, 216, 221, 230	Update	Remove reference to Lifetime Homes from key requirement. Amend to read: "Building(s) should be designed to be adaptable or capable of being adaptable to allow scope for changes to be made to meet the needs of the occupier(s); the residential element of the scheme should incorporate 'Optional requirement M4(2): Category 2 - Accessible and adaptable dwellings' where practical and viable."

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11	UA2	35	Update, in response to comment	Amend first paragraph of the Reasoned justification on p35 of policy UA2 to read: "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. -The site is within Woking Town Centre High Accessibility Zone." Amend the whole of the second paragraph to read: "Both Woodstead House and Trizancia House have been demolished. The latter building comprised of offices, which were vacant for some time and subsequently approved for demolition and use as a temporary car park (PLAN/2015/0111). There is an opportunity for redevelopment of the whole site to deliver a mixed-use scheme of residential and office uses."
12	UA2	35	Accuracy, in response to comment	Amend fourth paragraph of the Reasoned justification on p35 of policy UA2 to read "Trizancia House, <u>Woodstead House</u> and Chester House were refused...."
13	UA4	42, 44	Re-consideration, in response to comment	Amend first key requirement of policy UA4 to read: "Development to take account of other existing developments in the vicinity of the site and to avoid compromising the future development of allocated sites in the surrounding area". Reasoned justification text to be modified to reflect this change: merge fourth and fifth paragraphs to read: "The development of the site would have a regenerative effect in its vicinity and contribute significantly towards the continuous enhancement of the Town Centre. In order to achieve this, it is important that the development takes account of other existing developments in the vicinity of the site and avoids compromising the future development of nearby allocated sites, to ensure effective integration and sustainable development of the entire area and to maximise the benefits of developing this prominent area of the Town Centre".
14	UA4	42	Re-consideration, in response to comment	Amend the fifth key requirement of policy UA4 on p42 to read: "Contribution towards Affordable Housing provision in accordance with Policy CS12: Affordable Housing of the Core Strategy."

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15	UA4	44	Consistency, in response to comment	Add a paragraph at the end of the Reasoned Justification of UA4 to read: "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 a masterplan which sets out a clear vision for the entire site, to ensure that any phasing doesn't compromise the overall delivery of other parts of the site".
16	UA4, UA5, UA13, UA25, UA32, UA34, GB7, GB10, GB11	44, 49, 53, 140, 177, 187, 267, 282, 287	Omission, in response to comment	Add a key requirement to the end of policies UA4, UA5, UA13, UA25, UA32, UA34, GB7, GB10, GB11 as follows: "Detailed Air Quality Assessment to determine potential impact of development on European protected sites through deteriorating air quality, taking account of in combination effects."
17	UA6	51	Re-consideration, in response to comment	Amend and merge first two key requirements of policy UA6 to read: "Development to take account of other existing developments in the vicinity of the site, including the Victoria Square Development, and avoid compromising the future development of allocated sites in the surrounding area". Reasoned justification text to be modified to reflect this change: merge fourth and fifth paragraphs to read: "The development of the site would have a regenerative effect in its vicinity and contribute significantly towards the continuous enhancement of the Town Centre. In order to achieve this, it is important that the development takes account of other existing developments in the vicinity of the site and avoids compromising the future development of nearby allocated sites, to ensure effective integration and sustainable development of the entire area and to maximise the benefits of developing this prominent area of the Town Centre".
18	UA6	53	Re-consideration, in response to comment	Amend penultimate key requirement to read: "Existing office floorspace to be re-provided and new provision should seek to address the employment needs of the Borough".

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19	UA7	56	Update	Update the aerial photo (and red line boundary) to show current town centre.
20	UA14	88	Re-consideration, in response to comment	Amend policy UA14 to read: "This 1.56ha site is allocated for mixed use development to comprise of offices, warehousing, and a new energy station. An element of residential use, including Affordable Housing, will be supported if it does not result in an overall loss of employment floorspace.' Insert an additional sentence under paragraph 2 of the reasoned justification to read: 'In accordance with policy CS15 of the Core Strategy on Sustainable economic development, 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."
21	UA14	89	Consequential amendments	Amend key requirement in policy UA14 p89 to read: "Building(s) should be designed to be adaptable or capable of being adaptable to allow scope for changes to be made to meet the needs of the occupier(s); any residential element of the scheme should incorporate 'Optional requirement M4(2): Category 2 - Accessible and adaptable dwellings' where practical and viable".
22	UA14, UA32, UA40, UA44, GB10, GB11	90, 177, 212, 231, 282, 287	Update, in response to comment	A key requirement should be added to read as follows: "Early assessment has identified potential wastewater network capacity constraints in this area. Early consultation with the statutory water and sewerage undertaker for Woking is recommended to determine the impact of development on the wastewater network, and whether a detailed drainage strategy should be submitted with a planning application."
23	UA14	90	Consequential amendments	Add two key requirements to policy UA14 to read: "If a residential element is proposed, a contribution towards infrastructure provision via the Community Infrastructure Levy as well as a Strategic Access Management and Monitoring contribution to mitigate the impacts of residential development of the site on the Thames Basin Heaths Special Protection Area.

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				If a residential element is proposed, a contribution towards Affordable Housing provision in accordance with Policy CS12: Affordable Housing of the Core Strategy."
24	UA25	139	Repetition	Delete key requirements 11 and 16 and insert: "A Flood Risk Assessment should accompany development proposals as parts of the site are in Flood Zone 2 and within a 'High Risk' surface water flood risk area. The assessment should take into account the most up to date climate change projections and the Environment Agency's latest guidance on climate change. It should demonstrate that the development will not increase flood risk elsewhere or exacerbate the existing situation from all sources of flooding; and demonstrate the existing and future surface water flood risk to the site and how the risk will not be increased to the site or the surrounding area, including any mitigation measures (Policy CS9 - Flooding and Water Management and NPPF)."
25	UA25	141	Update	Amend final sentence of second paragraph of reasoned justification on p141 to read: "A revised application for later phases of the scheme (part outline, part full) was permitted subject to legal agreement in April 2019 (PLAN/2018/0337)."
26	UA26	145	Update	Add a sentence to the fourth paragraph of the Reasoned Justification of Policy UA26 to read: "Two Prior Approval applications have recently been approved for the conversion of offices to apartments (references PLAN/2018/1301 and PLAN/2017/0891)."
27	UA28	155	Duplication	Delete key requirement 20 that begins "A Flood Risk Assessment will be required". Amend the first sentence of key requirement 22 to read: "The site is located within a High Risk surface water flood risk area as shown on the Environment Agency's risk of surface water flood maps, and also has a secondary aquifer within its boundary. ...".

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28	UA33	180	Re-consideration, in response to comment	Amend first bullet point of policy UA33 to read "relocation of Royal Mail would be a pre-requisite of the development". Under Delivery arrangements, modify the final bullet point to read "the site is in single ownership and is available subject to relocation of the existing occupier".
29	UA34	183, 184, Proposals Map	Accuracy, in response to comment	On both the Proposals Map and site maps in the DPD, amend UA34 site boundary in accordance with the proposed boundary supplied with representation. (see Appendix A)
30	UA34	185, 186, 187	Omission, in response to comment	Amend key requirements of policy UA34 to read: "Development to ensure a satisfactory relationship between the proposed residential development and the existing <u>safeguarded rail aggregates depot, as identified in the Surrey Minerals Plan, to ensure its effective operation</u> ; - Engage with Surrey County Council <u>as the Minerals Planning Authority/MPA to ensure the Surrey Minerals Plan is taken into account in any decision for the future development of the site</u> . The MPA will need to be satisfied that future development would not prevent, directly or indirectly, the <u>minerals function and</u> operational requirements of the site; - Detailed transport assessment to determine site specific transport mitigation measures. The transport assessment should take account of proposed developments <u>and existing activities</u> in the vicinity of the site. <u>Surrey County Council as the Highways Authority for the area should be consulted to ensure that a satisfactory access is achieved for the development of the site and the adjoining uses.</u> "
31	UA34	187	Re-consideration, in response to comment	Introduce new key requirements to policy UA34 to read: "- Early consultation with Network Rail is recommended; - Any development proposal will need to be designed to minimise the potential for conflicts of use and ensure that the operation of the safeguarded rail aggregates depot is not prejudiced. In particular, proposals will need to consider issues such as siting, design and layout, noise and air quality, lighting, transport and access at an early stage."
32	UA43	226	Repetition	Delete the fifteenth key requirement of policy UA43.

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33	UA44	229	Consistency, in response to comment	Amend the first paragraph of policy UA44 to read: "This 4.64 ha site is allocated for a mixed use development to include an enhanced football stadium, residential including Affordable Housing, and commercial retail uses." Amend the first key requirement of policy UA44 to read "retain a football stadium at this location with enhanced facilities as a part of any redevelopment scheme."
34	UA44	230	Accuracy, in response to comment	Amend key requirement 14 of UA44 to read: "Highway improvements may be required at the junction of the site with <u>Kingfield Road</u> and Westfield Avenue...".
35	UA44 and GB14	231, 303	Update, in response to comment	Add a key requirement to policies UA44 and GB14 to read: "An archaeological assessment will need to be undertaken and submitted to the Local Planning Authority in accordance with Core Strategy Policy CS20".
36	SA1	234	Consistency, in response to comment	Insert a new bullet point under the heading 'Safeguarded Sites' in policy SA1, after the existing '(Proposal Site GB8)', to refer to 'Land adjacent to Hook Hill Lane, Hook Heath, Woking (Proposal Site GB9)

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37	SA1	235	Consequential change following inclusion of McLaren campus as a Major Developed Site in the Green Belt.	Modify Policy SA1 to include the following text, after the existing final paragraph that ends '...released from the Green Belt for development': "Land at McLaren campus is designated as a Major Developed Site within the Green Belt for strategic employment use in accordance with the definition of Major Developed Sites within the Green Belt as set out in the Core Strategy. This designation will allow limited infilling and redevelopment without compromising the integrity of the Green Belt. The designation is for the sole use of McLaren Group Limited for McLaren operation. The suitability of any proposed development will be measured against the key requirements of the designation, the requirements of the NPPF and the policies of the development plan for the area. The policy will take effect from the date of adoption of the DPD."
8	SA1	237	Update	Delete final four sentences of second paragraph on p237 of Reasoned Justification for SA1, beginning 'The site has planning permission for a school...'. Replace with: "The site has planning permission for the part-demolition of existing structures on the site and the erection of market and affordable housing, a care home, retirement apartments and an office building (PLAN/2018/0359). The planning permission has not yet been implemented."
39	GB3	250	Factual and in response to comments	Change key requirement 8 of policy GB3 ("English Heritage should be consulted") to read: "Historic England should be consulted. Development should take full account of the agreed Conservation Frameworks prepared for the site by Historic England in partnership with Woking Borough Council."
40	GB3	251	Omission, in response to comment	Add the following wording to the end of the reasoned justification for Policy GB3: "Part of the site falls within an SNCI, and the entirety of the sites falls within Biodiversity Opportunity Area TBH04: Ash, Brookwood and Whitmoor Heaths. Any works or development on site should have regard to these designations as well as the

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				Brookwood Cemetery Habitat Management Plan prepared by Surrey Wildlife Trust"
41	GB6, GB12	261, 294	Update, in response to comment	Replace the words "Surrey Wildlife Trust should be consulted" with "Surrey Nature Partnership should be consulted".
42	GB7	264, proposals map	Update, in response to comments	Replace aerial photo on p264 with up-to-date photo to show the newly constructed school and sports facilities. Update base OS map on the Proposals Map to show new facilities.
43	GB7	265, 266	Update, in response to comment	Amend first paragraph of policy GB7 to read: "This 18.65ha site is excluded from the Green Belt and allocated for a mixed-use development to include residential, including Affordable Housing, and recreational/open space between 2022 and 2027 in accordance with Policy SA1. The release of part of this land for a school has been supported and a secondary school opened in September 2018." DELETE the second key requirement on p265 beginning "Shared school and community sports playing fields...". DELETE seventh bullet point on p266 beginning "any drop off point for the school...". DELETE penultimate bullet point on p266 beginning "opportunity for the relocation of the Athletics Track...".
44	GB7	265	Clarification, in response to comments	Add a new key requirement under third bullet point on trees and tree belts to read as follows: "The wooded area to the south of the site which is covered by an area TPO should not be developed. For any future development of the site, the Council's Arboricultural Officer should be consulted regarding the protection and conservation of this area of the site".
45	GB7	266	Update, in response to comments	Amend sixth bullet point on p266 to read "Potential for development to share access with any later development on the adjoining Proposal Site <u>GB8</u> ". Amend tenth bullet point on p266 to read "...will in no way prejudice the later development of adjoining Proposal Site <u>GB8</u> ..."

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46	GB7	266	Clarification, in response to comments	Amend the ninth key requirement of policy GB7, a subtext to the bullet above, to read: "achieving satisfactory access to the A320, subject to the approval of Surrey County Council as Highway Authority for the area".
47	GB7	267	Consequential change from greater protection for woodland	Amend third paragraph of reasoned justification to read <u>118</u> dwellings.
48	GB7	268	Accuracy	Amend second sentence of fourth paragraph on p268 to read: "The residential element of the proposal is expected to be implemented between 2022 and 2027."
49	GB7	268	Omission, in response to comment	Add the following wording to the d of the reasoned justification for Policy GB7: "The site is adjacent to an SNCI, and slightly overlaps with Biodiversity Opportunity Area R04: River Wey & tributaries. Any works or development on site should have regard to these designations."

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50	GB9, Proposals Map	273, 274, 275	Clarification, in response to comments	<p>Extend site GB9 northwards to include site WGB020g, to make it part of the safeguarded land. Amend maps on pages 273 and 274 accordingly (see Appendix B), and amend Proposals Map. Amend second paragraph to read: "This site will only be released for development as part of the review of the Core Strategy and/or the Site Allocations DPD. The northern part of the site, which is hatched on the Location Plan, is not intended for the purposes of Green Infrastructure as it contains residential properties. Until the site is released for development between 2027 and 2040, any development of the site will have to comply with the Green Belt policies of the development plan." Replace last paragraph of the RJ with: "The entire site, including the area hatched on the Location Plan, is safeguarded for future green infrastructure needs between 2027 and 2040, in accordance with Policy SA1. However, it is acknowledge that the hatched area of the site contains residential properties that will not be developed as Green Infrastructure. This part of the site is included as part of the safeguarding policy to ensure a defensible Green Belt boundary. Until between 2027 and 2040 when the site is intended to be released for development, it is expected that the development of any part of the site will have to comply with the Green Belt policies of the development plan. A specific policy and key requirements to guide the development of any part of the site will be determined as part of the review of the Core Strategy and/or the Site Allocations DPD."</p>
51	GB10	279	Update, in response to comments	<p>Add 'traditional orchard' to the list of assets to be protected in the fifth key requirement of policy GB10. Should read as follows: "Retain large areas of woodland, traditional orchard, and parkland setting and strengthen where possible".</p>

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52	GB10	280	Accuracy, in response to comment	Amend twenty-first key requirement of GB10 to read: "Dodds Lane <u>bridleway</u> is adjacent to the southern boundary of the site. Development should seek to connect to this <u>bridleway</u> to increase accessibility to/from and through the site. Improvements should be carried out to the existing <u>bridleway</u> if necessary."
53	GB10	280	Clarity, in response to comments	Amend the thirteenth key requirement of GB10 to read as follows: "Access to the development could be provided through Green Belt land from Parvis Road, with a potential pedestrian access through Broadoaks which would give a more direct route into West Byfleet town centre and its services and facilities. The retention of the northern part of the parcel, adjacent to the boundary of the site within Green Belt, would help to avoid perception of development narrowing the Green Belt separation between Byfleet and West Byfleet..." Delete the fourteenth key requirement that reads: 'Taking into account biodiversity and flooding constraints, form new Green Belt boundary along edge of development to retained wedge of land adjacent M25 and retaining land to the north of the development within the Green Belt'
54	GB10	280	Accuracy, in response to comment	Delete Blackwood Copse in the eighteenth key requirement of GB10 and replace with "Blackwood Close".
55	GB10	283	Accuracy, in response to comment	Add the following new paragraph to the end of the reasoned justification for Policy GB10 (after 'by future residential development'): "Part of the site falls within an SNCI, and any works or development on site should have regard to these designations."

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56	GB11	288	Update, in response to comment	<p>Amend second paragraph of reasoned justification to GB11 to read: "There is extensive planning history associated with this site. Most recently, in February 2019, planning permission has been granted for the part-demolition of existing structures on the site, and the erection of new market and affordable dwellings, a care home, an office building and retirement apartments (PLAN/2018/0359). At present, no works have taken place on site to implement this permission. Prior to this, a planning application (PLAN/2015/0987) for change of use from B1 to D1 (secondary school) alongside residential development was withdrawn. Permission was granted in 2011 for change of use of block C from Offices to flexible office and data centre use (PLAN/2011/1127), and in 1998 permission was granted, and part implemented, for B1-use employment development, which included a substantial package of A245 highways works (appeal decision PLAN/1998/0340)."</p> <p>Delete all of paragraph 7 of the reasoned justification referring to the planning permission for change of use from B1 to D1.</p>
57	Section B	289	Re-consideration, in response to comment; and subsequently updated in response to Inspector's questions	<p>Insert the following new policy within Section B of the DPD: "Policy GB13: McLaren Campus - Major Developed Site within the Green Belt The McLaren Campus to the west of the A320 (excluding land in the ownership of McLaren to the east of A320) as defined by the Location Plan is designated as a Major Developed Site in the Green Belt for high quality office, research and development, laboratory facilities, high technology engineering and manufacturing uses. This designation is restricted for the specific and sole use by McLaren Group Limited and solely for operations undertaken by the Group and does not seek to change the existing uses of the site. Limited infilling and redevelopment of the site in accordance with the requirements set out by the definition of Major Developed Sites in the Green Belt in the Glossary of the Core Strategy will be acceptable in principle without undermining the purposes and</p>

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				<p>integrity of the Green Belt. Any proposal for the development of the site will be subject to a detailed planning application to be measured against the requirements of the NPPF and the policies of the development plan for the area. This policy will apply from the date of adoption of the DPD.</p> <p>Prior to further development coming forward on the site, McLaren Group Limited will produce a Masterplan to be agreed by the Local Planning Authority. The Masterplan will set out a clear vision for future development of the campus with indicative locations of where the development would be located within the campus.</p> <p>The development of the site must address the following key requirements:</p> <ul style="list-style-type: none"> • The layout of development should seek to reduce to a minimum any perception of merging with Ottershaw and should not compromise the important contribution the site and its vicinity makes to the landscape setting of the northern part of Woking; • Development should be sensitively designed to preserve the existing high levels of visual screening from key vantage points, and specifically from the A320 and Horsell Common. Development should provide adequate and appropriate landscaping of its boundaries to minimise any adverse impacts on the visual amenity of the adjacent Green Belt. Development proposals should be accompanied by visual impact assessment to demonstrate that the overall integrity of the Green Belt and the surrounding landscape is not compromised; • Development should avoid harm to the environmental objectives of the Thames Basin Heaths Special Protection Areas (SPA). Early engagement with Natural England will be required to make sure that the overall integrity of the Thames Basin Heaths Special Protection Areas is preserved. Evidence of consultation with Natural England will be required as part of any planning application for the development of the site. Development should be screened to determine whether or not an Appropriate Assessment will be required;

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				<ul style="list-style-type: none"> • Development should be of high quality design standards in accordance with Policy CS21 of the Core Strategy, and taking into account relevant requirements of Policy CS22 of the Core Strategy on sustainable construction; • Development will contribute to the provision of essential infrastructure related to the mitigation of the impacts of the development of the site in accordance with Section 6 of the Core Strategy. The nature of the site specific infrastructure requirements will be identified through the development management process and informed by relevant impact assessments such as a transport assessment to be carried out by the developer. In particular, development should include improvements to sustainable transport connectivity to the Town Centre by staff and visitors. Early engagement with Surrey County Council, Highway England and other relevant key stakeholders will be helpful; • No public parking will be permitted on the site. Parking provision on the site must serve staff and visitors of the campus. This is necessary to avoid harm to the integrity of the nearby SPA; • A robust travel plan with an in-built mechanism for monitoring its effectiveness and reviewing it will be required. Surrey County Council and Woking Borough Council should be consulted in the preparation of the plan; • Development should incorporate biodiversity improvements to achieve overall biodiversity net gain through the inclusion of wildlife corridors and features; • Design of development to have regard to nearby listed buildings and their setting, as set out in the Core Strategy Policy CS20: Heritage and conservation; • Flood risk from onsite and adjacent ordinary watercourses will be assessed and details submitted as part of the Flood Risk Assessment for any planning application, including any relevant mitigation measures to address existing and future risk of

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				<p>flooding (Policy CS9: Flooding and Water Management and NPPF). Early engagement with the Council's Drainage and Flood Risk Engineer will be required;</p> <ul style="list-style-type: none"> • Development to meet relevant Sustainable Drainage Systems requirements at the time of planning application for the development of the site; • The Common Land situated within the site as defined on the Council's Local Development Documents' Proposals Map should be conserved; • Retain and enhance where possible public rights of way and accessibility to the parkland. Any loss of existing publicly accessible parkland will have to be justified and re-provided on/off site. The Council's preference would be for any off-site re-provision to be in the form of physical provision. However, if it can be demonstrated that this cannot be achievable, the Council would accept a financial contribution equivalent to what would have been required to provide the facility on site, including the cost of land to provide an alternative facility elsewhere; • Historic contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development of the site, dependant on detailed proposals and consultation with the Environmental Health section of the Council and the Environment Agency; • Development should take into account the potential of any versatile agricultural land within the site. The view of Natural England will be sought regarding this matter; • An assessment of potential noise and light pollution impacts of development to determine any measures of mitigation that may be necessary to minimise any potential adverse impacts; • The scope of the key requirements that will be relevant to any proposal that is submitted for planning permission will be decided by the Council during pre-application discussions with the

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				<p>applicant, along with any other site specific requirements on a case by case basis depending on the nature of the scheme.</p> <p>Insert Reasoned justification: The McLaren Campus as defined by the Local Plan is designated as a Major Developed Site in the Green Belt to allow flexibility for McLaren Group Limited to respond effectively to changes in market signals. The McLaren Campus is situated at a sensitive location within the Green Belt. The parcel of land within which the site sits make a significant contribution to the overall purpose and integrity of the Green Belt. Removing the site from the Green Belt for employment use would lead to an isolated development within the Green Belt without any clear defensible boundary to ensure the enduring permanence of the Green Belt boundary. In this regard, it is expected that the site will continue to be washed over by the Green Belt.</p> <p>Given the economic significance of the McLaren operations to the local and national economy, and the current planning status and history of the site, the site is designated as a Major Developed Site in the Green Belt in accordance with the definition of Major Developed Sites in the Green Belt as set out in the Glossary of the Core Strategy. This designation will enable the company to respond effectively to the fast changing technological advances and global competitiveness of the research and development, high technology engineering and manufacturing sector.</p> <p>Whilst the designation would establish an in-principle use of the site by McLaren Group Limited for the specified uses as set out in the policy, detailed planning application will be required for development of the site. The Council will seek to make sure that the key requirements set out in the policy are met before a development proposal would be considered acceptable. This is necessary to ensure that a careful balance is struck between the need to protect the integrity of this sensitive part of the Green Belt and the ability of McLaren Group Limited to respond effectively to market signals.</p> <p>Delivery arrangements:</p>

Modification reference	Policy or reference in Regulation 19 document	Page in Regulation 19 document	Reason for modification	Modification
				<ul style="list-style-type: none"> • Part of the land is in the ownership of McLaren Group Limited, and the designation is restricted for the sole use by McLaren Group Limited for McLaren operations. <p>Key evidence base:</p> <ul style="list-style-type: none"> • Green Belt boundary review; • Thames Basin Heaths Special Protection Area Avoidance Strategy; • Habitats Regulations Assessment; • Sustainability Appraisal Report; • Transport Assessment. <p>Insert Location Plan for this policy (Appendix C)</p>
58	GB13; GB14; GB15; GB16; GB17	297, 303, 308, 312 and 318	Update, in response to comment	Replace the words "Surrey Wildlife Trust should be consulted" or "Consultation with Surrey Wildlife Trust is recommended" with "Surrey Nature Partnership and Surrey Local Sites Partnership should be consulted".
59	GB14	303	Consistency, in response to comment	Delete the eighth key requirement ("Part of the site is designated at a local level as the Westfield Common Site of Nature Conservation Importance...adversely affect the nature conservation interest"). Amend the seventh key requirement to read "The entire site is an SNCI - appropriate measures in place to conserve nature conservation interest found in the area. Surrey Local Sites Partnership should be consulted to ensure conservation interests are safeguarded. A Management Plan has been prepared for Westfield Common that identifies management priorities for the next five years. Surrey Wildlife Trust will manage the implementation of the plan on behalf of the Borough Council. The work program will be reviewed annually as works progress and information evolves. Certain works will require the consent of DEFRA. Car parks and circular walks will in particular require careful consideration. The designation of this site for SANG will need to ensure that increased recreation by people and dogs does not adversely affect the nature conservation interest"

Modification reference	Policy or reference in Regulation 19 document	Page in Regulation 19 document	Reason for modification	Modification
60	GB17	317, 318, 319	Duplication, in response to comment	Delete key requirement 19. Delete requirement 31 and amend key requirement 3 to read "Development should be sensitively designed and laid out to pay regard to, and minimise the impact on, heritage assets and their setting."
61	GB17	318	Update, in response to comment	The key requirement under policy GB17 requiring liaison with Thames Water to take into account proximity of the sewerage works should be amended to read as follows: "Detailed design and site layout to take into account proximity of the sewerage works. Discussions with the operators of the site (Thames Water) are recommended. A Technical Assessment should be undertaken in consultation with Thames Water which should establish whether amenity of future users will be adversely affected by the sewage works and identify appropriate mitigation measures to address any adverse impacts."
62	GB18	321 to 324	Accuracy	Insert this policy in Section B (following policy GB11: Broadoaks...). Re-name the policy to 'GB12: West Byfleet Junior School and Infant School Playing Fields, Parvis Road, West Byfleet, KT14 6EG'
63	Appendix 1	332	Omission	Add the following references to Appendix 1: Biodiversity Opportunity Areas: the basis for realising Surrey's ecological network (SNP 2015), Biodiversity Net Gain: Good practice principles for development (CIEEM, CIRIA, IEMA, 2016) and Biodiversity and Planning in Surrey - November 2018 (Surrey Nature Partnership, 2018)
64	Appendix 4	343, 344	Accuracy, in response to comment: removing indicative figures that relate to future plan periods.	Table 5 in Appendix 4: Amend the text in Column 3 for GB4, GB5 and GB8, to read 'To meet long-term development needs of the Borough. The precise details of the uses on the site will be defined as part of the review of the Core Strategy and/or the Site Allocations DPD.' Delete entire text in Column 4 for GB4, GB5 and GB8, and insert new text: 'The anticipated housing yield for the site will be determined as part of the review of the Core Strategy and/or the Site Allocations DPD.'

Modification reference	Policy or reference in Regulation 19 document	Page in Regulation 19 document	Reason for modification	Modification
65	Appendix 6	360	Accuracy	In Appendix 6, amend first paragraph to read: "Also, a few new sites have been identified through the review of the SHLAA, <u>through Regulation 18 consultation responses</u> , or granted planning approval."
66	Appendix 6	360	Accuracy	Amend first heading under Appendix 6 to read: "Sites under construction and/or delivered <u>and/or unlikely to be delivered within plan period (site references are from Regulation 18 draft DPD):"</u> Amend site reference UA22 - 73 Horsell Moor to read <u>UA27</u> - Horsell Moor. Include additional bullets: UA22 - Spectrum House, 56 Goldsworth Road - development has commenced; UA24 - Barratt House, 7-9 Chertsey Road - development has completed; UA25 - Goldsworth House, Denton Way - development has completed; 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; UA47 - Coroner's Court (former Woking Magistrates Court), Station Approach - likely to be delivered in years 11-15 i.e. beyond the plan period; GB7 - Ten Acre Farm, Smarts Heath Road, Mayford - alternative development uses granted planning permission on site. These sites have been deleted from the Site Allocations DPD. <u>Where relevant</u> , their estimated yields will be reflected in the residual amount of land that has to be identified to meet development requirements.
67	Appendix 6	360	Accuracy	Insert a new heading under Appendix 6 and bullet points to read: "New sites identified as a result of the Regulation 18 consultation that are recommended to be included in the DPD: [First bullet] Land at Woking Football Club - mixed-use development to include a replacement football stadium, residential (including affordable housing), and commercial retail uses; [Second bullet] Land at Brookwood Cemetery - for use as a cemetery, crematorium and other forms of disposal, conservation and enhancement of the

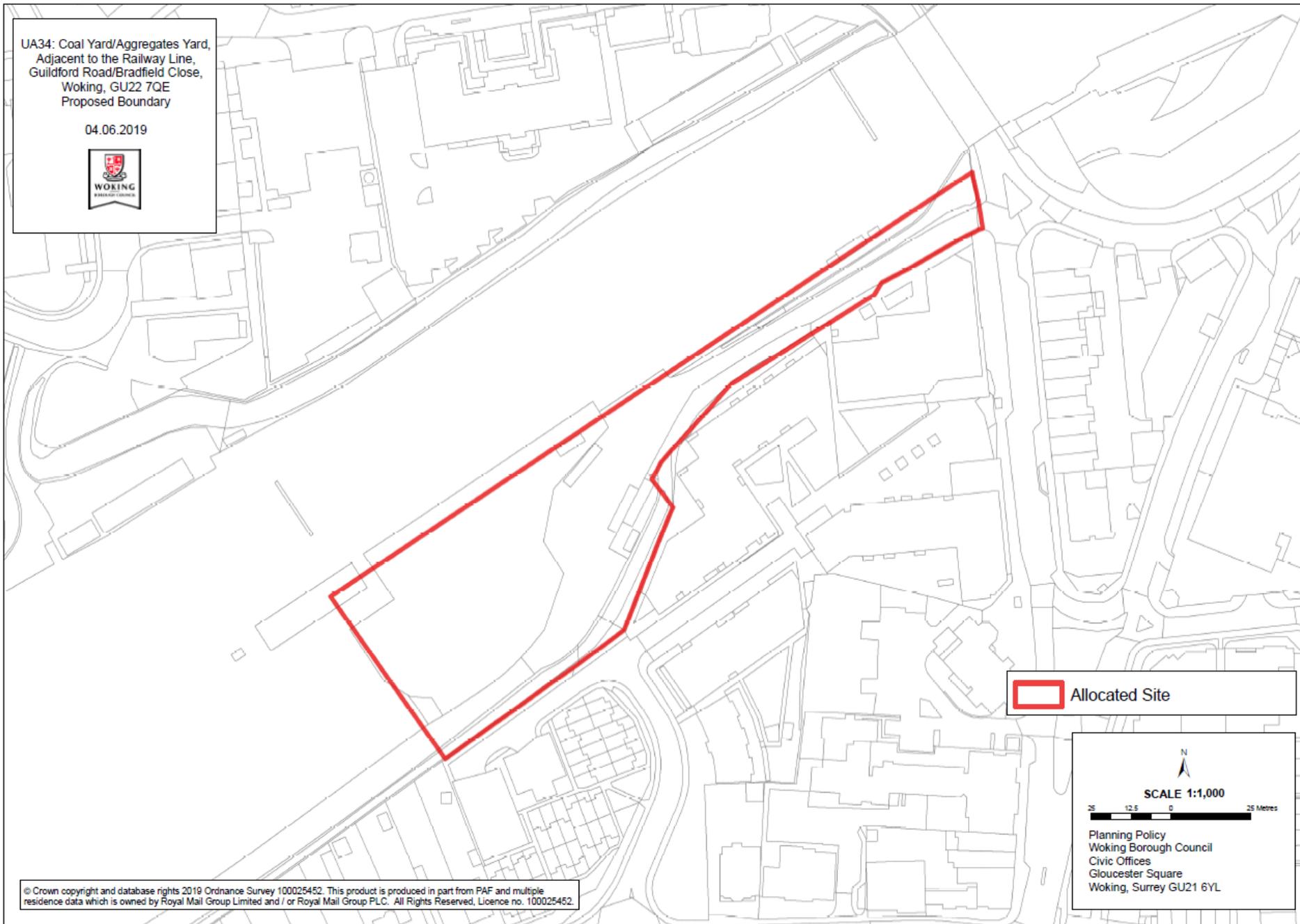
Modification reference	Policy or reference in Regulation 19 document	Page in Regulation 19 document	Reason for modification	Modification
				historic assets of the site, creation of visitor facilities and museum and display space and operational facilities.”
68	Appendix 7	363, 364	Omission	Add the following definitions to Appendix 7: "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." and "Sites of Nature Conservation Importance (SNCI): Surrey's 'Local Wildlife Sites', a non-statutory site 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 of equivalent quality to statutory-protected Sites of Special Scientific Interest (SSSI)."
69	GB17	Proposals Map	Clarity	Site GB17 has been designated 'Allocated Heritage Parkland' on the Proposals Map. Amend the colour to better delineate the site.
70	Proposals Map	Proposals Map	Re-consideration, in response to comment	Modify the Proposals Map to include the McLaren site as a Major Developed Site in the Green Belt.
71	Proposals Map	Proposals Map	Clarity	Designate site GB18 as Urban Open Space (bright green) on the Proposals Map (Policy CS17).
72	GB17	319	In response to Inspector's question	Add the following wording to the supporting text: "any works impacting directly on the scheduled monument will require Scheduled Monument Consent."
73	UA6, UA7, UA11, UA13, UA14, UA36		In response to Inspector's question	Add the following key requirement: "In view of the sites' location within the consultation zone of the safeguarded Downside Goods Yard rail aggregates depot, as detailed in the Surrey Minerals Plan Policy MC6, applicants are advised to consult Surrey County Council

Modification reference	Policy or reference in Regulation 19 document	Page in Regulation 19 document	Reason for modification	Modification
				at an early stage to ensure that development would not prevent, directly or indirectly, the minerals function and the operational requirements of the Aggregates Depot.”
74	UA15	93	In response to Inspector’s question	Amend the second key requirement to: “re-provision of the existing conference and events facility is a pre-requisite of redevelopment of this site”.
75	All relevant policies		In response to Inspector’s question	Amend key requirement for "Development to meet relevant Sustainable Drainage Systems requirements at the time of planning application for the development of the site", to read: "Development to incorporate sustainable drainage systems in accordance with both Core Strategy Policy CS9: Flooding and water management, and the supplementary Advice Note supporting the provision of a Surface Water Drainage Statement".
76	All relevant policies		In response to Inspector’s question	Amend key requirement for "Development to meet relevant sustainable construction requirements at the time of planning application for the development of the site....", to read: "Development to meet sustainable construction requirements in accordance with Policy CS22: Sustainable Construction of the Core Strategy, taking into account supplementary planning guidance on the implementation of policy CS22 (or any future national requirement)".
77	All relevant policies		In response to Inspector's question	Aspects of policies where various terminologies (e.g. 'respect', 'enhance', 'protect', 'take into account', 'carefully consider') are used to ensure harm is avoided to heritage assets and/or character should be consolidated and reworded to make direct reference to the strategic policy in the Core Strategy, including CS20, CS21 and CS24, to ensure development is in accordance with these policies.
78	UA7, UA27, UA42		Changes already approved by Council at its meeting on 25 th July 2019 and agreed with the Environment Agency. See page 242 of the	A key requirement should be added to the list of key requirements to read as 'current or historic contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development of the site, dependent on detailed proposals and consultation with Environmental Health section of the Council

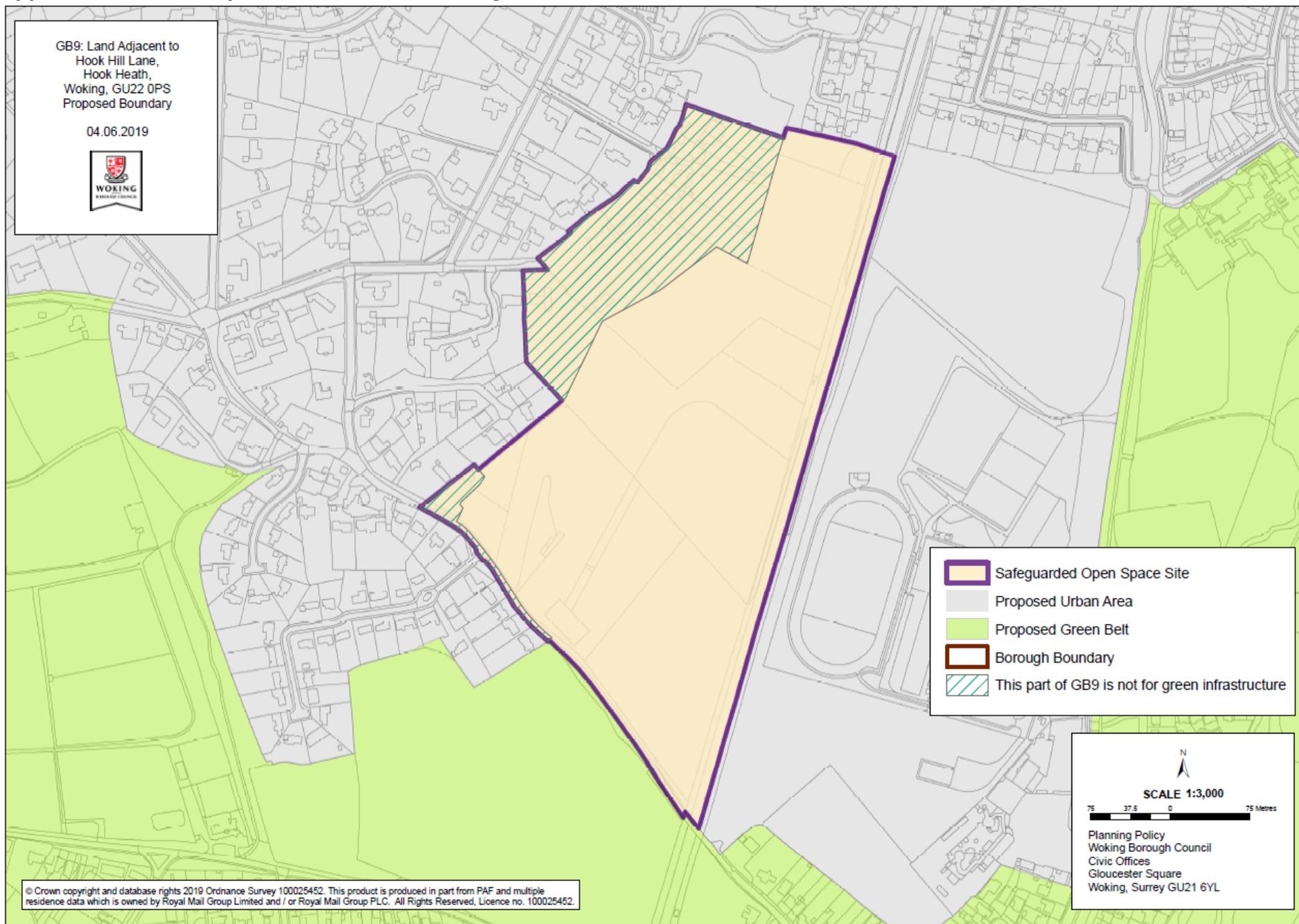
Modification reference	Policy or reference in Regulation 19 document	Page in Regulation 19 document	Reason for modification	Modification
			Issues and Matters Topic Paper (WBC/SA/003)	and the Environment Agency. Investigation required and remediation may be necessary.
79	GB17		Changes already approved by Council at its meeting on 25th July 2019 and agreed with the Environment Agency. See page 242 of the Issues and Matters Topic Paper (WBC/SA/003)	A key requirement should be added to the list of key requirements to read as 'a minimum 10 metre undeveloped ecological corridor alongside the River Wey will be protected from development and proposals to enhance the ecological value of the river corridor and steps to improve habitat linkages will be provided. The enhancements should have regard to the Thames River Basin Management Plan and the Wey Landscape Partnership's Catchment Plan and be agreed in consultation with the Environment Agency.
80	GB12, GB15, GB16		Changes already approved by Council at its meeting on 25th July 2019 and agreed with the Environment Agency. See page 242 of the Issues and Matters Topic Paper (WBC/SA/003)	A key requirement should be added to each proposal to read as 'the design of SANGs including the circular walks should be sensitive to the biodiversity and ecological corridor along the River Wey. Where any physical ancillary development or infrastructure is to be provided, it should be set back to create a 10 metre undeveloped buffer.
81	UA1, UA22, UA25, GB1, GB2, GB17		Changes already approved by Council at its meeting on 25th July 2019 and agreed with the Environment Agency. See page 242 of the Issues and Matters Topic Paper (WBC/SA/003)	A key requirement should be added to each of the proposals to read as 'a sequential approach should apply to the layout of development on the site'.
82	GB3		Changes already approved by Council at its meeting on 25th July 2019 and agreed with the Environment Agency. See page 242 of the	Add the following text to the reasoned justification: the groundwater in the Bagshot Beds Aquifer to the south west of GB3 may be shallow. Since burials should not be in groundwater, there should be a requirement to carry out an investigation to determine the maximum seasonal depth to groundwater and if shallow parts of this extension site may only be suitable for single burials.

Modification reference	Policy or reference in Regulation 19 document	Page in Regulation 19 document	Reason for modification	Modification
			Issues and Matters Topic Paper (WBC/SA/003)	
83	UA1, UA8, UA19, UA20, UA22, UA27, UA28, UA29, UA31, UA32, UA40, GB1, GB2, GB10, GB11, GB12, GB13, GB15, GB16, GB17		Changes already approved by Council at its meeting on 25th July 2019 and agreed with the Environment Agency. See page 242 of the Issues and Matters Topic Paper (WBC/SA/003)	A key requirement should be added to each of the proposals to read as 'Flood Risk Assessments should take into account the most up to date climate change projections and the Environment Agency's latest guidance on Climate Change'.

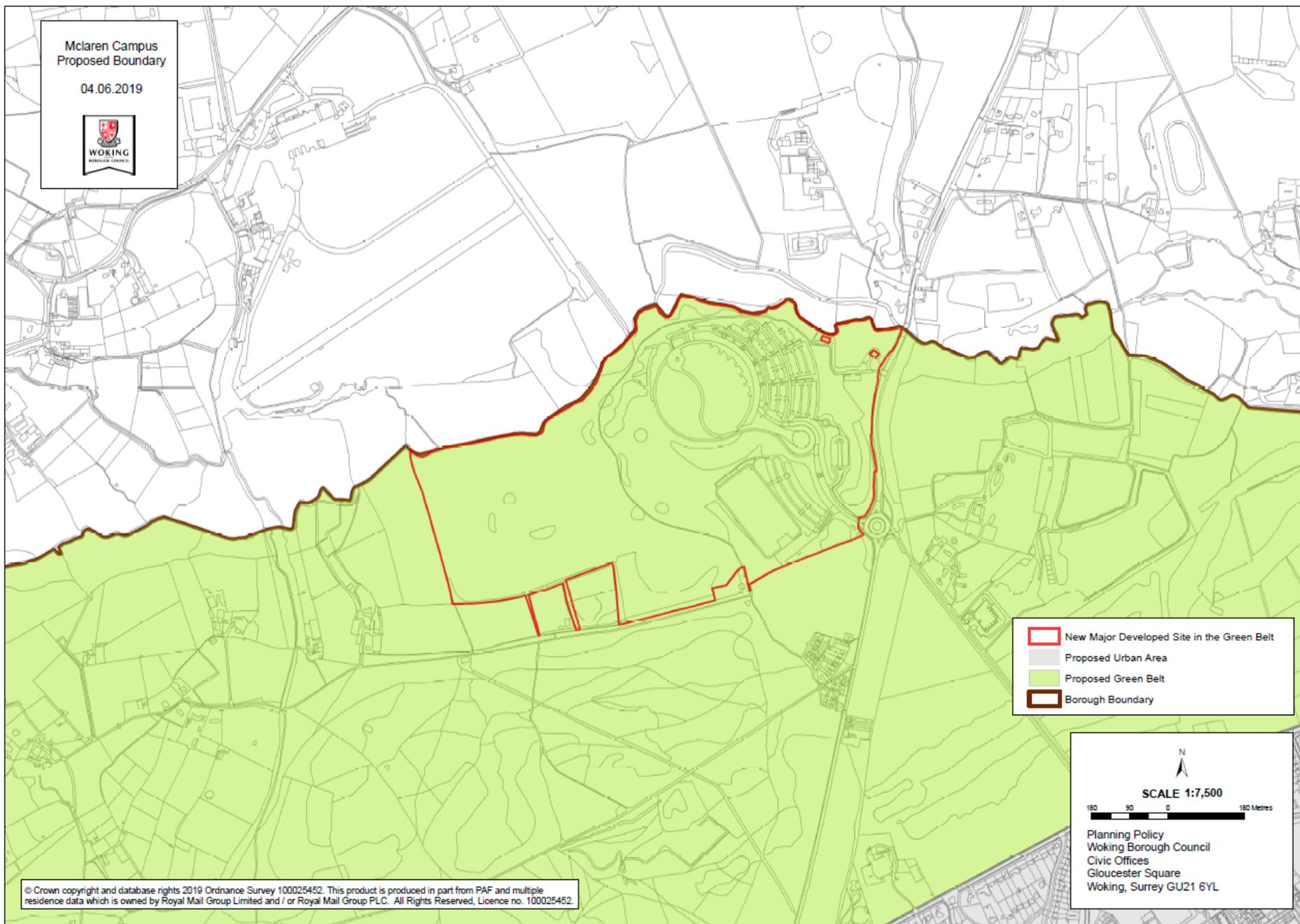
Appendix A: Revised plan of site UA34: Coal Yard/Aggregates Yard adjacent to the railway



Appendix B: Revised plan of site GB9: Land adjacent to Hook Hill Lane



Appendix C: New plan for new site GB14: McLaren Campus



**SUSTAINABILITY APPRAISAL TABLES
– SITE ALLOCATIONS DPD**



**Sustainability Appraisal Tables for McLaren Campus
and Poole Road Industrial Estate**

May 2019

Scoring System:

++ Very positive impact	+ Positive impact	0 Neutral impact	- Negative impact	-- Very negative impact	Effect depends on how allocation implemented	? Uncertain
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SITE: McLaren Western Site
55.2 hectare site for office, research and development, laboratory facilities, high technology engineering and manufacturing uses within the Green Belt

SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
Social objectives: supporting strong, vibrant and healthy communities						
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. <i>Source: Core Strategy Policies CS10 & CS12</i></p> <p>Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i></p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy & Traveller Accommodation Assessment 2012</i></p> <p>Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.</p>	0	0	0	This development would involve no housing development and therefore would not contribute to this objective.
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and open space for informal and/or formal recreation? 	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. <i>Source: Woking Service and Performance Plan 2013-14</i></p> <p>Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from</p>	0	0	0	Neutral effect in terms of this objective.

		heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	-	-	-	<p>Most of the site is located within Flood Zone 1, where development is recommended to take place. However, a small portion of the site - adjacent to the Bourne watercourse at the northern boundary – lies within Flood Zones 2 and 3, where development would be at risk of flooding or would exacerbate the risk of flooding.</p> <p>Applications or allocations within Flood Zones 2 and 3 will only be considered if it can be demonstrated that there are no suitable alternatives in areas at lower risk (sequential test). A site-specific flood risk assessment would be required for development proposals.</p> <p>Due to the loss of green field land, development could lead to an increase in the likelihood of surface water flooding. Mitigation measures to be considered to reduce any risk of surface water flooding. All significant forms of development are required to incorporate appropriate sustainable drainage systems (SUDS) as part of any development proposals.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Flood risk from onsite and adjacent ordinary watercourses to be assessed and details submitted as part of the Flood Risk Assessment for any planning application, including any relevant mitigation measures to address existing and future risk of flooding. • Early engagement with the Council's Drainage and Flood Risk Engineer. • Development to work towards replicating greenfield run-off situations and meet relevant Sustainable Drainage Systems requirements. • Locate built development only on land classed as Flood Zone 1. Any development in Flood Zone 2 or 3 will need to be justified by a Sequential and an Exception Test as set out in Policy CS9.
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • address issues of deprivation? • help improve social inclusion? 	Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants.	0	0	0	Although development on the site could potentially create additional jobs – some of which could be sourced from the local area – there is considered to be an overall neutral impact against this objective.

	<ul style="list-style-type: none"> • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p><i>Source: Working Service & Performance Plan 2013-14</i></p> <p>Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.</p>				
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • provide local community services (e.g. education, health, leisure and recreation)? • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? • help support existing community facilities? • help support the provision of religious cultural uses? 	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	-	0	0	<p>The site is outside of walking distance to the nearest centre, but onsite facilities (a restaurant, swimming pool and fitness centre) reduce the need for staff to travel.</p> <p>There is potential for development of the site to include additional car parking to improve access to key employment services. There is scope for development coming forward to include improvements to sustainable transport connectivity to the Town Centre by staff and visitors, thus supporting the services and facilities therein.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Development should include improvements to sustainable transport connectivity to the Town Centre by staff and visitors.
Environmental objectives: protecting and enhancing our natural, built and historic environment						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p>	0	0	0	<p>Parts of the site are previously developed land, containing the existing McLaren Technology Centre and the Production Centre buildings. Its allocation and development would support the use of and higher density development of this land. However, it is possible that development of parts of the site could also result in the loss of greenfield land (parkland). The positive and negative impacts result in an overall neutral score.</p>

		Trends: since 2010, the target is being met and exceeded.				
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution? 	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.</p>	-	0	0	<p>Expansion of the employment site may result in increased vehicle movements and contribute towards pollution from traffic. The site is not within reasonable walking distance of Local, District or Town Centres, but it is considered to be within reasonable cycling distance (including to Woking and West Byfleet train stations). In the longer term, mitigation measures have potential to reduce reliance on the private car, and therefore associated vehicle emissions, by promoting sustainable forms of transport.</p> <p>Any lighting and noise pollution impacts would also need to be assessed.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Travel plan to be submitted, clearly setting out how the travel needs of occupiers and visitors will be managed in a sustainable manner. • Planning statement to assess potential for noise and light pollution at this environmentally sensitive location, with a scheme of mitigation measures addressing any impacts.
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination? 	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	-	0	0	<p>Parts of the site fall within areas of Agricultural Land classed as Grade 1, 2 and 3a (the latter is a strip at the north western boundary). Further survey work would be required. It is considered that this constraint could be accommodated in development with good design and mitigation measures.</p> <p>The development of the site could lead to the remediation of existing contamination of the site with potential positive impacts. Further investigation and assessment will be required to determine and quantify any risk of contamination. If contamination exists it will be remediated as part of the construction process.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Survey work / consultation with Natural England to determine Agricultural Land Classification – any site layout and design to pay regard to results. • Investigation into potential land contamination and subsequent remediation if contamination found.
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? 	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering'</p>	-	0	0	<p>The site is adjacent to Horsell Common SSSI, Woodham Common SNCI, Woking Heaths Biodiversity Opportunity Area (to the south), and Thames Basin Heaths SPA (and is within the 400m zone). It is also in close proximity to Bourne Fields & Young Stroat Meadows SNCI to the west, and is bounded to the north by the Bourne watercourse and its associated habitats. The northern boundary of the site is within and adjacent to the River Wey (plus tributaries)</p>

	<ul style="list-style-type: none"> • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	<p>condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.</p>				<p>Biodiversity Opportunity Area. Any expansion or intensification of employment uses at the site would need to have regard to conserving and enhancing biodiversity of these habitats; avoid recreational impacts on them; and mitigate any impacts from vehicle emissions, noise and light pollution.</p> <p>Development provides the opportunity to improve biodiversity by including elements of green infrastructure and improving connections to surrounding habitats.</p> <p>Optimising/mitigation measures:</p> <ul style="list-style-type: none"> • Design of development to pay regard to important biodiversity habitats surrounding the site - proposals to demonstrate no adverse impacts on the integrity of the nature conservation interest. • Development should incorporate biodiversity improvements to achieve overall biodiversity net gain through the inclusion of wildlife corridors and features. • Avoid harm to the integrity of the SPA – early engagement with Natural England will be required. Any parking provision on the site must serve staff and visitors only (not the public). Appropriate Assessment may be required. • Design of development to pay regard to adjoining watercourses and retain undeveloped buffer zones alongside them.
<p>10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i> Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking place in areas of high</p>	-	0	0	<p>The site is located in an area where the landscape is capable of accepting some change without undue harm (moderate capacity for change) (GBBR, 2014). However, further growth would lead to minor encroachment into the countryside and potentially the loss of green infrastructure, leading to a negative score. Significant harm to the surrounding landscape and visual character could be avoided with appropriate landscape mitigation.</p> <p>The site falls within designated Green Belt land. If the site is designated a Major Development Site (MDS), it is not anticipated that infilling or redevelopment of a MDS would have any greater impact than the existing development on the openness of the Green Belt and the purposes of including land in it. The complete or partial redevelopment of MDS may in fact offer the opportunity for environmental improvement without adding to their impact on the openness of the Green Belt and the purposes of including land within it.</p> <p>The open parkland located to the west of the site is publicly accessible. A public right of way also runs through the site in a north-south direction. Development of the site can be</p>

		archaeological potential without prior assessment.				<p>designed as such to maintain or improve access to this natural asset.</p> <p>Development of the site may lead to adverse impacts on the Common Land situated within the site.</p> <p>There are two listed buildings 200m from the south west corner of the site.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Layout of development should maintain the important contribution the site and its vicinity makes to the landscape setting of the northern part of Woking. • Visual impact assessment should be submitted with development proposals to demonstrate that the overall integrity of the Green Belt and the surrounding landscape is not compromised. Include appropriate landscape mitigation to reduce visual impacts of development. • Sensitive design of development to preserve the existing high levels of visual screening from key vantage points, and specifically from the A320 and Horsell Common. • Adequate and appropriate landscaping of boundaries should be provided to minimise any adverse impacts on the visual amenity of the adjacent Green Belt. • Retain and enhance where possible public rights of way and accessibility to parkland. Any loss of existing publicly accessible parkland will have to be justified and re-provided on/off site. • Development proposals to have regard to locally listed buildings and their setting. • The Common Land situated within the site should be conserved.
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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? 	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i></p> <p>Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i></p> <p>Increase green infrastructure for adaptation purposes (including SuDS). <i>Source: Core Strategy Policies CS9 & CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	0	0	0	<p>Due to its isolation, there is limited scope to reduce the need to travel by car and consequently, this could have adverse impacts in terms of carbon emissions. However, this should be weighted against opportunities to support the implementation of BREEAM standards and achieve high quality, highly energy efficient design. Redevelopment at the site also offers the opportunity to increase the capacity of the habitat to act as a carbon sink.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Design of development to achieve energy and water efficiency standards and take account of layout, landform, orientation and landscaping (including SuDS) to maximise efficient use of energy and adapt to the impacts of climate change.

	<ul style="list-style-type: none"> increase the resilience of the habitat to climate change impacts? support the implementation of the Code for Sustainable Homes and BREEAM? <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>					
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? support use of materials and aggregates from nearby sources? support lifestyles compatible with the objectives of sustainability? provide land for allotments? 	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).</p>	0	+	+	<p>Planning policy requirements will allow for the development to have positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The Climate Change SPD encourages developers to use locally sourced material to minimise impact of development on use of resources.</p>
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> support a reduction in the generation of waste? minimise waste in the construction process? 	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	<p>The Council has effective measures, policies and guidance in place to reduce the amount of waste that is generated from new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However, through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score.</p>
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> support the improvement of water quality? support the efficient use of water resources? operate within the existing capacities for water supply and wastewater treatment? prevent water resource pollution? facilitate water quality to be achieved through remediation? provide adequate wastewater and sewerage infrastructure? 	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>	-	0	0	<p>Planning policy requirements would support the efficient use of water resources.</p> <p>Consultation with the Environment Agency and Thames Water would ensure expansion of the site is supported by the necessary water supply and wastewater infrastructure.</p> <p>A number of watercourses run through/parallel to the site and there is the potential for water contamination during and post construction. Suitable mitigation measures will need to be implemented to prevent water source pollution and preserve water quality of the Bourne River running north of the site.</p> <p>Optimising / mitigating measures:</p> <ul style="list-style-type: none"> Where development proposals are likely to have a significant impact on water quality, consultation with the Environmental Health section of the Council and the Environment Agency will take place, and any relevant advice taken into account.
15. Reduce the need to travel, encourage	<p>Would the development of the site / policy option:</p>	<p>Targets: decrease travel by car; decrease need to travel</p>	-	0	0	<p>Intensification / expansion of the site could lead to an increased – albeit minor – need to travel by car by staff and</p>

<p>safe, sustainable transport options and make the best use of existing transport infrastructure</p>	<ul style="list-style-type: none"> • reduce the need to travel, particularly by car/van/lorry? • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<p>and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 & Core Strategy Policy CS18.</i></p> <p>Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.</p>				<p>visitors. The site is beyond reasonable walking distance of Sheerwater Local Centre and Woking Town Centre, where shops and facilities are located. However, the need for employees to travel is reduced by the presence of a number of on-site facilities, including a restaurant and fitness centre.</p> <p>There is scope for redevelopment of the site to improve access to public transport and support improved provision for cycling.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Conduct a transport assessment to determine impact on local road network, and to assess capacity to improve sustainable transport connectivity to the Town Centre by staff and visitors. • Early engagement with Surrey County Council, Highway England and other relevant key stakeholders. • Submission of a Travel Plan with development proposals.
<p>Economic objectives: building a strong, responsive and competitive economy</p>						

<p>16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).</p>	<p>++</p>	<p>++</p>	<p>++</p>	<p>McLaren is a leader in advance applied technologies and intensification and/or expansion of operations at this site would significantly contribute towards the diversity and quality of employment in the Borough. Further development of the campus would encourage provision of jobs accessible to local residents; and allow for the continued development of skills and associations built up within the local population. It would also enable local people to work near their homes.</p> <p>Further development could also potentially improve access to and participation in education by incorporating spaces available for engineering training and apprenticeships.</p>
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail</p>	<p>++</p>	<p>++</p>	<p>++</p>	<p>Designation as a strategic employment site would deliver employment land; provide land that is suitable for the needs of a unique advance applied technologies business; and significantly enhance the local economy of Woking (and that of the region and nation). Designation of the site would facilitate the continued growth and success of this global brand.</p> <p>It is also considered that economic benefits would be generated in the local and regional area by the expenditure of those employed directly and indirectly as a result of the operation of the McLaren campus.</p>

vacancy rates in other urban centres gradually falling (except in Horsell).

Overall Conclusions

Summary of Social Impacts & Issues	Development of the site could lead to increased vulnerability from flooding, or exacerbate flood risk elsewhere. Redevelopment of land provides opportunity to improve sustainable transport connectivity to the Town Centre by staff and visitors.
Summary of Environmental Impacts & Issues	<p>Redevelopment would support the use of and higher density development of this land. However, it is possible that development of parts of the site could also result in the loss of greenfield land (parkland).</p> <p>Potential for increased emissions from car use, and noise and light pollution from expansion of operations.</p> <p>Potential adverse impacts on high-grade agricultural land.</p> <p>Potential remediation of land contamination if present on site.</p> <p>Site is adjacent to a number of designated habitats and Biodiversity Opportunity Areas, and is within the 400m buffer of the Thames Basin Heaths SPA. Potential adverse impacts from vehicle emissions, noise and light pollution, increased numbers of staff and visitors.</p> <p>Opportunity to improve biodiversity by including green infrastructure features and improving connectivity with surrounding habitats.</p> <p>Adverse impacts on landscape and visual character to be avoided through design and layout of development. Opportunity for environmental improvement without causing impacts on the openness of the Green Belt and the purposes of including land within it. However, infilling and redevelopment would lead to minor encroachment into countryside and loss of greenfield land. Opportunity to improve remaining greenfield land and public access to and through it.</p> <p>Potential for adverse impacts on designated Common Land.</p> <p>Potential adverse impacts on water quality of adjacent watercourses.</p> <p>Minor increased need to travel by car to this isolated employment site, but scope for improved access to public transport and improved provision for cycling.</p>
Summary of Economic Impacts & Issues	Significant positive impacts including sustained contribution towards diversity and quality of employment; provision of jobs accessible to the local population; encouragement of local people to work near their homes; improved access to and participation in technology and engineering training; delivery of sufficient employment land; providing for the needs of a unique advanced technology business; enhancing the local economy of Woking (and that of the region and nation); the continued growth of a global brand.

- Summary of optimising/mitigating measures:
- Flood risk from onsite and adjacent ordinary watercourses to be assessed and details submitted as part of the Flood Risk Assessment for any planning application, including any relevant mitigation measures to address existing and future risk of flooding.
 - Early engagement with the Council's Drainage and Flood Risk Engineer.
 - Development to work towards replicating greenfield run-off situations and meet relevant Sustainable Drainage Systems requirements.
 - Locate built development only on land classed as Flood Zone 1. Any development in Flood Zone 2 or 3 will need to be justified by a Sequential and an Exception Test as set out in Policy CS9.
 - Planning statement to assess potential for noise and light pollution at this environmentally sensitive location, with a scheme of mitigation measures addressing any impacts.
 - Survey work / consultation with Natural England to determine Agricultural Land Classification – any site layout and design to pay regard to results.
 - Investigation into potential land contamination and subsequent remediation if contamination found.
 - Design of development to pay regard to important biodiversity habitats surrounding the site - proposals to demonstrate no adverse impacts on the integrity of the nature conservation interest.
 - Development should incorporate biodiversity improvements to achieve overall biodiversity net gain through the inclusion of wildlife corridors and features.
 - Avoid harm to the integrity of the SPA – early engagement with Natural England will be required. Any parking provision on the site must serve staff and visitors only (not the public). Appropriate Assessment may be required.
 - Design of development to pay regard to adjoining watercourses and retain undeveloped buffer zones alongside them.
 - Layout of development should maintain the important contribution the site and its vicinity makes to the landscape setting of the northern part of Woking.
 - Visual impact assessment should be submitted with development proposals to demonstrate that the overall integrity of the Green Belt and the surrounding landscape is not compromised. Include appropriate landscape mitigation to reduce visual impacts of development.
 - Sensitive design of development to preserve the existing high levels of visual screening from key vantage points, and specifically from the A320 and Horsell Common.
 - Adequate and appropriate landscaping of boundaries should be provided to minimise any adverse impacts on the visual amenity of the adjacent Green Belt.
 - Retain and enhance where possible public rights of way and accessibility to parkland. Any loss of existing publicly accessible parkland will have to be justified and re-provided on/off site.
 - Development proposals to have regard to locally listed buildings and their setting.
 - The Common Land situated within the site should be conserved.

- Design of development to achieve energy and water efficiency standards and take account of layout, landform, orientation and landscaping (including SuDS) to maximise efficient use of energy and adapt to the impacts of climate change.
- Where development proposals are likely to have a significant impact on water quality, consultation with the Environmental Health section of the Council and the Environment Agency will take place, and any relevant advice taken into account.
- Conduct a transport assessment to determine impact on local road network, and to assess capacity to improve sustainable transport connectivity to the Town Centre by staff and visitors.
- Early engagement with Surrey County Council, Highway England and other relevant key stakeholders.
- Submission of a Travel Plan with development proposals, setting out how the travel needs of occupiers and visitors will be managed in a sustainable manner.

Conclusion and reasons for recommending designation of the site as a Major Developed Site

Designation as a strategic employment site would make a significant, positive contribution towards economic objectives of building a strong, responsive and competitive economy, which are considered to outweigh the potential negative social and environmental impacts and issues which have been identified. The environmental constraints are not considered to be major and could be accommodated in development with good design or mitigation. In this respect, planning policy should set out key requirements which reflect the mitigation measures identified in the appraisal to achieve a high level of social and environmental sustainability. These should address potential negative impacts around vulnerability to flooding; air, noise, light and water pollution; retention of high-grade agricultural land; conserving and enhancing biodiversity; conserving and enhancing Woking's natural landscape and its setting; and maintaining the overall integrity of Woking's Green Belt.

Scoring System:

++ Very positive impact	+ Positive impact	0 Neutral impact	- Negative impact	-- Very negative impact	Effect depends on how allocation implemented	? Uncertain
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SITE: McLaren Western Site
55.2 hectare site for office, research and development, laboratory facilities, high technology engineering and manufacturing uses released from the Green Belt

SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
Social objectives: supporting strong, vibrant and healthy communities						
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. <i>Source: Core Strategy Policies CS10 & CS12</i></p> <p>Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i></p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy & Traveller Accommodation Assessment 2012</i></p> <p>Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.</p>	0	0	0	This development would involve no housing development and therefore would not contribute to this objective.
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and open space for informal and/or formal recreation? 	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. <i>Source: Woking Service and Performance Plan 2013-14</i></p> <p>Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from</p>	0	0	0	Neutral effect in terms of this objective.

		heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	-	-	-	<p>Most of the site is located within Flood Zone 1, where development is recommended to take place. However, a small portion of the site - adjacent to the Bourne watercourse at the northern boundary – lies within Flood Zones 2 and 3, where development would be at risk of flooding or would exacerbate the risk of flooding.</p> <p>Applications or allocations within Flood Zones 2 and 3 will only be considered if it can be demonstrated that there are no suitable alternatives in areas at lower risk (sequential test). A site-specific flood risk assessment would be required for development proposals.</p> <p>Due to the loss of green field land, development could lead to an increase in the likelihood of surface water flooding. Mitigation measures to be considered to reduce any risk of surface water flooding. All significant forms of development are required to incorporate appropriate sustainable drainage systems (SUDS) as part of any development proposals.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Flood risk from onsite and adjacent ordinary watercourses to be assessed and details submitted as part of the Flood Risk Assessment for any planning application, including any relevant mitigation measures to address existing and future risk of flooding. • Early engagement with the Council's Drainage and Flood Risk Engineer. • Development to work towards replicating greenfield run-off situations and meet relevant Sustainable Drainage Systems requirements. • Locate built development only on land classed as Flood Zone 1. Any development in Flood Zone 2 or 3 will need to be justified by a Sequential and an Exception Test as set out in Policy CS9.
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • address issues of deprivation? • help improve social inclusion? 	Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants.	0	0	0	Although development on the site could potentially create additional jobs – some of which could be sourced from the local area – there is considered to be an overall neutral impact against this objective.

	<ul style="list-style-type: none"> • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p><i>Source: Working Service & Performance Plan 2013-14</i></p> <p>Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.</p>				
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • provide local community services (e.g. education, health, leisure and recreation)? • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? • help support existing community facilities? • help support the provision of religious cultural uses? 	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	-	0	0	<p>The site is outside of walking distance to the nearest centre, but onsite facilities (a restaurant, swimming pool and fitness centre) reduce the need for staff to travel.</p> <p>There is potential for development of the site to include additional car parking to improve access to key employment services. There is scope for development coming forward to include improvements to sustainable transport connectivity to the Town Centre by staff and visitors, thus supporting the services and facilities therein.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Development should include improvements to sustainable transport connectivity to the Town Centre by staff and visitors.
Environmental objectives: protecting and enhancing our natural, built and historic environment						
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p>	0	0	0	<p>Parts of the site are previously developed land, containing the existing McLaren Technology Centre and the Production Centre buildings. Its allocation and development would support the use of and higher density development of this land. However, it is possible that development of parts of the site could also result in the loss of Green Belt land/greenfield land (parkland). The positive and negative impacts result in an overall neutral score.</p>

		Trends: since 2010, the target is being met and exceeded.				
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution? 	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.</p>	-	0	0	<p>Expansion of the employment site may result in increased vehicle movements and contribute towards pollution from traffic. The site is not within reasonable walking distance of Local, District or Town Centres, but it is considered to be within reasonable cycling distance (including to Woking and West Byfleet train stations). In the longer term, mitigation measures have potential to reduce reliance on the private car, and therefore associated vehicle emissions, by promoting sustainable forms of transport.</p> <p>Any lighting and noise pollution impacts would also need to be assessed.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Travel plan to be submitted, clearly setting out how the travel needs of occupiers and visitors will be managed in a sustainable manner. • Planning statement to assess potential for noise and light pollution at this environmentally sensitive location, with a scheme of mitigation measures addressing any impacts.
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination? 	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.</p>	-	0	0	<p>Parts of the site fall within areas of Agricultural Land classed as Grade 1, 2 and 3a (the latter is a strip at the north western boundary). Further survey work would be required. It is considered that this constraint could be accommodated in development with good design and mitigation measures.</p> <p>The development of the site could lead to the remediation of existing contamination of the site with potential positive impacts. Further investigation and assessment will be required to determine and quantify any risk of contamination. If contamination exists it will be remediated as part of the construction process.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Survey work / consultation with Natural England to determine Agricultural Land Classification – any site layout and design to pay regard to results. • Investigation into potential land contamination and subsequent remediation if contamination found.
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? 	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering'</p>	-	0	0	<p>The site is adjacent to Horsell Common SSSI, Woodham Common SNCI, Woking Heaths Biodiversity Opportunity Area (to the south), and Thames Basin Heaths SPA (and is within the 400m zone). It is also in close proximity to Bourne Fields & Young Stroat Meadows SNCI to the west, and is bounded to the north by the Bourne watercourse and its associated habitats. The northern boundary of the site is within and adjacent to the River Wey (plus tributaries)</p>

	<ul style="list-style-type: none"> • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 	<p>condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.</p>				<p>Biodiversity Opportunity Area. Any expansion or intensification of employment uses at the site would need to have regard to conserving and enhancing biodiversity of these habitats; avoid recreational impacts on them; and mitigate any impacts from vehicle emissions, noise and light pollution.</p> <p>Development provides the opportunity to improve biodiversity by including elements of green infrastructure and improving connections to surrounding habitats.</p> <p>Optimising/mitigation measures:</p> <ul style="list-style-type: none"> • Design of development to pay regard to important biodiversity habitats surrounding the site - proposals to demonstrate no adverse impacts on the integrity of the nature conservation interest. • Development should incorporate biodiversity improvements to achieve overall biodiversity net gain through the inclusion of wildlife corridors and features. • Avoid harm to the integrity of the SPA – early engagement with Natural England will be required. Any parking provision on the site must serve staff and visitors only (not the public). Appropriate Assessment may be required. • Design of development to pay regard to adjoining watercourses and retain undeveloped buffer zones alongside them.
<p>10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets? 	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i> Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking place in areas of high</p>	--	--	--	<p>The site falls within designated Green Belt land and is isolated from the urban area. The GBBR assessed this site (as part of Parcel 1) as contributing to the purposes of the Green Belt – particularly in terms of checking unrestricted sprawl (critical contribution) and preventing neighbouring towns from merging into one another (major contribution). Any further development would be seen as further encroachment into the countryside. The release of the site from Green Belt for employment purposes would therefore negatively impact on the integrity of Woking's Green Belt and the purposes of including land within it, and lead to isolated development within the surrounding Green Belt.</p> <p>The open parkland located to the west of the site is publicly accessible. A public right of way also runs through the site in a north-south direction. Development of the site can be designed as such to maintain or improve access to this natural asset.</p> <p>Development of the site may lead to adverse impacts on the Common Land situated within the site.</p>

		archaeological potential without prior assessment.				<p>There are two listed buildings 200m from the south west corner of the site.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Layout of development should maintain the important contribution the site and its vicinity makes to the landscape setting of the northern part of Woking. • Include adequate and appropriate landscape mitigation - particularly at boundaries of site - to reduce visual impacts of development, minimise adverse impacts on the visual amenity of adjacent Green Belt, and to enhance sense of separation from Ottershaw. • Sensitive design of development to preserve the existing high levels of visual screening from key vantage points, and specifically from the A320 and Horsell Common. • Retain and enhance where possible public rights of way and accessibility to parkland. Any loss of existing publicly accessible parkland will have to be justified and re-provided on/off site. • Development proposals to have regard to locally listed buildings and their setting. • The Common Land situated within the site should be conserved.
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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i></p> <p>Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i></p> <p>Increase green infrastructure for adaptation purposes (including SuDS). <i>Source: Core Strategy Policies CS9 & CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	0	0	0	<p>Due to its isolation, there is limited scope to reduce the need to travel by car and consequently, this could have adverse impacts in terms of carbon emissions. However, this should be weighted against opportunities to support the implementation of BREEAM standards and achieve high quality, highly energy efficient design. Redevelopment at the site also offers the opportunity to increase the capacity of the habitat to act as a carbon sink.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Design of development to achieve energy and water efficiency standards and take account of layout, landform, orientation and landscaping (including SuDS) to maximise efficient use of energy and adapt to the impacts of climate change.
12. Reduce the impact of consumption of resources by using	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the 	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i></p> <p>All residents to have access to allotment within 800m of</p>	0	+	+	<p>Planning policy requirements will allow for the development to have positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The Climate Change SPD encourages developers to use locally</p>

sustainably produced and local products	<p>incorporation of a proportion of recycled or secondary aggregates in new projects?</p> <ul style="list-style-type: none"> • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide land for allotments? 	<p>home. <i>Source: Core Strategy Policy CS17.</i></p> <p>Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).</p>				sourced material to minimise impact of development on use of resources.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • support a reduction in the generation of waste? • minimise waste in the construction process? 	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of waste that is generated from new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However, through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score.
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • support the improvement of water quality? • support the efficient use of water resources? • operate within the existing capacities for water supply and wastewater treatment? • prevent water resource pollution? • facilitate water quality to be achieved through remediation? • provide adequate wastewater and sewerage infrastructure? 	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>	-	0	0	<p>Planning policy requirements would support the efficient use of water resources.</p> <p>Consultation with the Environment Agency and Thames Water would ensure expansion of the site is supported by the necessary water supply and wastewater infrastructure.</p> <p>A number of watercourses run through/parallel to the site and there is the potential for water contamination during and post construction. Suitable mitigation measures will need to be implemented to prevent water source pollution and preserve water quality of the Bourne River running north of the site.</p> <p>Optimising / mitigating measures:</p> <ul style="list-style-type: none"> • Where development proposals are likely to have a significant impact on water quality, consultation with the Environmental Health section of the Council and the Environment Agency will take place, and any relevant advice taken into account.
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • reduce the need to travel, particularly by car/van/lorry? • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? 	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 & Core Strategy Policy CS18.</i></p>	-	0	0	<p>Intensification / expansion of the site could lead to an increased – albeit minor – need to travel by car by staff and visitors. The site is beyond reasonable walking distance of Sheerwater Local Centre and Woking Town Centre, where shops and facilities are located. However, the need for employees to travel is reduced by the presence of a number of on-site facilities, including a restaurant and fitness centre.</p> <p>There is scope for redevelopment of the site to improve access to public transport and support improved provision for cycling.</p> <p>Optimising/mitigating measures:</p>

	<ul style="list-style-type: none"> • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<p>Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.</p>				<ul style="list-style-type: none"> • Conduct a transport assessment to determine impact on local road network, and to assess capacity to improve sustainable transport connectivity to the Town Centre by staff and visitors. • Early engagement with Surrey County Council, Highway England and other relevant key stakeholders. • Submission of a Travel Plan with development proposals.
Economic objectives: building a strong, responsive and competitive economy						
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).</p>	++	++	++	<p>McLaren is a leader in advance applied technologies and intensification and/or expansion of operations at this site would significantly contribute towards the diversity and quality of employment in the Borough. Further development of the campus would encourage provision of jobs accessible to local residents; and allow for the continued development of skills and associations built up within the local population. It would also enable local people to work near their homes.</p> <p>Further development could also potentially improve access to and participation in education by incorporating spaces available for engineering training and apprenticeships.</p>
17. Provide a range of commercial development opportunities to meet the needs of the	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? 	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source:</i></p>	++	++	++	<p>Designation as a strategic employment site would deliver employment land; provide land that is suitable for the needs of a unique advance applied technologies business; and significantly enhance the local economy of Woking (and that of the region and nation). Designation of the site would</p>

economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul style="list-style-type: none"> • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<p><i>Economic Development Strategy 2012</i></p> <p>Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).</p>				<p>facilitate the continued growth and success of this global brand.</p> <p>It is also considered that economic benefits would be generated in the local and regional area by the expenditure of those employed directly and indirectly as a result of the operation of the McLaren campus.</p>
Overall Conclusions						
Summary of Social Impacts & Issues	<p>Development of the site could lead to increased vulnerability from flooding, or exacerbate flood risk elsewhere. Redevelopment of land provides opportunity to improve sustainable transport connectivity to the Town Centre by staff and visitors.</p>					
Summary of Environmental Impacts & Issues	<p>Redevelopment would support the use of and higher density development of this land. However, it is possible that development of parts of the site could also result in the loss of greenfield land (parkland). Potential for increased emissions from car use, and noise and light pollution from expansion of operations. Potential adverse impacts on high-grade agricultural land. Potential remediation of land contamination if present on site. Site is adjacent to a number of designated habitats and Biodiversity Opportunity Areas, and is within the 400m buffer of the Thames Basin Heaths SPA. Potential adverse impacts from vehicle emissions, noise and light pollution, increased numbers of staff and visitors. Opportunity to improve biodiversity by including green infrastructure features and improving connectivity with surrounding habitats. Significant adverse impacts on the integrity of the Green Belt and purposes of including land within it. Release of site from the Green Belt would lead to unconstrained, isolated growth separated from the urban area, increased development extent within the gap between Woking and Ottershaw, and lead to further encroachment of the countryside. Opportunity to improve remaining greenfield land and public access to and through it. Potential for adverse impacts on designated Common Land. Potential adverse impacts on water quality of adjacent watercourses. Minor increased need to travel by car to this isolated employment site, but scope for improved access to public transport and improved provision for cycling.</p>					
Summary of Economic Impacts & Issues	<p>Significant positive impacts including sustained contribution towards diversity and quality of employment; provision of jobs accessible to the local population; encouragement of local people to work near their homes; improved access to and participation in technology and engineering training; delivery of sufficient employment land; providing for the needs of a unique advanced technology business; enhancing the local economy of Woking (and that of the region and nation); the continued growth of a global brand.</p>					
<p>Summary of optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Flood risk from onsite and adjacent ordinary watercourses to be assessed and details submitted as part of the Flood Risk Assessment for any planning application, including any relevant mitigation measures to address existing and future risk of flooding. • Early engagement with the Council's Drainage and Flood Risk Engineer. • Development to work towards replicating greenfield run-off situations and meet relevant Sustainable Drainage Systems requirements. • Locate built development only on land classed as Flood Zone 1. Any development in Flood Zone 2 or 3 will need to be justified by a Sequential and an Exception Test as set out in Policy CS9. • Planning statement to assess potential for noise and light pollution at this environmentally sensitive location, with a scheme of mitigation measures addressing any impacts. • Survey work / consultation with Natural England to determine Agricultural Land Classification – any site layout and design to pay regard to results. 						

- Investigation into potential land contamination and subsequent remediation if contamination found.
- Design of development to pay regard to important biodiversity habitats surrounding the site - proposals to demonstrate no adverse impacts on the integrity of the nature conservation interest.
- Development should incorporate biodiversity improvements to achieve overall biodiversity net gain through the inclusion of wildlife corridors and features.
- Avoid harm to the integrity of the SPA – early engagement with Natural England will be required. Any parking provision on the site must serve staff and visitors only (not the public). Appropriate Assessment may be required.
- Design of development to pay regard to adjoining watercourses and retain undeveloped buffer zones alongside them.
- Layout of development should maintain the important contribution the site and its vicinity makes to the landscape setting of the northern part of Woking.
- Include adequate and appropriate landscape mitigation - particularly at boundaries of site - to reduce visual impacts of development, minimise adverse impacts on the visual amenity of adjacent Green Belt, and to enhance sense of separation from Ottershaw.
- Sensitive design of development to preserve the existing high levels of visual screening from key vantage points, and specifically from the A320 and Horsell Common.
- Retain and enhance where possible public rights of way and accessibility to parkland. Any loss of existing publicly accessible parkland will have to be justified and re-provided on/off site.
- Development proposals to have regard to locally listed buildings and their setting.
- The Common Land situated within the site should be conserved.
- Design of development to achieve energy and water efficiency standards and take account of layout, landform, orientation and landscaping (including SuDS) to maximise efficient use of energy and adapt to the impacts of climate change.
- Where development proposals are likely to have a significant impact on water quality, consultation with the Environmental Health section of the Council and the Environment Agency will take place, and any relevant advice taken into account.
- Conduct a transport assessment to determine impact on local road network, and to assess capacity to improve sustainable transport connectivity to the Town Centre by staff and visitors.
- Early engagement with Surrey County Council, Highway England and other relevant key stakeholders.
- Submission of a Travel Plan with development proposals, setting out how the travel needs of occupiers and visitors will be managed in a sustainable manner.

Conclusion and reasons for not recommending release of site from Green Belt

Designation as a strategic employment site would make a significant, positive contribution towards economic objectives of building a strong, responsive and competitive economy. However, whilst several of the potential negative environmental impacts can be mitigated with sensitive design and appropriate layout, it is considered that the release of this large site from the Green Belt for employment purposes would lead to significant adverse impacts on the integrity of Woking's Green Belt, and should therefore be resisted.

Scoring System:

++ Very positive impact	+ Positive impact	0 Neutral impact	- Negative impact	-- Very negative impact	Effect depends on how allocation implemented	? Uncertain
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SITE/0010/GLDE, SHLAAGE010 (SHLAA 2014 Ref): Poole Road Industrial Estate, Woking, GU21 6EE						
2.02 hectare site for offices, warehousing, a new Energy Station and an element of residential use, including Affordable Housing						
SA Objective	Decision-making criteria	Indicators and targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
Social objectives: supporting strong, vibrant and healthy communities						
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile? 	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. <i>Source: Core Strategy Policies CS10 & CS12</i></p> <p>Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i></p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy & Traveller Accommodation Assessment 2012</i></p> <p>Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.</p>	+	+	+	<p>Development would contribute to meeting overall housing requirement, including affordable housing.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Affordable housing to be provided on site in line with policy CS12. If this cannot be achieved then evidence will need to be submitted to support otherwise. • Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs. • Provide a mix of dwelling types and sizes to address the nature of local needs as evidenced in the latest SHMA (Policy CS11).
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? 	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. <i>Source: Woking Service</i></p>	+	+	+	<p>Development would to some extent encourage healthy lifestyles through location of work place in location close to services and facilities within the centre and accessible by bicycle and walking.</p> <p>Should an element of residential use be included in a proposal, occupiers would be close to services and facilities in the Town Centre, prompting walking. Provision of decent</p>

SITE/0010/GLDE, SHLAAGE010 (SHLAA 2014 Ref): Poole Road Industrial Estate, Woking, GU21 6EE

2.02 hectare site for offices, warehousing, a new Energy Station and an element of residential use, including Affordable Housing

	<ul style="list-style-type: none"> • reduce health inequalities? • improve accessibility to leisure and open space for informal and/or formal recreation? 	<p><i>and Performance Plan 2013-14</i></p> <p>Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.</p>				<p>homes would bring about positive impacts on health and wellbeing.</p>
<p>3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing drainage problem? 	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.</p> <p>All significant forms of development are required to incorporate appropriate sustainable drainage systems (SUDS) as part of any development proposals. If this is not feasible, the Council will require evidence illustrating this (Policy CS9).</p> <p>Available information suggests pluvial flooding in the locality. Core Strategy Policy CS9 (para. 5.50) requires developers to work towards replicating greenfield run-off situations (e.g. through minimising paved areas, keeping drains clear, general maintenance), followed by source control measures. A Flood Risk Assessment will be required for development proposals within or adjacent to areas at risk of surface water flooding.</p> <p>Taking into account these measures, an overall neutral score.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage

SITE/0010/GLDE, SHLAAGE010 (SHLAA 2014 Ref): Poole Road Industrial Estate, Woking, GU21 6EE

2.02 hectare site for offices, warehousing, a new Energy Station and an element of residential use, including Affordable Housing

						<ul style="list-style-type: none"> Flood Risk Assessment (in part subject to the findings of the forthcoming Preliminary Surface Water Management Plan)
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> address issues of deprivation? help improve social inclusion? support safe communities by reducing crime levels? help reduce the fear of crime? ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & Performance Plan 2013-14</i></p> <p>Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.</p>	+	+	+	<p>Indices of Deprivation (IMD, 2010) does not identify any issues at this location.</p> <p>The development is a mixed use development to include additional employment floorspace (offices, warehousing). This will create additional jobs, some of which could be sourced from the local area, which will have direct impacts on poverty.</p> <p>Careful design of the scheme could reduce the fear of crime.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> provide local community services (e.g. education, health, leisure and recreation)? improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? help support existing community facilities? help support the provision of religious cultural uses? 	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	+	+	+	<p>Mixed-use redevelopment at this site would help support existing services and facilities in the community. Whilst there may be a loss in industrial employment uses, there would be a compensatory increase in employment office floorspace, thus improving access to employment opportunities.</p> <p>The provision of an energy station would improve access to low carbon energy infrastructure for the local business and residential community.</p>

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Environmental objectives: protecting and enhancing our natural, built and historic environment

<p>6. Make the best use of previously developed land and existing buildings</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is being met and exceeded.</p>	+	+	+	<p>Site is an existing brownfield site. Its redevelopment will maximise the efficient use of the land, and could support a greater mix of uses.</p> <p>Current or historical contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development of the site, dependant on detailed proposals and consultation with Environmental Health and the Environment Agency. Remediation may be required for residential use.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Remediation of land, if required.
<p>7. Minimise air, light and noise pollution</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • affect an existing AQMA or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution? 	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.</p>	-	0	0	<p>The site adjoins the Town Centre boundary. Redevelopment of the site could help promote sustainable modes of transport by staff travel plan and other measures; close proximity of railway station and opportunities to walk reduces likelihood of congestion, and subsequently air pollution from traffic. In the short term movement of vehicles to service the warehousing operations could cause noise pollution. Development will also be exposed to noise from the adjacent railway line. However, The beneficial impacts of development and the proposed mitigation measures will neutralise any potential negative impacts in the medium to long term.</p> <p>Optimising/mitigation measures:</p> <ul style="list-style-type: none"> • Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport. • Noise attenuation measures to address adjacent railway line and any other adjacent noise generators.
<p>8. Reduce land contamination and safeguard agricultural soil quality</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination? 	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land;</p>	+	+	+	<p>Development has the potential to remediate potential historic contamination on the site. Current or historical contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development of the site, dependant on detailed proposals and consultation with Environmental Health and the Environment Agency. Remediation may be required for residential use.</p>

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		increase in number of sites with potential land contamination.				Optimising/mitigating measures: <ul style="list-style-type: none"> Remediation of land, if required.
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> avoid landtake of identified (including protected) habitats? avoid fragmentation, and increase connectivity, of habitats? avoid recreational impacts on habitats? avoid adverse hydrological impacts on habitats? avoid the impacts of vehicle emissions on habitats? avoid the impact of light on habitats? preserve and protect existing habitats? provide opportunities for enhancement and/or creation of biodiversity? 	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.</p>	0	0	0	<p>Previously developed site, no known ecological designations.</p> <p>Optimising/mitigation measures:</p> <ul style="list-style-type: none"> If an element of residential use is proposed, a contribution should be made to avoid the impacts of residential development on the Thames Basin Heaths Special Protection Area.
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> avoid adverse impacts on important landscapes? conserve and/or enhance the Borough's existing green infrastructure assets? conserve and/or enhance heritage assets and their settings? lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building? conserve and/or enhance cultural assets? improve access to the natural and historic environment and cultural assets? 	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i> Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required.</p>	+	0	0	<p>The corner of the site located at the roundabout on Goldsworth Road forms part of the gateway into the Town Centre from the west of the Borough. Any development at this location should maximise the opportunity to contribute towards enhancing the gateway as well as respect the scale of development located along Goldsworth Road.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> Design to have regard to adjacent building heights. Design to seek to enhance the gateway into the Town Centre from the west, by addressing the site corner to Goldsworth Road.

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		Majority of residents satisfied with cultural and recreational facilities. No development taking place in areas of high archaeological potential without prior assessment.				
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	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>	<p>Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i></p> <p>Dwellings to meet energy and water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i></p> <p>Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 & CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>	0	0	0	<p>The commercial development would be required to achieve the energy and water components of BREEAM 'very good'. Any residential element would be required to meet energy and water efficiency standards.</p> <p>The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development.</p> <p>Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).</p> <p>Due to the sites' location, the development should consider establishing or connecting to an existing CHP network. The Climate Change SPD also identifies the potential for a new energy station to be situated within the eastern part of the site.</p> <p>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of BREEAM and possible connection with a CHP network/development of a new CHP energy station.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features • Design of development to achieve BREEAM 'very good', and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change • Undertake feasibility study for connection to CHP network/creation of new CHP energy station
12. Reduce the impact of consumption of resources by using	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • incorporate sustainable design and construction techniques e.g. provide for 	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i></p>	0	+	+	<p>Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use</p>

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sustainably produced and local products	<p>the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</p> <ul style="list-style-type: none"> • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide land for allotments? 	<p>All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).</p>				locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • support a reduction in the generation of waste? • minimise waste in the construction process? 	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>	-	0	0	<p>The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • support the improvement of water quality? • support the efficient use of water resources? • operate within the existing capacities for water supply and wastewater treatment? • prevent water resource pollution? • facilitate water quality to be achieved through remediation? • provide adequate wastewater and sewerage infrastructure? 	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i></p> <p>Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>	0	0	0	<p>Planning policy requirements should ensure the development is water efficient by achieving BREEAM 'very good'; or meeting the optional technical standard for residential development.</p> <p>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Design of the development would have to provide suitable wastewater and sewerage infrastructure
15. Reduce the need to travel, encourage safe, sustainable	<p>Would the development of the site / policy option:</p>	<p>Targets: decrease travel by car; decrease need to travel and distance</p>	+	+	+	<p>The site is located:</p> <ul style="list-style-type: none"> • Adjacent to the Town Centre • 0-10min distance to Woking town centre

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<p>transport options and make the best use of existing transport infrastructure</p>	<ul style="list-style-type: none"> • reduce the need to travel, particularly by car/van/lorry? • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 	<p>travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 & Core Strategy Policy CS18.</i></p> <p>Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.</p>				<ul style="list-style-type: none"> • 800-1200m access by foot to nearest centre • 0-10 minutes to nearest railway station • 6-10 minutes walk to a primary school • 21-25 minutes walk to a secondary school • 6-10 minutes walk to a GP • within 250m of public footpath • within 250m of bus services and bus stops <p>Site adjoins the Town Centre boundary and promotes sustainable forms of travel. The site is well located near to the railway station and has excellent accessibility to local services and shops. It will reduce the need to travel.</p> <p>Optimising/mitigating measures:</p> <ul style="list-style-type: none"> • Transport Assessment and Travel Plan required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.
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Economic objectives: building a strong, responsive and competitive economy

<p>16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? 	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>This is the Butts Road/Poole Road employment area where redevelopment for mixed office and residential use is supported if it does not result in an overall loss of employment floorspace (Policy CS15). Whilst redevelopment could cause a reduction in some industrial floorspace, it would encourage diversity and quality of employment in the Borough, and encourage provision of jobs accessible to local residents. With a new energy station, it would also support the timely provision of infrastructure.</p> <p>Overall a positive impact in terms of this objective.</p> <p>Optimising/mitigating measures:</p>
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	<ul style="list-style-type: none"> • improve access to and participation in education? 	<p>jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels.</p> <p>Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).</p>				<ul style="list-style-type: none"> • Comprehensive master planning of the estate to ensure no overall loss of employment land whilst maximising efficient use of this highly sustainable location.
<p>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</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other</p>	+	+	+	<p>This is the Butts Road/Poole Road employment area where redevelopment for mixed office and residential use is supported if it does not result in an overall loss of employment floorspace (Policy CS15). Whilst redevelopment may lead to a loss of some industrial floorspace, it would help delivery of sufficient employment land; provide for the needs of business in urban areas; and support the vibrancy of this edge-of-town-centre location. Extension of the CHP network would also help supply businesses with energy services.</p> <p>Overall a positive impact.</p>

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		urban centres gradually falling (except in Horsell).				
Overall Conclusions						
Summary of Social Impacts & Issues	Positive contribution towards housing requirement (if residential uses included in proposals); Positive impact on health and wellbeing.					
Summary of Social Impacts & Issues	Positive contribution towards housing requirement (if residential uses included in proposals); Positive impact on health and wellbeing. Improved access to low carbon energy infrastructure for local businesses and occupiers.					
Summary of Environmental Impacts & Issues	Efficient use of brownfield land and opportunity to remediate land; Location adjoining Town Centre promotes use of sustainable modes of travel; Site lies within district heating connection zone, promoting use of low carbon energy infrastructure and providing opportunity for the development of a new Energy Station.					
Summary of Economic Impacts & Issues	Commercial development of the site would significantly encourage provision of jobs accessible to local residents; Commercial development of the site would significantly provide for the needs of business in urban areas; Provision of a new energy centre would ensure the timely provision of infrastructure; Development would support and enhance the economy of the Town Centre.					
Summary of optimising/mitigating measures:						
<ul style="list-style-type: none"> • If residential uses proposed, affordable housing to be provided on site in line with policy CS12. If this cannot be achieved then evidence will need to be submitted to support otherwise; • If residential uses proposed, site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs; • If residential uses proposed, provide a mix of dwelling types and sizes to address the nature of local needs as evidenced in the latest SHMA (Policy CS11); • Design of the development to take account of SUDS requirements and provide suitable surface and foul water drainage; • Flood Risk Assessment (in part subject to the findings of the forthcoming Preliminary Surface Water Management Plan); • Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance; • Remediation of land, if required; • If an element of residential use is proposed, a contribution should be made to avoid the impacts of residential development on the Thames Basin Heaths Special Protection Area; • Opportunity for the site could come forward for development as part of any future development of the adjacent Goldsworth Arms Public House; • Transport Assessment required to determine impact of development on transport network; and Travel Plan to identify opportunities to optimise use of sustainable transport; • Noise attenuation measures to address adjacent railway line and any other adjacent noise generators; • Design to have regard to adjacent building heights; • Design to seek to enhance the gateway into the Town Centre from the west, by addressing the site corner to Goldsworth Road; • Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features • Design of development to achieve BREEAM 'very good', and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change • Undertake feasibility study for connection to CHP network/creation of new CHP energy station • Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced • Design of the development would have to provide suitable wastewater and sewerage infrastructure • Comprehensive master planning of the estate to ensure no overall loss of employment land whilst maximising efficient use of this highly sustainable location 						

Conclusion and reasons for recommending allocation of site

The site is proposed for mixed use development to include offices, warehousing and a new energy station. An element of residential use, including Affordable Housing, would be supported if it does not result in the overall loss of employment floorspace. Redevelopment of the site for

these uses would make a positive contribution against social, environmental and particularly economic objectives, including the potential provision of affordable homes and economic enhancement of this edge of Town Centre location. Redevelopment of the site would make efficient use of previously developed land. The site is within reasonable walking and cycling distance of facilities and services in the Town Centre, including the railway station, thus reducing the need to travel by car. A proposal including a new energy centre would support the timely provision of sustainable energy infrastructure in Woking.