



## **Woking Local Development Documents**

### **Site Allocations Development Plan Document (DPD)**

### **Consultation on land to the east of Martyrs Lane**



**January 2017**

## **1.0 Introduction and background**

- 1.1 The Woking Core Strategy was adopted in October 2012. The Council has committed to its comprehensive delivery including making provision for the delivery of 4,964 net additional dwellings, 28,000 sq.m of additional office floorspace, 20,000 sq.m of warehouse floorspace and 93,900 sq.m of retail floorspace.
- 1.2 The Core Strategy requires the Council to prepare a Site Allocations Development Plan Document (DPD) to identify specific deliverable sites to enable the delivery of the Core Strategy requirements. Whilst majority of the land needed to deliver the requirements of the Core Strategy will be identified within the urban area on previously developed land, the Core Strategy was found sound on the basis that land in the Green Belt will also be needed to meet development needs during the latter part of the Core Strategy period between 2022 and 2027.
- 1.3 It is estimated that land will have to be released from the Green Belt to enable the delivery of at least 550 new homes during this period. These key decisions have already been approved by an Inspector of the Secretary of State, and agreed by the Council as set out in Policies CS1: *A spatial strategy for Woking Borough*, CS6: *Green Belt* and CS10: *Housing provision and distribution* of the Core Strategy.
- 1.4 The Site Allocations DPD would not be found sound if it departed from the spatial distribution strategy within the Core Strategy. The Council could be open to a successful legal challenge if it fails to comply with the requirements of its own National Planning Policy Framework (NPPF) compliant adopted Core Strategy by not identifying sufficient land to deliver the overall number, nature and type of its housing requirement. In this regard, the issue about whether or not Green Belt land should be released to enable the delivery of the Core Strategy is not a subject for this consultation.
- 1.5 The consultation concerns the approach the Council should take with regards to safeguarded sites to meet future development needs between 2027 and 2040.
- 1.6 To put it into context, the current objectively assessed housing need for the Borough is 517 new homes per year. Because of environmental constraints across the Borough and other factors, the housing requirement agreed by the Secretary of State that the Council is committed to deliver is at least 292 new homes per year.
- 1.7 National policy requires the Council when reviewing its Green Belt boundary to satisfy itself that the Green Belt boundary will not be altered again at the end of the plan period, in this case by 2027. Therefore, to ensure the enduring permanence of the Green Belt, the Council has also agreed that land will be released from the Green Belt and safeguarded to meet future development

needs between 2027 and 2040. This decision is in line with national planning policy. The Site Allocations DPD is unlikely to be found sound without a safeguarding policy, as it would not reflect national policy.

- 1.8 Safeguarding of land is a means of ensuring that land that has been identified for longer term development needs beyond the Core Strategy period is protected from conflicting development. In this regard, the safeguarded land is not allocated for development at the present time. Its release for development will only be considered as part of a future review of the Core Strategy and/or the Site Allocations DPD. A number of studies have been undertaken to make sure that any land that is released from the Green Belt will not significantly undermine its overall purpose and integrity in accordance with Policy CS6: *Green Belt* of the Core Strategy.
- 1.9 The Council consulted on a draft Site Allocations DPD between June and July 2015. The draft Site Allocations DPD identified a number of sites to enable the delivery of the Core Strategy. It also identified sites to be safeguarded to meet future development needs of the Borough between 2027 and 2040. In total, 1,692 individuals and organisations submitted comments comprising 32,712 separate representations. Following consideration of the representations received, the Council has resolved that a further public consultation exercise be undertaken in respect of possibility of substituting the sites safeguarded in the draft Regulation 18 version of the Site Allocations DPD (except GB9: Woking Garden Centre, Egley Road) to meet future development needs between 2027 and 2040 with land to the east of Martyrs Lane.
- 1.10 This consultation is therefore only about the possibility of substituting the safeguarded sites in the draft Site Allocations DPD with land to the east of Martyrs Lane. It is not about the sites that are identified in the draft Site Allocations DPD to meet the development requirements of the Core Strategy up to 2027.
- 1.11 For information, the safeguarded sites that are proposed to be replaced by the land east of Martyrs Lane and their indicative anticipated capacities are:
- Land south of High Road, Byfleet (Proposal GB4 in the draft Site Allocations DPD. Anticipated capacity is 85 dwellings);
  - Land to the south of Murray's Lane, Byfleet (Proposal GB5 in the draft Site Allocations DPD. Anticipated capacity is 135 dwellings);
  - Land to the north east of Saunders Lane, between Saunders Lane and Hook Hill Lane, Mayford (Proposal GB10 of the draft Site Allocations DPD. Anticipated capacity is 171 dwellings);
  - Land to the north west of Saunders Lane, Mayford (Proposal GB11 in the draft Site Allocations DPD. Anticipated capacity is 210 dwellings);
  - Land rear of 79 – 95 Lovelace Drive, Teggs Lane, Pyrford (Proposal GB12 in the draft Site Allocations DPD. Anticipated capacity is 223 dwellings); and

- Land east of Upshot Lane and south of Aviary Road, Pyrford (Proposal GB13 in the draft Site Allocations DPD. Anticipated capacity is 200 dwellings).

## **2.0 Brief description of the land east of Martyrs Lane**

- 2.1 The land east of Martyrs Lane is located to the northern edge of Woodham, off the A245 Woodham Lane. The land is about 0.9km south of Ottershaw, 2.3km west of the M25 and 2.6km north of Woking Town Centre. The main roads through the area are the A320 Guildford Road, which runs north to south, connecting Chertsey/Weybridge and Guildford, and the A245 Woodham Lane, which runs west to east connecting Woking and Leatherhead.
- 2.2 The site comprises some 112.1 hectares. As a planning history 23.4 hectares of the site to the north was the subject of a resolution of the Council on 10 January 2012 to grant planning permission for a 60,000 sq.m technology centre (PLAN/2011/0823). It has been agreed that the planning permission is to be revoked when a similar development is implemented on the existing McLaren site. The southern part of the land is an 18-hole golf course. The golf course extends across Martyrs Lane to the west. Woodham Court Sports Club is located within the northern area of the site. This comprises sports pitches that are no longer in regular use and tennis courts that are in disrepair. Adjacent to the sports club, within the north-western area of the site are tree nurseries, some of which are no longer in use. Part of the land to the north is identified as a waste site in the Surrey Waste Plan. Boundaries to the land are heavily vegetated with a mixture of dense mixed woodland, mature tree belts and hedgerows. The site does not benefit from any national or local landscape designation pursuant to Policy CS24: *Woking's landscape and townscape* of the Core Strategy.
- 2.3 The site is proximate to three major employers, St Peter's Hospital, the Animal and Plant Health Agency and McLaren Technology Centre. There is an existing bus route and cycle route to Woking town centre along the A320, and opportunities exist to encourage sustainable modes of transport.
- 2.4 The whole site falls within the Green Belt. Horsell Common to the west of the land is designated as a Special Protection Area (SPA). The same area of Horsell Common is also designated as a Site of Special Scientific Interest, conserved for its wildlife and habitats. There are a number of locally listed buildings within the vicinity of the site, the closest is Blandings, Woodhambury and Woodbarrow, located adjacent to the southern boundary along Woodham Lane.
- 2.5 A relatively small section of the land along the northern boundary encroaches into flood zones 2 (2.82% of the site) and 3 (5.65% of the site). It is not intended to develop this part of the site, but is included in the allocation to ensure a defensible boundary of the Green Belt. Potential development will be directed to the 91.5% of the site that falls within flood zone 1. The site contains a number of existing residential properties along Martyrs Lane and Woodham Road. However it is not proposed that these would be redeveloped but instead are included

within the site boundary to ensure that a strong defensible Green Belt boundary could be drawn.

A Location Plan and an aerial photograph of the site are included below.

### **Proposal for Consultation**

#### **Land to the east of Martyrs Lane, Horsell, Woking, GU21 5NJ**

**This 112.1 hectare site has been identified for consultation in respect of the possibility of substituting it for the sites safeguarded in the draft Regulation 18 version of the Site Allocations DPD (see paragraph 1.5) to meet the long term development needs of the Borough between 2027 and 2040. It is anticipated that the site is sufficient to enable the delivery of at least 1,200 net additional homes and the necessary green and other infrastructure to support the potential development of the site. Any safeguarded land that will be identified in the adopted Site Allocations DPD will only be released for development as part of the future review of the Core Strategy and/or the Site Allocations DPD. Specific key requirements to ensure the future development of the land is acceptable will be set out as part of the review of the Site Allocations DPD.**

### **3.0 How to get involved and have your say**

- 3.1 The Council considers your views important in helping to inform its future decisions on the Site Allocations DPD.
- 3.2 Following consideration of the representations received during the Regulation 18 consultation on the Site Allocations DPD, the Council would like to give you an opportunity to comment on the possibility of substituting all the sites safeguarded in the existing Regulation 18 version of the Site Allocations DPD to meet future development needs of the Borough between 2027 and 2040 (see paragraph 1.5) with land to the east of Martyrs Lane. A Location Plan and a brief description of the site are set out in the document. The outcome of the consultation will be carefully considered by the relevant committees of the Council and will be used to inform the Council's future decisions about the preferred approach to the safeguarding of sites. The preferred approach will be set out in the draft Site Allocations DPD for Regulation 19 consultation. The Regulation 19 consultation of the DPD will be an entirely separate consultation that will take place in due course.
- 3.3 Comments are particularly invited from the public, key stakeholders, statutory consultees, neighbouring authorities and others on the suitability and deliverability of the land east of Martyrs Lane. It is important to stress that this consultation is NOT about revisiting previous comments raised regarding the policies and proposals in the draft Site Allocations DPD that was published for Regulation 18 consultation in Summer 2015. The various responses received to that consultation have already been considered and noted by the Council at its

meeting on 20 October 2016, and will be fully taken into account in any future decisions about the DPD.

- 3.4 The focus of representations should therefore be on the land east of Martyrs Lane and the possibility of substituting it for the sites safeguarded in the draft Site Allocations DPD to meet future development needs between 2027 and 2040.
- 3.5 It is important that you are involved in this consultation in particular and in the preparation of the Site Allocations DPD in general as it enables your views to be considered in shaping the direction of future development in the Borough.
- 3.6 The consultation period is between **Friday 6 January 2017 and 5pm on Monday 20 February 2017.**
- 3.7 This consultation document is available for inspection at the following venues:
- Woking Borough Council, Civic Offices, Gloucester Square, Woking, GU21 6YL. Monday to Friday 9am – 4.45pm
  - Woking, Byfleet, West Byfleet and Knaphill libraries. Please [www.surreycc.gov.uk](http://www.surreycc.gov.uk) for address and opening times of the libraries
  - On the website at [www.woking2027.info](http://www.woking2027.info)
  - Further details can be found on the Council's website [www.woking2027.info](http://www.woking2027.info).
- 3.8 The following background documents are available for inspection at the same deposit venues and can be accessed by the following link [www.woking2027.info/allocations](http://www.woking2027.info/allocations):
- Draft Site Allocations DPD (Regulation 18 version)
  - Draft Sustainability Appraisal of the Site Allocations DPD
  - Habitats Regulations Assessment Screening of the Site Allocations DPD
- 3.9 You can submit your comments through a variety of means:
- Complete the online representation form (see [www.woking2027.info](http://www.woking2027.info))
  - Alternatively complete a representation form and return this by email to [planning.policy@woking.gov.uk](mailto:planning.policy@woking.gov.uk) or by post to: the Planning Policy team, Woking Borough Council, Civic Offices, Gloucester Square, Woking, Surrey, GU21 6YL
- 3.10 Please note that the Council cannot accept confidential or anonymous representations and all representations must be received by no later than **5pm Monday 20 February 2017**. Any representations received after the consultation period will not be considered.
- 3.11 Unless stated otherwise, all representors contact details will be added to the Council's LDF mailing list in order to be kept informed of the progress on the preparation of the Site Allocations DPD. By being on the consultation database,

you will be receiving information in future on the preparation of key planning policy documents of the Council.

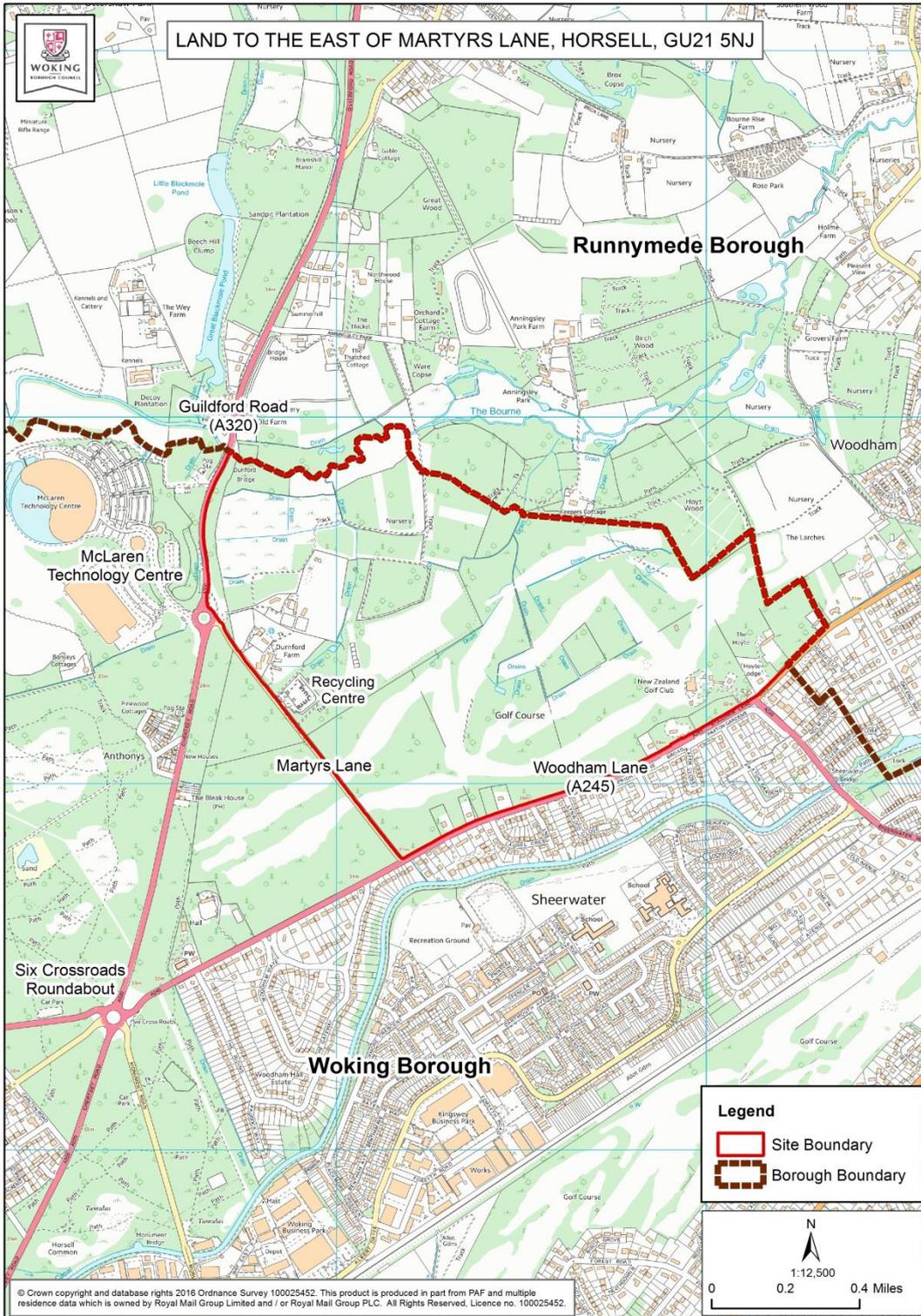
- 3.12 All representations received will be published on the Council's website and made available for inspection at the Civic Offices following the conclusion of the consultation. Representations will be identifiable by name and organisation. Any other personal information provided will be processed by Woking Borough Council in line with the Data Protection Act 1998. Please specify if there is any personal information on your representation that you will **not** wish to be made public.

#### **4.0 What happens next?**

- 4.1 After the consultation period, all representations will be considered by the Local Development Framework (LDF) Working Group, who will make recommendations to Council about the preferred approach to safeguarding of sites to meet future development needs. The decision of the Council will be reflected in the draft Site Allocations DPD that will be published for the purposes of Regulation 19 consultation. It is stressed that Council comprising of all councillors will have the final say over the form and content of the draft DPD that will be published for Regulation 19 consultation. The public will have a further opportunity to comment of the draft DPD when it is published for Regulation 19 consultation.
- 4.2 If you have any questions on this consultation or the plan making process in general, please do not hesitate to contact the Planning Policy Team on 01483 743871 or email [planning.policy@woking.gov.uk](mailto:planning.policy@woking.gov.uk)

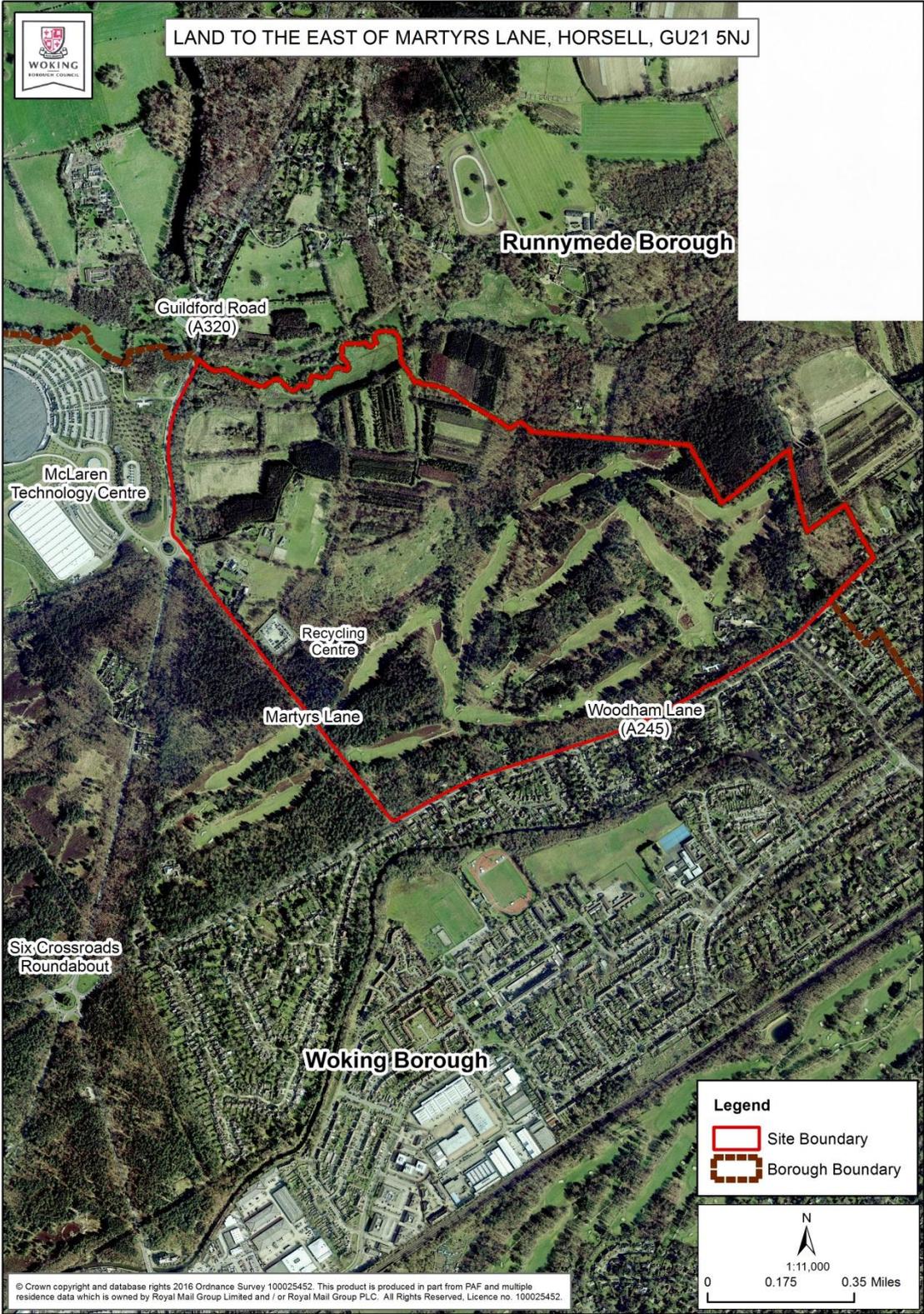
Proposal reference: SG1

Site Address: Land to the east of Martyrs Lane, Horsell, Woking, GU21 5NJ





LAND TO THE EAST OF MARTYRS LANE, HORSELL, GU21 5NJ



**Legend**

-  Site Boundary
-  Borough Boundary

N

1:11,000

0 0.175 0.35 Miles

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**Relevant evidence base studies:**

- Green Belt Boundary Review;
- Strategic Housing Land Availability Assessment (SHLAAHEW027, SHLAAHEW006, SHLAAHEW017 and SHLAAHEW016);
- Revoked planning permission (PLAN/2011/0823)
- County Highway Authority Green Belt Boundary Review Sensitivity Test; Addendum Report to Strategic Transport Assessment (August 2016);
- Landscape assessment of Green Belt review;
- Sustainability appraisal;
- Habitat Regulations Assessment;
- Strategic Transport Assessment;
- Thames Basin Heaths Special Protection Area Avoidance Strategy.