



Woking Borough Council

## **Site Allocations DPD Consultation Statement**

July 2019



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## 1 Introduction

- 1.1 The purpose of this document is to provide details about the consultation which has taken in the preparation of Woking Borough Council's Site Allocations Development Plan Document (DPD).
- 1.2 At present, the Council has an adopted Core Strategy (2012). This contains strategic planning policies for the borough. It makes provision for the delivery of 4,964 new additional dwellings, 28,000 sq.m of additional office floorspace, 20,000 sq.m of warehouse floorspace and 93,900 sq.m of additional floorspace. The Council has carried out a Travellers Accommodation Assessment (TAA) in accordance with Policy CS14: Travellers of the Core Strategy. The TAA identifies 19 pitches to meet the needs of Travellers. The Site Allocations DPD will sit alongside the Core Strategy when it is adopted. The Site Allocations DPD allocates land for a range of uses to deliver the spatial vision and objectives of the Core Strategy.
- 1.3 The Site Allocation DPD takes a long-term strategic view of the future and safeguards land to meet future development needs beyond the present plan period, between 2027-2040. This will ensure that a Green Belt boundary that endures beyond the plan period is drawn.
- 1.4 This Consultation Statement sets out how Woking Borough Council has consulted and engaged with stakeholders and the community in the preparation of the DPD.
- 1.5 The Town and Country Planning (Local Planning) Regulations 2012 (hereafter referred to as 'the Regulations') sets out the procedure that Local Planning Authorities must comply with when producing Local Development Documents.
- 1.6 Regulation 22 (1)(c) of the Regulations requires local planning authorities to produce a Statement which sets out the following information in respect of all the consultations carried out under Regulation 18 (preparation of a local plan) and Regulation 19 (publication of a local plan):
  - who was consulted
  - how they were invited to make representations
  - a summary of the main issues raised by the consultees at Regulation 18 stage and how the representations have been taken into account
  - the number of representations made and a summary of the main issues raised by the consultees in accordance with Regulation 20; and
  - if no representations were made in accordance with Regulation 20, that no such representations were made.
- 1.7 The National Planning Policy Framework (NPPF) (2018) states that:

*Plans should:*

*c) be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees; (paragraph 16(C))*

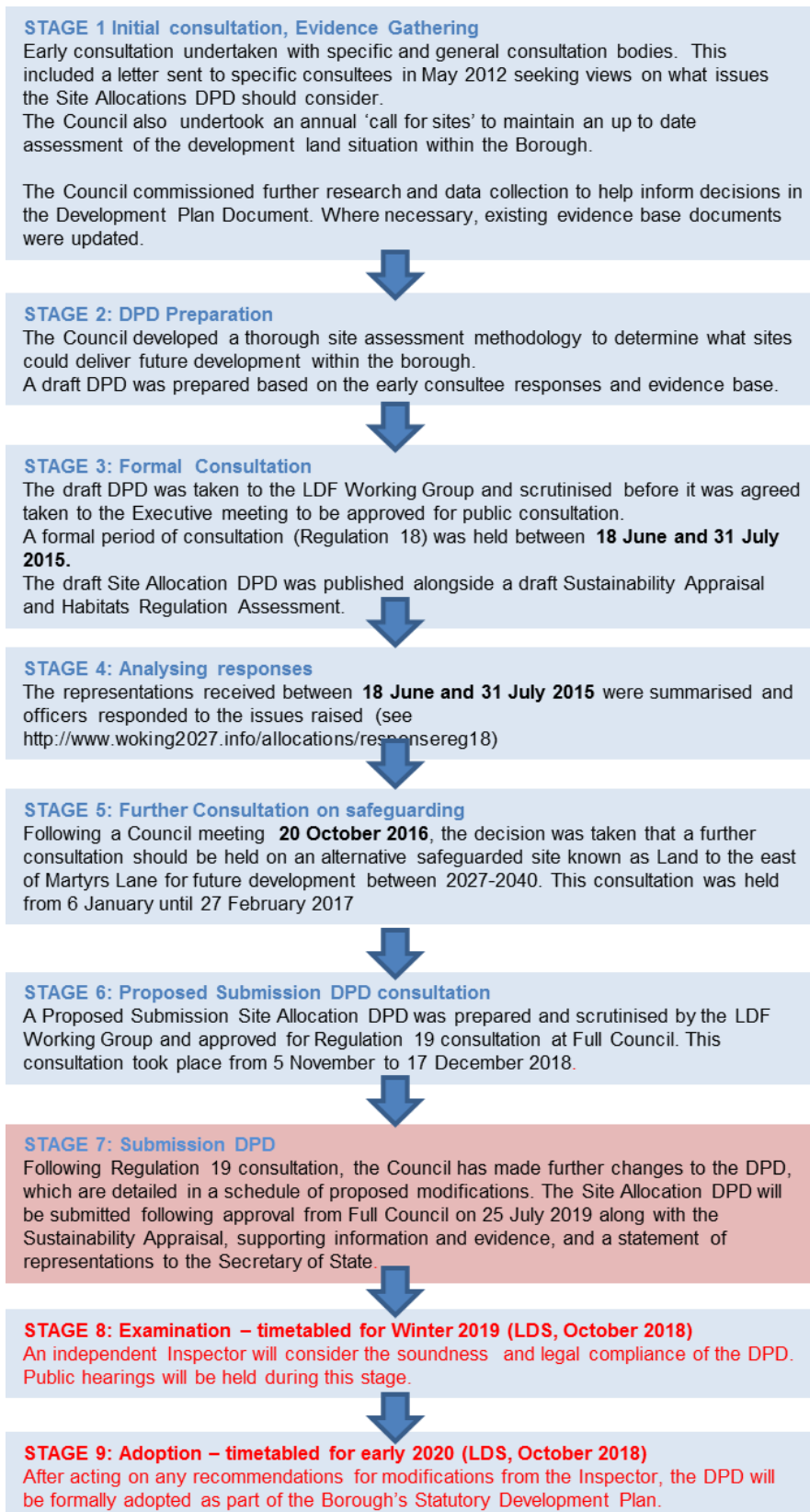
- 1.8 Local Planning Authorities are under a duty to cooperate with each other and other prescribed bodies on strategic matters. Effective engagement is considered integral in demonstrating a positively prepared and justified strategy. As such, effective and on-going engagement should be demonstrated for the Plan to be considered 'Sound'.
- 1.9 The Town and Country Planning (Local Development) (England) Regulations 2012 set out in more detail how local planning authorities in England are required to prepare Local Development Documents, including the arrangements that must be made for public participation and the receipt of representations.
- 1.10 This statement has been prepared in line with the requirements set out, providing details of how the Borough Council has conducted its consultation in compliance with these regulations.
- 1.11 The Council has an approved [Statement of Community Involvement \(SCI\) 2015](#) which sets out how it will involve the community in its plan and policy-making process. The Council has carried out its consultations on the Site Allocations DPD in accordance with the SCI.

#### **Statement of Community Involvement**

- 1.12 The Council is required by Government to prepare a Statement of Community Involvement setting out how it intends to consult the community and other stakeholders when preparing Local Development Documents and determining planning applications. Woking Borough Council approved its latest Statement of Community Involvement (SCI) in February 2015.
- 1.13 The Statement of Community Involvement sets out how the Council will engage the local community and other stakeholders when preparing Local Development Documents such as the Site Allocations DPD. It highlights the various consultation methods that could be applied to target various groups, in particular, hard to reach groups, at the various key stages of the plan making process. The Site Allocations DPD has been prepared taking full account of the SCI.
- 1.14 The Council has a consultation database, listing names and contact details of representatives of stakeholder organisations and of members of the public who had expressed an interest in Local Development Document previously. There are currently over 3000 consultees contained in the database. The database has been continuously maintained and updated, and has been used to involve members of the public and other stakeholders in the consultation activities described in this document.

## Consultation on the Site Allocation DPD

Diagram showing the stages of the Site Allocations DPD preparation



1.15 Significant and ongoing consultation has been carried out in the preparation of the Site Allocation DPD. The DPD underwent two formal periods of public consultations under Regulation 18 stage, between 18 June and 31 July 2015 and between 6 January and 27 February 2017. The latter consultation was a focused consultation seeking comments on the possibility of substituting the six safeguarded sites in the draft Site Allocations DPD for a single site land east of Matyrs Lane. The comments received during these consultation periods were reviewed and have informed the Regulation 19 stage of preparation of the Development Plan Document. The Regulation 19 consultation took place between 5 November and 17 December 2018, and comments have been fully analysed and inform the proposed modifications put forward for submission and for the Inspector to consider through examination. These comments and officers responses to them can be found on the Council's website ([www.woking2027.info/allocations](http://www.woking2027.info/allocations)).

### **Duty to Cooperate**

1.16 The Duty to Cooperate was introduced by the Localism Act 2011. It is a legal duty placed on Local Planning Authorities and public bodies to engage constructively and actively on strategic cross boundary matters.

1.17 The Council has complied with this duty and has actively engaged with other public bodies regarding strategic cross boundary issues. A separate Duty to Cooperate statement has been prepared and can be found on the Council's website.

### **The structure of the Consultation Statement**

1.18 The Consultation Statement sets out chronologically all the consultation undertaken on the Site Allocation DPD. There is a summary table at the end of each chapter that demonstrates how the Consultation Statement fulfils the requirements of the regulations.

## **2 Early engagement (Regulation 18)**

- 2.1 The Core Strategy was adopted in October 2012. It sets out a spatial vision for the borough and makes provision for the delivery of a quantum of residential, commercial and other uses in the Borough by 2027. The Core Strategy does not identify specific sites to deliver the proposals but sets out a broad distribution of growth and the standards that the development must achieve. The Core Strategy commits the Council to prepare a Site Allocations DPD to allocate specific deliverable sites to bring forward the proposals for development. Significant consultation has been carried out in preparing the Site Allocations DPD. The main stages of consultation are set out in the [SCI](#) (page 13 of the SCI).

### **Call for Sites**

- 2.2 The identification of sites for allocation required sieving through sites from various sources- including existing evidence base and the Council's Strategic Housing Land Availability Assessment (SHLAA). In order to supplement the Council's awareness of potential sites the Council undertook regular 'Call for Sites', in 2013, 2014 and 2017<sup>1</sup>. The Council wrote to known developers, planning agents and relevant stakeholders requesting they submit information on sites that they believed should be considered to meet future development needs within the Borough. Information was also published on the Council's website to ensure the request received wider coverage. The Council received a good level of responses to the 'Call for Sites', with approximately 80 responses received in 2013, 20 responses received in 2014 and approximately 40 responses in 2017. Sites submitted as part of this exercise were considered in the preparation of the draft Site Allocations DPD (Regulation 18) and the submission draft Site Allocations DPD (Regulation 19). In addition the latest 'Call for Sites' has been undertaken from 10 May to 21 June 2019, and is primarily to ensure that the Council's SHLAA is up to date.

### **Identification of issues to be covered in the DPD**

- 2.3 In accordance with Regulation 18, in May 2012, a letter was sent to statutory consultees and key stakeholders to notify them of the Council's intention to begin the process of preparing a number of DPDs and SPDs. A copy of this letter can be found in Appendix 1. This included reference to the Site Allocations DPD. The Council sought initial views of what consultees considered to be the broad issues and topics that the documents should seek to cover.
- 2.4 The Council received comments from statutory consultees including Environment Agency, Highways Agency, Natural England, Surrey County Council, Thames Water and English Heritage. Below is a brief summary of the main points raised in the responses:
- Sites identified for future development should prioritise low flood risk areas. A sequential test should be applied so that development is directed to suitable sites where the risk of flooding is lowest.
  - Consideration should be had for the potential impact on the strategic road network

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<sup>1</sup> Call for sites Briefing Note 2014 <http://www.woking2027.info/allocations/dddpdbn> (Appendices 3 and 4).



- The assessment of sites should be thorough and criteria based to identify the most sustainable locations and avoid areas that may have a negative impact on sensitive assets in the borough
  - The preparation of the DPD should be coordinated with infrastructure provision in mind, where there should be continuous consultation with infrastructure providers
- 2.5 The responses highlighted important issues that the Council should consider in preparing the Site Allocation DPD. The benefits of this early engagement meant that issues could be identified early on and fed into the preparation of the plan. It also allowed the identification and preparation of further technical work to be undertaken before the Council could do so in good time.
- 2.6 The points raised emphasised the importance for the Council to undertake a thorough assessment of the potential sites, for constraints, opportunities and development impacts to be thoroughly and systematically assessed.
- 2.7 Many of the issues raised were addressed by the Sustainability Appraisal (SA) which will accompany the DPD. The SA demonstrates that a thorough assessment has been undertaken for each of the sites through the evaluation against numerous sustainability objectives including impact on flooding, heritage assets and accessibility.
- 2.8 The comments raised about coordinating development proposals with infrastructure provision are important, the Council has an Infrastructure Delivery Plan which sets out what infrastructure is required to meet the levels of growth proposed in the Core Strategy, with details of where and when infrastructure will be provided. The Council continued to consult with infrastructure providers on local infrastructure issues throughout the preparation of the DPD to address any substantial issues.
- 2.9 The full responses to the Regulation 18 consultation with statutory consultees and key stakeholders are found in Appendix 2 with a summary and explanation of how the comments/issues raised have been taken account in the developing DPD. It is highlighted that consultation with key stakeholders has been positive and on-going.

### **Preparation of the Draft Site Allocations DPD**

- 2.10 The Site Allocation DPD will allocate specific sites to meet the future development needs as identified in the Core Strategy. The Core Strategy makes provision for the delivery of 4,964 new additional dwellings, 28,000 sq.m of additional office floorspace, 20,000 sq.m of warehouse floorspace, 93,900 sq.m of additional retail floorspace. It also requires the Council to carry out a Travellers Accommodation Assessment (TAA) and plan to meet any identified need. The Council carried out the TAA and need for an additional 19 travellers pitches has been identified up to 2027.

- 2.11 The DPD is required to be compliance to the LDD preparation process set out in The Town and Country Planning (Local Planning) (England) Regulations 2012 and the evidence base that supports the proposals contained in the DPD should be proportionate to the issues being addressed.
- 2.12 In preparing the DPD the Council ensured that its proposals and policies are based on adequate, up-to-date evidence base. The Council already had an extensive [evidence base](#) library to support its Core Strategy. Most of the existing research is still relevant but in some cases, a number of new technical studies were undertaken before work progressed on the Site Allocation DPD. This included
- [Green Belt Review](#)
  - [Sustainability Appraisal](#)
  - [Strategic Transport Assessment](#)
  - [Habitats Regulations Assessment](#)
  - [Employment topic paper](#)
- 2.13 A clear [Site Assessment Methodology](#) was established at an early stage, this sets out how sites were considered and “sieved out” during the process. For practicality, a general site capacity threshold of 10 net additional dwellings and/or 500 sq.m floorspace was applied.
- 2.14 After the sieving process, detailed assessments were undertaken for all the remaining potential sites. The sites were assessed against various issues, including any constraints (such as heritage assets, environmental designations, floodrisk etc) , sustainability objectives and an initial assessment in relation to design and capacity- through the application of density multipliers. To allocate sites the Council must also ensure the sites are developable, therefore consideration was also had in relation to availability, suitability and deliverability of the sites.
- 2.15 The draft Site Allocation DPD identified sites to deliver future development needs including housing, traveller pitches, offices, warehousing, retail, Suitable Alternative Natural Greenspace (SANG) and new open space/ recreation. 53 sites were identified in the Urban Area and 22 sites were identified in the Green Belt.

Table 2.1 Early engagement on the Site Allocations DPD

<b>Summary of early engagement on the Site Allocations DPD (2012-2014)</b>	
Who was consulted?	<p>During the preliminary stages of preparing the document, the consultation undertaken consisted mainly of focussed consultation with statutory consultees and key stakeholders.</p> <p>Background work for the SHLAA including the 'call for sites' have fed into work on the draft Site Allocation DPD.</p>
How they were invited to make representations?	<p>Statutory and key stakeholders were contacted directly by letter/email (Appendix 1) and invited to comment on what they considered to be the key issues that would need to be addressed in the DPD.</p> <p>Comments were accepted in the usual format (email / letter).</p>
A summary of the main issues raised by the consultees at Regulation 18 stage and how the representations have been taken into account?	<p>The main issues raised are set out above in paragraph 2.3-2.9 and in Appendix 2.</p> <p>The responses to the focussed consultation, together with the Council's substantial evidence base, informed the preparation of the draft Site Allocation DPD.</p>
The number of representations made and a summary of the main issues raised by the consultees in accordance with Regulation 20	<p>The preliminary focussed consultation resulted in 23 representations over the six responses received from the key stakeholders.</p> <p>The main issues raised are set out in Appendix 2.</p>
If no representations were made in accordance with Regulation 20, that no such representations were made?	N/A

### **3 Public consultation on the Draft Site Allocations DPD 18 June - 31 July 2015 (Regulation 18)**

- 3.1 A draft Site Allocations DPD was taken to the LDF Working Group members on 28 April 2015 to seek their support to publish the DPD for public consultation.
- 3.2 The LDF Working Group is a cross party group, comprising of councillors representing the political makeup of the Council, who have a particular interest in Local Development Documents (LDDs). LDDs go to the Group for review and scrutiny. The Councillors consider the plans and make recommendations to Council's Executive and/or Full Council.
- 3.3 The LDF Working Group decided at the 28 April 2015 meeting that the draft DPD and accompanying documents should proceed to the next Council's Executive Meeting with a recommendation that they be published for formal public consultation. The documents were subsequently placed on the agenda for the 4 June 2015 Executive Meeting.
- 3.4 A high level of public interest was anticipated and as such the Council issued a press release of its imminent release. The Council considered it important and helpful to clarify the purpose of the document at the earliest opportunity and to reassure the public that they would have the opportunity to make representations on the proposals during a formal consultation period. A press conference was held on 28 May 2015 to clarify the contents and status of the document and the stages to follow. A press release was published on the same day and can be seen in Appendix 8.
- 3.5 The Executive approved the Draft Site Allocation DPD for public consultation at its [4 June 2015 meeting](#). The Draft Site Allocation Development Plan Document DPD was published on 18 June 2015 for a period of six weeks (until 5pm on 31 July 2015).

## Consultation Plan

- 3.6 The Council prepared a detailed consultation plan in order to ensure coverage of the consultation reached as many people as possible. A summary of the consultation plan is contained in Table 2.1 on the next page.
- 3.7 The consultation plan was a comprehensive list which set out when and how the Council would consult. The Council's Communication team were involved to ensure that the methods adopted would be as far reaching as possible. A day to day schedule was maintained by officers.
- 3.8 Posters/leaflets were prepared and distributed/displayed in various locations around the Borough. Various publicity events arranged throughout the consultation period to raise awareness. The events were intentionally held in various parts of the borough and at different times of the day to capture the widest range of the borough population as possible. There were at least two officers at each event to advise, assist and answer any questions people had.



- 3.9 Council officers distributed leaflets to all parts of the borough including Knaphill, Mayford, Byfleet and Maybury/Sheerwater. Targeted meetings were held to raise overall awareness and officers were available on request to attend individual meetings in local neighbourhoods to discuss more site specific issues. Meetings were held with Byfleet, Pyrford and Mayford residents.

Table 3.1. Summary of Consultation Plan (Regulation 18 stage)

Event/ consultation method	Date	Purpose
Private Members' briefing	27/05/2015	Councillor briefing for informed democratic involvement
Press conference	28/05/2015	Awareness raising
Letters/Email mailout to notify people in the LDF database	16-18 June	Awareness raising
Joint Surrey CC/Woking BC meeting	16-Jun	Awareness raising
Email to Older people, disabled, ethnic and minority groups.	16-Jun	Raising awareness
Climate change group	16-Jun	Raising awareness
Newspaper: Public notice	18-Jun	Awareness raising
Email to Woking Citizens Panel	18-Jun	Awareness raising
Voluntary sector	18-Jun	Awareness raising
Press adverts	18-Jun	Awareness raising
Woking Library	Displayed 22 June - 6 July 13 July – 31 July.	Double stand with leaflets to raise awareness of the consultation
Publicity at Byfleet, West Byfleet, Knaphill Libraries (posters, leaflets displays)	14-17 June	An A4 poster and 50 leaflets were provided to each library for display Awareness raising and local publicity
Publicity materials sent to various venues around the Borough including: -Railway stations (Byfleet, Brookwood, New Haw) -Waitrose, West Byfleet -Waitrose, Goldsworth Park -Sainsbury's, Knaphill -Asda and Maybury Centre, Sheerwater -West Byfleet Business Association -Mayford Village Hall in Saunders Lane	15-17 June, distributed	People encouraged to display the material sent Awareness raising.
Public event: at Woking Farmers' Market, Woking	18 June 10-2pm 16 July 11-1 pm	Small stand and hand out leaflets to raise awareness of the consultation
Publicise via news section on Surrey CC 'Woking area' webpage	18 June or W/C 22 June	Awareness raising
Chambers of Commerce meeting	20 May , 17 June 2015 (full briefing)	Targeted meeting with the local business group to explain, clarify, discuss the Site Allocations DPD
Various depts at the Council briefed on the DPD	27/05/2015, 18/06/2015, 02/07/2015	Briefing for colleagues
Village notice boards or similar, through residents associations	Distributed 15 June, display from 18 June	Raising awareness
Press release	Issued after 4 June Executive call in period ended	Awareness raising of the forthcoming consultation in Local Press.
Consultation publicity material to community centres and village halls	Delivered 18 June	Awareness raising
Posters on various "Borough Boards"	Displayed by 18 June	Awareness raising
Public event: at ASDA Sheerwater.	22 June. 11am-1pm	Small stand and hand out leaflets to raise awareness of the consultation
Article in the Woking magazine	Summer edition published on 22 June	Awareness raising. Delivered to every household in the Borough
Consultation documents to Pool in the Park and to the Leisure Centre	Delivered 25 June	Raising awareness. Additional locations for the documents to be viewed

Public event: at Wolsey Place Shopping Centre, Woking	Thurs 25 June, 12-2pm	Small stand and hand out leaflets to raise awareness of the consultation
Public event: at Peacocks Centre, Woking	Tues 30 June, 3-5pm	Small stand and hand out leaflets to raise awareness of the consultation
Public event: at Woking Town Centre Jubilee Square, Woking	Friday 3 July, 12-2pm	Small stand and hand out leaflets to raise awareness of the consultation
Public event: at Woking Train Station	7 July, 16.30-18.00 and 8 July, 8.15-9.30	Hand out leaflets to raise awareness of the consultation
Meeting with Woking Youth Group	7 July, 17.30-18.30	Targeted meeting to explain, clarify, discuss the Site Allocations DPD.
Resident Association and Neighbourhood Forums Workshop/meeting	8 July 2015 6.30-8.30pm	Targeted meeting to explain, clarify, discuss the Site Allocations DPD. Individual meetings were offered if RAs/NFs preferred to discuss site specific issues.
Civic offices, Open day drop-in session	9 July, 10.00 to 7.30pm	For people to drop in for information and ask questions
Developer/Agents Forum meeting	10 July, 15.00-17.00.	Targeted meeting to explain, clarify, discuss the Site Allocations DPD. Individual meetings were offered if Developers/Agents preferred to discuss site specific issues.
Party in the Park	11 July, 12.00-16.00	Small stand and hand out leaflets to raise awareness of the consultation
Public event in West Byfleet District Centre – outside Waitrose	14 July 14.00-16.00	Small stand and hand out leaflets to raise awareness of the consultation
Public event: at West Byfleet Train Station	14 July 16.30-18.00	Hand out leaflets to raise awareness of the consultation
Public event in Knaphill Local Centre	17 July 14.00-16.00	Small stand and hand out leaflets to raise awareness of the consultation
Byfleet Residents Association Parish Day	18-Jul-15	Leaflets supplied to event to raise awareness and local publicity
Public event: at West Byfleet Train Station	21 July 18.00-19.00	Hand out leaflets to raise awareness of the consultation
Eagle Radio Breakfast News or BBC Radio Surrey	27-Jul	Awareness raising. Reminder of the end of consultation period
Twitter and Facebook	Throughout consultation period (18 June – 31 July)	Raising awareness
Individual meetings with Resident Associations, landowners, agents and stakeholders on request	Throughout consultation period (18 June – 31 July)	Raising awareness
Local councillors encouraged to engage in an open discussion about the purpose of the DPD and vision it seeks to achieve - Cllrs to forward email notification to all their contacts	Throughout consultation period (18 June – 31 July)	Raising awareness

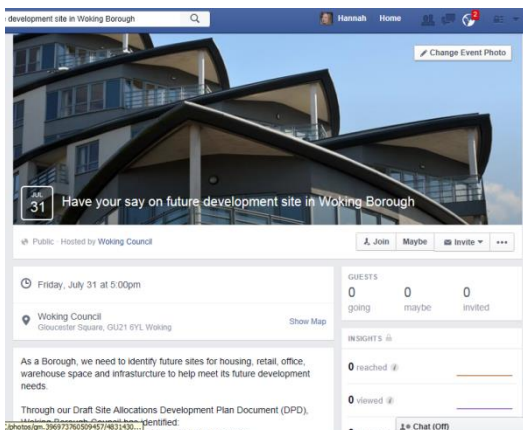
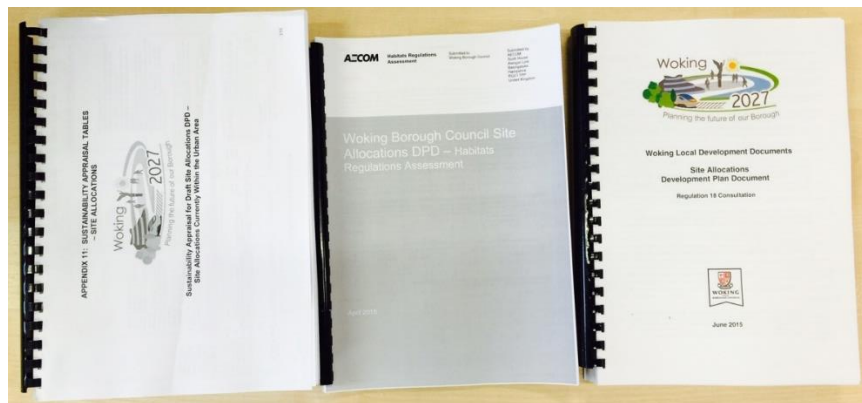
## Advertising the consultation period

3.10 News of the consultation, including information of where the documents were available for viewing, the period of the consultation and venues/dates of public events were advertised through:

- Local newspaper: A Public Notice was placed in Woking News and Mail on 18 June 2015 (see Appendix 22)
- Press release before the consultation on 28 May 2015 (see Appendix 9)
- Mail out: notification was sent to over 2500 individuals and organisations on the Woking LDD database, including specific consultation bodies and general consultation bodies, councillors, internal officers and residents of the Borough.

The method of contact was via letter or email. A copy of the letter and email text, together with a list of the individuals and organisations on the database were invited to make representations are included in Appendices 17a and 17b respectively.

- An email was sent to members of the Citizen's Panel. Woking Citizens' Panel is comprised of a group of residents from across Woking from all backgrounds, ages and ethnicities. They are contacted a number of a times each year, via email or post, and asked to provide their views on all kinds of issues that affect local people. Members of the Citizen Panel were encouraged to read the document and make any comments they had.
- Website: the DPD was published on the Council's website at <http://www.woking2027.info/allocations>. Information was also published on other Council micro sites i.e. Woking Works
- Local meetings: attendees of a regular Chamber of Commerce meeting were advised of the consultation
- Woking Borough Council's Social media (Twitter/Facebook) pages
- Posters on Borough Boards, Civic Office reception and other public locations around the Borough.
- Leaflets. Over 4000 leaflets advertising the consultation, were printed and distributed during the consultation period
- Stakeholder meetings: Neighbourhood Association/Forum meeting 8 July 2015, 6.30-8.30pm, Developer Forum meeting 10 July 2015, 3pm-5pm
- Public events including Wolsey Place on 25 June 2015, 12-2pm; Peacocks Centre on 30 June, 2015 3pm-5pm; Jubilee Square on 3 July 2015, 12-2pm; Civic Offices 9 July 2015, 10am-7.30pm; Party in the Park on 11 July 2015, 12pm-4pm; Waitrose supermarket, West Byfleet on 14 July 2015, 2pm-4pm; High Street Knaphill on 17 July 2015, 2pm-4pm.



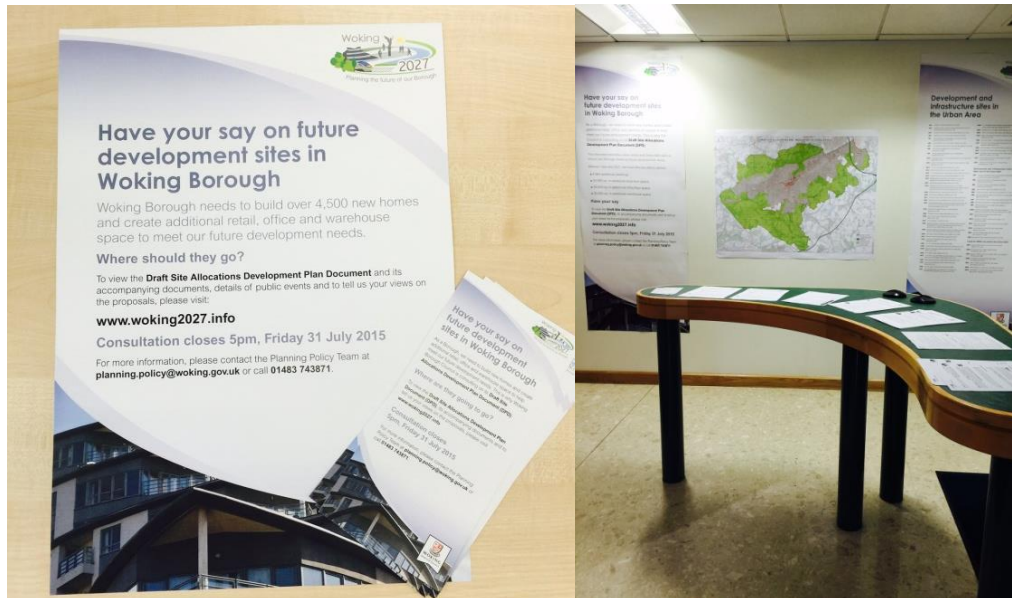


3.11 The consultation documents were made available via:

- Hard copies: the draft DPD was available in hard copy at the ground floor reception of the Council's Civic Offices and provided to all public libraries in the Borough, including Byfleet, Knaphill, West Byfleet and Woking.
- Additional hard copies were made available at Woking Leisure Centre and Pool in the Park (from the beginning of the third week of the consultation).
- An electronic version of the document was available on the Council's website.
- Hardcopies were also available for purchase on request.

### Publicity material

3.12 Posters and leaflets were prepared and displayed in numerous locations around the Borough, including local libraries, leisure centres, borough display boards and the Civic Offices in Woking Town Centre. The Council also encouraged local groups and communities to publicise the consultation of the DPD on its behalf. Letters, enclosed with posters and leaflets were sent to Resident Associations, Neighbourhood Forums, community centres, village halls and railway stations with a request to display and to circulate the material where possible.



## Consultation events

3.13 The Council held numerous consultation events. The main events were publicised in letters, leaflets and the website. Additional 'pop-up' events were held in addition to these and these were publicised on the website in advance. People were encouraged to read the document and to visit the venues and ask questions if they wished. The events also enabled officers to discuss the issues and to encourage local residents and stakeholders to read and make their comments on the proposals. The events held included:

- Woking Farmer Market, Woking Town Centre. 18 June 2015 between 11am to 2pm. A stand was located amongst other market stalls, where officers handed out leaflets and were available to discuss the proposal with the public.
- ASDA supermarket, Sheerwater. 22 Jun 2015 between 11am to 1pm Officers handed out leaflets at the main entrance and were available to discuss the proposal with the public.
- Wolsey Place, Woking Town Centre. 25 June 2015 between 12pm-2pm. A stand was located in the central core of the centre, outside Sainsbury's. Officers handed out leaflets and were available to discuss the proposal with the public.
- Peacocks, Woking Town Centre. 30 June 2015 between 3pm-5pm. A stand was located on third floor (street level/main concourse), outside H&M store. Officers handed out leaflets and were available to discuss the proposal with the public.

3.14 The events were successful in promoting the consultation. In general there was a steady flow of interested parties throughout. Feedback from these events included comments about; overdevelopment, the lack of affordable housing, housing provision locally and nationally, the variety of uses in the Town Centre and suggestions that were opportunities for more efficient use of empty office buildings concerns about the current infrastructure capacity in various parts of the borough.

3.15 The range of comments were mixed, supporting and objecting to the proposals in the draft DPD. Officers encouraged all residents to submit their comments in writing to the Council where they would be taken into consideration in the following stages.



3.16 The Council sought to reach out to all sections of the community in the consultation. It endeavoured to target different stakeholders by arranging events at different times of the day, on weekends and in different locations including farmers market, shopping malls, supermarkets, railway stations and the Civic Offices. Officers distributed leaflets at all the events and gave the public the opportunity to ask questions about the consultation document.

3.17 The Council held briefing sessions with key stakeholders including:

- A Resident Associations/ Neighbourhood Forum meeting. Members of these groups were invited to attend a meeting on 8 July 2015 to learn more of the draft DPD, with the opportunity to ask questions.
- Officers also offered to attend individual local meetings if requested by the associations/forums. The offer was taken up and the Council attended local meetings at West Byfleet, Byfleet and Mayford.
- A Developer Forum meeting took place on 10 July 2015 to explain and discuss the consultation. Individual meetings were offered if developers or agents wanted to discuss site specific issues.
- A youth meeting took place on 7 July 2015, to target consultation to this group and explain and discuss the consultation.
- A number of meetings were held with the local Chamber of Commerce to brief them about the DPD and request their involvement.

3.18 The publication of the draft DPD for public consultation generated significant interest. Articles were published in national and local news, and media coverage included the local radio. The Appendices contains newspaper clippings of some of the articles (APPENDIX 9-14, APPENDIX 28, APPENDIX 31, APPENDIX 34-35) published before and during the consultation. The articles were mixed, most were site specific or topic specific i.e. concerns about the proposed release of some areas in the Green Belt.

## Responses to Regulation 18 consultation

3.19 The Council received responses from 1692 individuals comprising of 32,712 separate representations during this consultation held between 18 June and 31 July 2015. Representations came from various individuals, organisations and groups, including statutory bodies, infrastructure providers, local interest groups and residents . The responses received were processed and published [online](#) from the end of 2015 (4<sup>th</sup> December 2015). Hard copies were available at the Civic Offices on request.

**Core Strategy**

**Statement of Community Involvement**

**Development Management Policies DPD**

**Site Allocations DPD**

**Supplementary Planning Documents**

**Local Development Scheme**

**Community Infrastructure Levy**

**Neighbourhood Planning**

## Site Allocations DPD

### Purpose of the document

The Council is preparing a Site Allocations Development Plan Document (DPD) to allocate sites for development and protection. This DPD will be part of the Development Plan for Woking Borough and is critical to the delivery of the Woking Core Strategy. Site allocations will be illustrated on an updated Proposals Map.

### Consultation responses on the Draft Site Allocations DPD now available

The Council carried out a public consultation (Regulation 18) on the Site Allocation Development Plan Document between June and July 2015. The Council would like to thank all those who took the time to respond -Please note that responses were not individually acknowledged.

The responses received are now [available for viewing](#). These are arranged in alphabetical order by the representor's surname. However, where a representor's name was not legible we have labelled the response by an assigned ID number.

Please note that the responses are being uploaded systematically and not all responses will be available online immediately. We endeavour to get all responses online as soon as possible but because of the volume of representations received this may take some time. If anyone feels that their response is missing then please contact the Planning Policy Team, but please keep in mind that responses are still being uploaded.

Paper copies will be available for viewing at the Civic Offices in due course.

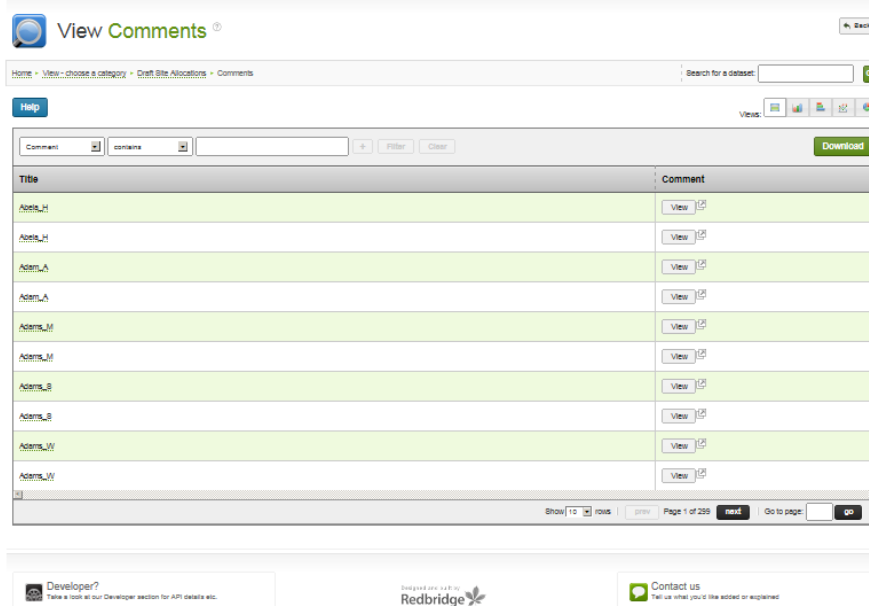
### Next stage..

Your representations will be considered and taken into account as the Council prepares the Publication version of the document (in accordance with Regulation 19). The Council is currently recording all of the representations received. Each comment will be considered and a response prepared. All responses received will be set out in a report

**THIS SECTION**

More in Site Allocations DPD

- [Draft Site Allocations DPD consultation documents](#)
- [Draft Site Allocations DPD Introduction](#)
- [Draft Site Allocations DPD Section A UA1-UA25](#)
- [Draft Site Allocations DPD Section A UA26 - UA52](#)
- [Draft Site Allocations DPD Section B GB1- GB16](#)
- [Draft Site Allocations DPD Section C GB17 - GB23 Implementation](#)
- [Draft Site Allocations DPD \(single document\)](#)
- [Draft Site Allocations DPD map of proposed sites](#)
- [Draft Site Allocations DPD Draft Sustainability Appraisal Executive Summary](#)
- [Draft Site Allocations DPD Draft Sustainability Appraisal Report](#)
- [Draft Site Allocations DPD Draft Sustainability Appraisal Report Appendix 11 urban sites](#)
- [Draft Site Allocations DPD Draft Sustainability Appraisal Report Appendix 12 Green Belt sites](#)
- [Draft Site Allocations DPD Habitats Regulations Assessment](#)
- [Draft Site Allocations DPD questionnaire \(pdf\)](#)
- [Draft Site Allocations DPD questionnaire \(Word\)](#)








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Redbridge

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### 3.20 Each representation was read, considered and summarised by Officers. Key points raised included:

- Objections to the review of the Green Belt boundary- including a petition
- Objections to the release of Green Belt land to meet future development needs and safeguarded to meet future needs beyond 2027
- Concerns about local infrastructure and the negative impact new proposals would have- this included comments about local roads, congestion, lack of school provision, lack medical services
- Objections to the release of Green Belt to meet accommodation needs of Travellers.
- Concerns about the lack of evidence base. E.g. the lack of a Landscape Character Assessment
- Concerns regarding the potential significant increase of traffic
- Comments highlighting the various important functions of the GB and why the boundary should be maintained.
- Comments scrutinising the assessments of the sites and highlighting concerns about potential inconsistencies.
- Concerns regarding the identification of safeguarded sites post 2027
- Concerns that sites were at risk of flooding and that increased development sites will increase flooding
- Concerns that there has not been a thorough assessment of alternatives to inform the selection of preferred sites
- Concern that the Council has not demonstrated an exhaustive list of brownfield sites for development
- Site specific comments supporting or objecting various sites
- Proposed reclassification of existing SSSI sites to higher designation
- Suggestions that the Council should re-use existing empty office space, commercial buildings in industrial estates before development in the Green Belt
- Support for more homes in sustainable locations to meet the needs of younger residents who have grown up in the area.

- The Council has deviated from the recommendations of the Green Belt Boundary Review and have proposed to allocate sites that have not been recommended in the report
  - Concerns that proposals would irreversibly alter the character of the area
  - Concern that there is a lack of joined up work between Woking Borough Council and Surrey County Council.
- 3.21 The Council prepared a separate document containing its response to some of the key issues that were raised by the representations titled '*Response to key issues and matters submitted during the Regulation 18 consultation*' (APPENDIX 37). Whilst the topic paper addressed most of the issues raised, it didn't take into account all representations. Therefore, for completeness, the Council carefully considered and provided a response to each of the 32,712 separate representations.
- 3.22 Other issues raised did not attract the same level of representations above and mainly concentrated on locally specific issues;
- Scrutiny over the travel times set out in the document- considered unrealistic
  - Objection to certain sites and reasons why said sites were not considered developable, deliverable
  - Concerns regarding conditions of roads/pavements and the impact these have
  - The impact of development proposals on wildlife has not been assessed
  - The proportion of Green Belt areas within a certain area that would be lost as a result of development proposals
  - Further consideration should be given to downsizing and elderly people accommodation.
- 3.23 There is no doubt that the overwhelming majority of people who responded to the consultation objected to the release of Green Belt for future development. Most people expressed their concern and provided a variety of reasons for their views including infrastructure issues, the environment, wildlife and character of the area. Whilst the Council values the views submitted, it has to balance these with its statutory duty to plan to meet the development needs of the area.
- 3.24 The responses resulted in a number of updates of detailed nature to bring the DPD up to date. The planning status of the sites were either updated or sites were deleted altogether (where permissions were either implemented or being implemented- e.g. Victoria Square and Former St Dunstons). This was particularly important where changes had an impact on the anticipated use or capacity of the sites, these modifications were proposed for the following sites:
- Nursery land adjacent to Egley Road, Mayford. Allocated for residential development and a school. Planning permission was granted for a school. *Planning status to be updated*
  - Horsell Moor, Allocated for residential development. Planning permission was granted for elderly accommodation. *Proposed use to include elderly accommodation*
  - Broadoaks, Allocated for employment led mixed use development including offices and residential. Planning permission was granted for a secondary school and 155 dwellings. *Proposed use to include educational facilities.*
  - Elliot Court. Allocated for mixed use development to include residential and offices. Planning permission was granted for residential on part of the site
  - Coal Yard/Aggregates Yard, Guildford Road. Allocated for residential. The allocation was dependent on the relocation of existing uses and therefore modifications were proposed for this site.

- 30-32 Goldsworth Road, Woking Railway and Athletic Club, Systems House and Bridge house. Allocated for mixed use. Pre-application discussions suggest a higher capacity could be supported. *The capacity should be updated to reflect the emerging scheme*
- Albion House, High Street and Commercial Way. Works in this area suggest the capacity of the sites should be altered.
- Land at Five Acres, the Council has acquired the land to deliver residential, including accommodation for traveller pitches. The sites should be combined and proposed uses amended to include affordable housing and accommodation needs for travellers.
- Ten Acre. It was proposed that the uses be extended to include green infrastructure, recreation and parking

3.25 Some representations put forward new sites or provided further supporting information. These included:

- Supporting information for residential development at Pyrford sites (GB12/13)
- Land at Brookwood Cemetery for cemetery and crematorium provision
- Byfleet Cricket Club and Playing Field for residential development
- Land to east of Egley Road for residential development
- Open land at Blackmore Crescent, Sheerwater for residential development
- Pyrford Cricket Ground and Village Hall for residential development
- Land at Tulip Trees, near Ascan Croft, St Johns for residential development
- Woking Football Club of mixed use development including residential
- West Byfleet Railway Station Car Park for residential development.

These sites were assessed further and a sustainability appraisal carried out in line with the Sustainability Appraisal Framework. Two of the sites proposed were taken forward:

- Land at Brookwood Cemetery for cemetery, crematorium and other forms of disposal, conservation and enhancement of the heritage assets of the sites, creation of visitor facilities and museum and display space to explain all matters related to death and operational facilities such as secure storage. The site will continue to be washed over by the Green Belt.
- Land at Woking Football Club, Kingfield Road, Kingfield to be allocated for mixed use development including Gymnastic Club.

3.26 Aside from above modifications and minor editorial updates, no significant modifications were proposed. The full responses were [published](#) online on 9 November 2016 and were also available for inspection at the Civic Centre on request. Any proposed modifications as a result of the representation were clearly stated where relevant. A revised draft Site Allocation DPD was taken to the following LDF Working Group for consideration.



### **Recommendations agreed at LDF Working Group July 2016**

- 3.27 The draft Site Allocations DPD (and where relevant, the Sustainability Appraisal<sup>2</sup>) was updated to include any modifications as a result of the consultation. Officers reported back to the LDF Working Group on 1 July 2016, including a summary of the main topics that attracted the most representations and an outline of the new sites recommended for inclusion in the Regulation 19 version of the document. This included Woking Football, Gymnastics and Snooker Club, and Brookwood Cemetery.
- 3.28 The Working Group agreed to note the representations and the responses and supported the proposals identified to meet development needs up to 2027.
- 3.29 In addition, the Working Group requested that officers should conduct some further assessments on the potential for development at the land east of Martyrs Lane before deciding what final recommendations it should make. This request was based on changing circumstances regarding the McLaren site east of the A320, Officers were asked to investigate the suitability of this land for accommodating the development needs of the Borough from 2027 to 2040.

### **Recommendations agreed at LDF Working Group September 2016**

- 3.30 Officers carried out the instructions set out in the July Working Group meeting and commissioned further work to investigate the potential of Land at Martyrs Lane to meet future development needs from 2027-2040. Officers commissioned Hankinson Duckett Associates to undertake a Landscape Assessment and Green Belt Review to assess the capacity of the landscape in that location to accommodate development. Officers also instructed Surrey County Council to carry out and produce an addendum to the Strategic Transport Assessment to quantify the traffic implications of development on the site.
- 3.31 The outcome of the assessments were set out in a report that was taken to the Working Group in September. The full assessments were also appended to the report for members of the Working Group to consider.
- 3.32 The Working Group considered the reports and recommended that the Site Allocation DPD be approved for Regulation 19 consultation where land to the east of Martyrs Lane was put forward to be safeguarded to meet the long-term development needs of the Borough from 2027-2040. Land to the East of Martyrs Lane would therefore substitute the previous safeguarded sites identified in the draft Site Allocation DPD (Reg18) namely GB4, GB5, GB10, GB11, GB12 and GB13.

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<sup>2</sup> For example, where additional sites were submitted for consideration.

Section 15 in the Sustainability Appraisal sets out how (Reg18) representations have been taken into account in the SA report.

### **Recommendations agreed at Council Meeting 20 October 2016**

- 3.33 Following the LDF Working group's recommendations at the September meeting, the report was taken to the next Full Council meeting for consideration. All Members of the Council had the opportunity to consider the papers and debate the issues and recommendations at that meeting. Following a lengthy discussion the Council decided to undertake a further public consultation exercise in respect to the possibility of substituting all the safeguarded sites (sites to meet the development needs of the Borough between 2027 and 2040) identified in the draft Site Allocation DPD that was published in June/July 2015 consultation with land to the east of Martyrs Lane before it makes its decision on the DPD that it wishes to publish for Regulation 19 consultation. The responses to this consultation would then be reported to the LDF Working Group and to Council to determine the contents of the Regulation 19 Site Allocation DPD.
- 3.34 In addition to the above, Officers were also requested to revisit the suitability of Ten Acres Farm to meet the accommodation needs of travellers. This is addressed later in the next section.
- 3.35 As a result of the further work and consultation the original timetable for the completion of the Site Allocation DPD was delayed. The Local Development Scheme was later amended to reflect this.
- 3.36 During the lead up to the additional round of consultation the Council arranged and continued discussions with adjoining authorities and statutory bodies regarding the site. The Council wanted to get an initial understanding of what the key issues and concerns were and how it could work constructively with other bodies to reach common ground. More information is contained in the Duty to Cooperate Statement.

Table 3.2 Summary of Regulation 18 consultation (June-July 2015)

Summary of consultation undertaken on the Draft Site Allocations DPD in June-July 2015 (Regulation 18)	
Who was consulted?	<p>Approximately 2300 individuals, including key stakeholders and general consultation bodies on the Council's LDF database (APPENDIX 17b) were notified of the formal consultation on the draft Site Allocation DPD undertaken between June-July 2015.</p> <p>In addition to this the Council publicised the consultation via various mediums including press conference/ release (para 3.4 and APPENDIX 10), events (para 3.7-3.8 and 3.13-3.15) and social media platforms (APPENDIX 22) in order to raise the awareness of consultation period and encourage individuals/organisations to respond to the consultation.</p>
How they were invited to make representations?	<p>The public consultation was open to all to respond. Various methods were used to publicise the period. Letters were sent directly to consultees (APPENDIX 17 and APPENDIX 17b) as well as publicity via various mediums (as above).</p> <p>People were invited to respond in the usual format including letter/email. Consultees were also encouraged to respond via an online interactive map and form (APPENDIX 20)</p>
A summary of the main issues raised by the consultees at Regulation 18 stage and how the representations have been taken into account?	<p>All original responses were published online (APPENDIX 36). Officers went on to summarise each response and address each representation made (APPENDIX 38). The Council also prepared a Topic Paper which comprehensively addressed the main issues raised (APPENDIX 37).</p> <p>A short summary of the main issues are set out above (para 3.19-3.23). The representations informed the revised version of the draft DPD, resulting in minor modifications and new sites being incorporated into the revised version of the draft DPD (para. 3.24-3.26)</p>
The number of representations made and a summary of the main issues raised by the consultees in accordance with Regulation 20	<p>The Council received 32,712 separate representations (from 1692 individuals/organisations) during this round of consultation.</p> <p>The main issues raised are summarised in para 3.19-3.21 and Appendix 37 and Appendix 38.</p>
If no representations were made in accordance with Regulation 20, that no such representations were made?	N/A

#### **4 Further consultation: Consultation on land to the east of Martyrs Lane 6 January to 27 February 2017 (Regulation 18)**

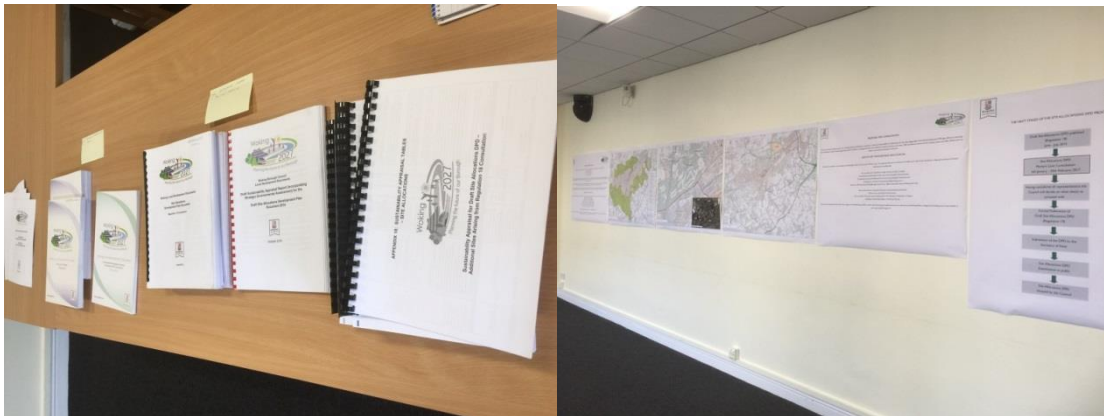
- 4.1 A further round of consultation was undertaken between February and March 2017 to consider whether the land to the east of Martyrs Lane should substitute all safeguarded sites identified in the draft Site Allocation document published in the summer of 2015. The purpose of consultation was focussed specifically on whether land to the east of Martyrs Lane should be a substitute safeguarded site and was not intended as an opportunity to revisit previous comments raised in the earlier Regulation 18 consultation. Representors were asked not to resubmit any comments and to keep their comments relevant to the consultation.
- 4.2 The consultation document 'Land to the east of Martyrs Lane', was published alongside the SA assessment table of the site (with a link to the updated Sustainability Appraisal report) and an updated Habitats Regulation Assessment (APPENDIX 41, APPENDIX 42, APPENDIX 43).

#### **Publicity of the additional round of consultation Jan-Feb 2017**

- 4.3 News of the consultation was published through various media formats including:
- the front page of the Corporate website- where a press release was issued (APPENDIX 39, APPENDIX 40)
  - the front page of the Council's Woking2027 microsite (APPENDIX 41)
  - the Council's social media accounts including Facebook and Twitter (APPENDIX 47)
  - Letters/email notifications were sent to everyone on the Council's LDF consultation database/circulation list (APPENDIX 17b)
- 4.4 In addition:
- The Council held two public consultation events at the HG Wells conference centre in Woking Town Centre on two separate occasions, 27 Jan and 2 Feb 2017 (APPENDIX 48)
  - Officers were available to landowners for one-to-one meetings between 7 and 8 February to discuss and answer any questions
  - Officers were available to members at all times but had arranged drop in sessions for them on 7 and 9 February if they had any questions about the consultation.



- 4.5 The consultation received a high level of interest and numerous articles appeared in the local newspaper (APPENDIX 45-46). Local residents/groups also arranged public meetings and invited Council officers to attend for example 'Woodham and Horsell Residents Forum' on 11 Jan. Officers did attend that particular meeting to provide advice to attendees.
- 4.6 All the consultation documents were made available at the Council offices, local libraries and electronically on the Council's website (APPENDIX 42 and APPENDIX 43). The Council encouraged responses to be submitted via a number of formats including an online eform, electronic response form (see Appendix 45), emails or letters (typed or handwritten).



**Extension of time: Consultation on land to the east of Martyrs Lane 5pm 27 February**

- 4.7 Following concerns raised by local residents of the removal of some posters and banners from Woodham Lane during the consultation period, Woking Borough Council extended the consultation period for land east of Martyrs Lane for a further week to **5pm Monday 27 February 2017**. The Council issued a Press Notice to that effect on its website on 3 February (APPENDIX 50), the press notice was also issued to local newspapers. Statutory consultees and adjoining authorities were specifically notified of the extension period.

## Responses received

- 4.8 The Council received 32,164 representations from 3,018 individuals and organisations. The responses were all published online (APPENDIX 52)
- 4.9 Officers summarised and considered all representations made and provided a response to each, any proposed modifications as a result of the representation was clearly stated. The full responses can be viewed at <https://www.woking2027.info/allocations/represponsemartlane>. Hard copies of the representations can also be inspected at Woking's Civic Centre on request.
- 4.10 In addition to this, the Council prepared two topic papers which sought to address recurring issues submitted in the representations (APPENDIX 53). The title of the first paper titled 'Woodham and Horsell Neighbourhood Forum, Issues and Response Topic Paper' and the other 'Duty to Cooperate Bodies Topic Paper'. The first paper was prepared in order to address a standard comments form prepared by Woodham and Horsell Neighbourhood Forum. The form comprised of 15 distinct representations objecting to the land east of Martyrs Lane site. The form formed the basis, either in part or full, to the vast majority of the responses to the consultation. The other topic paper was in response to representations submitted by statutory consultees and neighbouring authorities.
- 4.11 The main comments received from the consultation included:
- Concern that development of land east of Martyrs Lane would lead to urban sprawl.
  - Concerns of the risk of flooding, parts of the site is within Floodzone 2 and 3
  - Concern that the Martyrs Lane proposal will concentrate traffic in one area and therefore have a negative impact on residents and businesses in the immediate area. The previously identified safeguarded sites would allow for traffic to be dispersed.
  - Concern that there is a lack of public transport connectivity in and around the site
  - Concerns about sink holes in the area around Martyrs Lane
  - The proposal would lead to unsustainable development
  - The scale of development will require major infrastructure
  - Concerns about the impact on habitats and wildlife
  - Concern that there are no special circumstances to justify the release of the site from the Green Belt
  - Ancient woodlands should be protected, concerns raised that the Ancient Woodland on the site will be negatively affected
  - Concern that proposals don't take into account development proposals in adjoining authorities e.g Fairoaks
  - Criticism of the existing transport policy
  - The site is not suitable because it is under a number of flightpaths
  - Concerns about the social and environmental reasons for not living near a recycling centre
  - Objection to urban extension approach as an alternative to a dispersed approach to deliver future development needs post 2027
  - Concerns about the makeup of members on the LDF Working Group
  - Questions about the deliverability of the site given that the owners have confirmed that the land is not available for development.
  - Concerns that the site is contrary to the Council's Natural Woking Strategy and Landscape Assessment.

- Concerns that the Canalside Ward will be the focus of most of the development for the borough
- Support for the redevelopment of Martyrs Lane over the original six sites as the site consist pre-developed, underused land
- Reference to the Officer's Report for the McLaren proposal which suggests that the proposal site wouldn't lead to urban sprawl
- The Martyrs Lane site can be developed to achieve the Council's objectives without the need to develop the Golf Course
- Reference to the Green Belt Boundary Review Report, which states Parcel 9 has 'very low suitability' for removal from the Green Belt.
- The Pyrford and Mayford Green Belt is an irreplaceable asset and has conservation areas and heritage assets adjacent
- One large site at Martyrs Lane will provide economies of scale making it easier to resolve infrastructure issues and allow for new facilities to be built on site.
- The Martyrs Lane site is easily accessible from the M25, Woking Town Centre and the arterial road networks.
- There is no published evidence to support the safeguarding of land to the east of Martyrs Lane
- The Martyrs Lane consultation is not supported by additional transport assessment to identify potential traffic impacts on the local and strategic road network including A245 and A318
- Confusion raised why the Martyrs Lane site which was previously considered unsuitable for development can now be identified for potential future development

4.12 It is clear from the list above that the comments received were wide ranging. Many of the responses raised various detailed issues such as increased traffic, insufficient infrastructure and the impact on the environment as reasons for objecting to the the Martyrs Lane site. In fact, a significant proportion of the individual responses 2445 (81%) objected to the possibility of safeguarding the land east of Martyrs Lane. 550 reponses (18.2%) supported the proposal with the view that one large site would allow for economies of scale, where the necessary infrastructure could be delivered more easily for the one site. The remaining responses were neither for or against. 125 individuals submitted representations that were not duly made because they were submitted outside of the consultation period.

4.13 Whilst the Council valued the views submitted, on balance, the representations did not provide any overriding evidence to justify a change in its approach to safeguarding land. The consultation did however raise a number of locally specific concerns which can be addressed through adequate measures of mitigation and where relevant the Council made these key requirements for the delivery of sites.

- 4.14 The Council received representations from two significant land owners of the site land east of Martyrs Lane, New Zealand Golf Club and the McLaren Technologies Group Ltd. New Zealand Golf Club confirmed that the Golf Course will not be available now, in the future and never to meet future development needs as envisaged by the Council. The representations from McLaren Technology Group, whilst generally supportive of the release of the land east of Martyrs Lane from the Green Belt in principle, it will only allow its land holding to be used as a strategic employment site to support its own future expansion programme. In this regard it is unlikely that the two sites will be available to meet future development needs. The sites are unlikely to be considered deliverable or developable (as set out in paragraph 67 in the NPPF). Safeguarding the sites regardless could undermine the soundness of the DPD.
- 4.15 The exclusion of the two land holdings from the land east of Martyrs Lane would result in a significantly smaller development area and lower capacity to accommodate future development needs at the level required to substitute all the previously identified sites. In addition to this, the residual area excluding the two areas will lead to isolated development within the Green Belt and therefore lead to urban sprawl.
- 4.16 In general, representations (during this consultation period) were focussed on the land east of Martyrs Lane, however the Council did receive a representation seeking to promote land adjacent to Hook Hill Lane for residential development. This site had already been recommended for green infrastructure (GB14) in the draft Site Allocation DPD published in June-July 2015. The representation was outside the scope of the question asked during the consultation 'Land east of Martyrs Lane' and therefore the individual was advised to make the case during the Regulation 19 Consultation. Sites submitted for consideration during the first Regulation 18 consultation period (June-July 2015) were assessed and any modifications as a result incorporated into the revised DPD (see para 3.23-3.24).
- 4.17 Based on the analysis of representations received during Regulation 18 and the available evidence, including the Green Belt Boundary Review 2014, the Green Belt Review and Landscape Assessment for land to the east of Martyrs Lane 2016, A320 Corridor Study, Woking Town Centre Modelling Assessment, HRA, Review of the Infrastructure Delivery Plan, the Strategic Housing Land Availability Assessment and the Sustainability Appraisal, Officers took a report to the LDF Working Group on 5 September 2018 recommending that the original safeguarded sites published in June-July 2015, with the exception of GB13 Land east of Upshot Lane, be taken forward as the Council's preferred approach to safeguarding for the purposes of the Regulation 19 consultation.



### **Proposed modifications: Traveller sites**

- 4.18 Concurrent to the Martyrs Lane consultation, Officers were also requested (at the October 2016 Council Meeting) to revisit their original recommendation to allocate Ten Acre Farm as a suitable site to meet accommodation needs of Travellers.
- 4.19 The Council has a responsibility to plan to meet the needs of all sections of the community, including Travellers. The Council's Travellers Accommodation Assessment (TAA) identifies the need for 19 pitches between up to 2027. The Council has also agreed that in order to ensure the enduring permanence of the Green Belt boundary, it will also safeguard land to enable the delivery of 9 additional pitches between 2027-2040.
- 4.20 The Council carried out an assessment of the capacity of the urban area to accommodate Traveller pitches, and no suitable or viable sites could be found. Based on the sequential approach, a revised recommendation for meeting Travellers accommodation needs is proposed as follows:
- The Hatchingtan and Five Acres should continue to be retained and prevented from loss to alternative uses. Five Acres should be allocated for a net addition of 6 more pitches.
  - Ten Acre Farm is no longer recommended for allocation in the DPD because of development impacts on traffic and the general environment and the proposal to relocate the Gymnastic Club. This will result in a net loss of 3 Pitches
  - The temporary permissions at Murrays Lane, Stable Yard and land south of Gabriel Cottage should be made permanent. This will lead to a net gain of 6 additional pitches
  - Land at West Hall is already proposed to be released from the Green Belt to enable the provision of 592 new homes. Officers have carried out some work to demonstrate that 15 Traveller pitches can be effectively masterplanned with sufficient residual land to accommodate 555 dwellings on the site. This still enables the Council to meet its housing need up to 2027.

Table 4.1 Summary of further consultation on land east of Martyrs Lane, Jan-Feb 2017

<b>Summary of the further consultation on land to the east of Martyrs Lane, January-February 2017 (Regulation 18)</b>	
Who was consulted?	<p>Approximately 3500 individuals, including key stakeholders and general consultation bodies on the Council's LDF database (APPENDIX 17b) were notified of the additional Regulation 18 consultation on Land east of Martyrs Lane.</p> <p>In addition to this the Council publicised the consultation via various mediums including press release (APPENDIX 39), events (APPENDIX 48 ) and social media platforms (APPENDIX 47) This raised awareness of consultation period and encouraged individuals/organisations to respond to the consultation.</p>
How they were invited to make representations?	<p>The public consultation was open to all to respond.</p> <p>Various methods were used to publicise the period. Letters were sent directly to consultees (APPENDIX 17b) and in additional publicity of the document was via various mediums (as above).</p> <p>Representations were invited in the usual format including letter/email. Consultees were also encouraged to respond via an online eform (APPENDIX 44).</p>
A summary of the main issues raised by the consultees at Regulation 18 stage and how the representations have been taken into account?	<p>All original responses were published online (APPENDIX 52). Officers summarised each representation and addressed the issues set out. The Council also prepared two Topic Papers (APPENDIX 53) which comprehensively addressed the main issues raised.</p> <p>A summary of the main issues are set out in paragraph 4.11-4.17, as well as the two Topic Papers.</p> <p>The representations informed the Council's preferred approach to safeguarding in the Regulation 19 version of the draft Site Allocation DPD.</p> <p>Based on both rounds of consultations and the Council's evidence base, it was considered that five of the original six proposed safeguarded sites (excluding GB13) perform relatively better than the land east of Martyrs Lane. Therefore it was recommended that the Site Allocations DPD should proceed with the five safeguarded sites, any proposed modifications during the first round of consultations (paragraph 3.24-26), modifications relating to traveller sites (paragraph 4.18-20) and any minor editorial amendments required to bring the DPD up to date.</p>
The number of representations made and a summary of the main issues raised by the consultees in accordance with Regulation 20	<p>The Council received 32,164 representations from 3,018 individuals and organisations during this round of consultation.</p> <p>The main issues raised are summarised in para 4.11- 17 and APPENDIX 52 AND APPENDIX 53.</p>
If no representations were made in accordance with Regulation 20, that no such representations were made?	N/A

## **Recommendations following Regulation 18 consultation (2015 and 2017) on the Site Allocations**

- 4.21 Before the Council made a decision to publish the Site Allocations DPD for Regulation 19 consultation, it considered the representations to the summer 2015 Regulation 18 consultation, together with those submitted in response to the land to the east of Martyrs Lane consultation. It decided that land to the east of Martyrs Lane should not be substituted for the six sites that were the subject of the extra consultation.
- 4.22 However, having considered all representations received, and reviewed all the available evidence and policy context, the Council came to the view that that a very special circumstances justification did not exist to safeguard four of the previously included sites, as follows:
- Land to the north east of Saunders Lane, Mayford (GB10);
  - Land to the north west of Saunders Lane, Mayford (GB11);
  - Land rear of 79 – 95 Lovelace Drive, Teggs Lane, Pyrford (GB12); and
  - Land east of Upshot Lane and south of Aviary Road, Pyrford (GB13).
- 4.23 This was due to consideration of harm to the sustainability objectives used in the Sustainability Appraisal, particularly in relation to the designated “Escarpment of Rising Ground of Landscape Importance” which policy CS24 Core Strategy specifically identifies as a “key landscape” to be “conserved” and where possible “enhanced”, and the sites location within or adjacent to. In addition, sites GB12 and GB13 form part of the setting of the Registered Park and Garden at Pyrford Court and the Aviary Road Conservation Area (both designated heritage assets). In their present open and rural form these sites make an important contribution towards the respective heritage significance of those designated heritage assets. Paragraph 193 NPPF requires “great weight” to be attached to the conservation of designated heritage assets. The Council was therefore of the view that exceptional circumstances do not exist so as to justify the release of the sites listed above from the Green Belt, and to safeguard them for development between 2027 and 2040.
- 4.24 The DPD was therefore finalised for Regulation 19 consultation, taking account of these changes and other modifications made in response to the Regulation 18 consultation.

## **5 Public consultation on the Submission Draft Site Allocations DPD 5 November – 17 December 2018 (Regulation 19)**

- 5.1 This section of the Consultation Statement covers the consultation carried out on the Submission Draft (Regulation 19) Site Allocations DPD and specifically addresses the requirements on Regulation 22 part (c)(v).
- 5.2 A Submission Draft Site Allocations DPD was taken to the LDF Working Group members on 5 September 2018 to seek their support to publish the DPD for public consultation. The Group decided at this meeting that the submission draft DPD and accompanying documents should proceed to the next Full Council's Meeting with a recommendation that they be published for formal, Regulation 19 stage public consultation. The documents were then placed on the agenda for the 18 October 2018's Full Council meeting.
- 5.3 The Council approved the Submission Draft Site Allocation DPD for public consultation. It, and the accompanying documents, were published for public consultation from 5 November 2018 to 17 December. A notification letter was sent out by email and post to all those (approx. 3,700 individuals, groups and organisations) on the Council's Consultation Database. This comprises statutory consultees, local authorities, infrastructure providers, other interested parties, and nearly 3000 private individuals on the list. Appendix 17b gives further detail.
- 5.4 As with the previous consultations, the Council prepared a detailed consultation plan to ensure the consultation reached as many people as possible. The consultation plan was a comprehensive list setting out the method of consultation, its purpose and when consultation would take place. A summary of the consultation plan can be found in Table 5.1. below. The Council's Communication team were involved in the formation of the plan, to ensure the methods would reach as many people as possible. A day to day schedule was maintained by officers, which responded to issues that materialised and requests for specific events from particular groups or individuals.
- 5.5 Hard copies of the consultation documents were made available at the Civic Offices, and at the four libraries in the Borough. The consultation documents were also available on the Council's website (see Appendix 54). Table 5.1 shows that a variety of methods of raising awareness of the consultation, including numerous forms of publicity and advertising. Leaflets and posters were distributed and displayed across the Borough, including at all four of the Borough's libraries, at the Civic Offices, at the Leisure Centre in Woking and at Woking railway station. Leaflets and posters were also sent to residents associations and Neighbourhood Forums. Posters were displayed in the Council's poster boards in various locations and on local notice boards across the Borough.

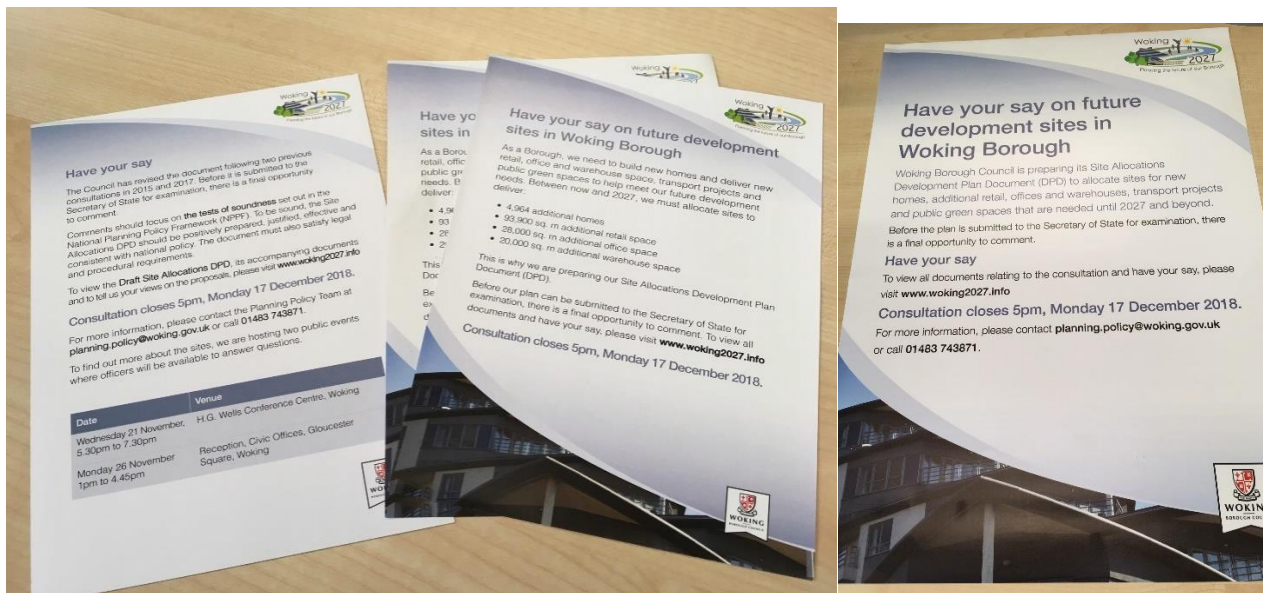


Table 5.1 Summary of Consultation Plan (Submission Draft, Regulation 19 stage)

Consultation event or method	Date/ week of consultation	Purpose
<b>Political engagement</b>		
Members briefing	W/c 29 October	Councillor briefing for informed democratic involvement
<b>Publicity</b>		
Press release	W/c 5 Nov – publication.	Awareness raising of the consultation in local press.
Public notice to press – Woking News & Mail: Statement of Representation Procedure	Published Thursday 8 Nov and 15 Nov	Awareness raising of the consultation in local press.
Letters/ email mail out to notify people in the LDF database	Friday 2 November	Awareness raising
Website: Planning Policy (Woking 2027)	Went live Friday 2 November	Main portal for viewing of consultation documents, obtaining representation forms and finding details other means of submission. Also listing of consultation events.
Website: Council, news/ front page, with summary/ press release and link to Planning Policy website	Went live Friday 2 November	Consultation awareness and publicity
Twitter and Facebook	5 November (publish) and throughout consultation period	Raising awareness, stimulating discussion, engaging younger people.
Article/ publicity in Woking magazine was considered, however the editorial deadline and publication date did not fit with the statutory consultation period.	Autumn edition to be published 22 October	Awareness raising. Alternative means of publicity were utilised, as detailed in this table.
Older people, disabled, ethnic and minority groups - email notification.	Friday 2 November	Raising awareness, engaging 'hard to reach' groups. Targeted meetings were not considered necessary given the purpose and scope of the Reg 19 consultation.
Woking Youth Group – email notification.	Friday 2 November	Raising awareness, engaging a 'hard to reach' group. A targeted meeting was not

<b>Consultation event or method</b>	<b>Date/ week of consultation</b>	<b>Purpose</b>
		considered necessary given the purpose and scope of the Reg 19 consultation.
Voluntary sector – email notification	Friday 2 November	Awareness raising
Climate change group - email notification	Friday 2 November	Awareness raising
Civic offices: consultation documents, posters and leaflets	Friday 2 November	Public viewing of (hard copy) consultation documents, awareness raising.
Woking Library and Byfleet, West Byfleet, Knaphill Libraries (posters, leaflets, consultation documents)	Friday 2 November & make contact prior to consultation	Public viewing of (hard copy) consultation documents, awareness raising.
Publicity materials sent/ delivered to: -Railway stations (Woking, Byfleet, Brookwood, New Haw) -West Byfleet Business Association	W/c Monday 5 Nov & make contact prior to consultation	Awareness raising.
Village/ local notice boards or similar (posters & leaflets), through residents associations and Neighbourhood Forums. To include Mayford Village Hall, Saunders Lane and similar in West Byfleet and Pyrford.	W/c Monday 5 Nov & make contact prior to consultation	Raising awareness
Posters on various “Borough Boards” including town centre and on major roads.	Midway through the consultation period	Awareness raising
Pool in the Park and the Leisure Centre – publicity material	W/c Monday 5 Nov	Raising awareness. Additional locations with high public usage
Publicise via news section on Surrey CC ‘Woking area’ webpage	W/c Monday 5 Nov	Awareness raising
Chambers of Commerce meeting	Pre- consultation - 24 October meeting W/c Monday 5 Nov: email Chambers 21 November meeting for discussion	Targeted meeting with local business group to explain, clarify & discuss the Site Allocations DPD. Chambers will be sent email notification to distribute to Chambers members.
<b>Events &amp; meetings</b>		
Civic offices, open afternoon drop-in session	Mon 26 Nov, 13.00 – 17.00	Drop in session for the public and stakeholders to get information and ask questions.
HG Wells Centre, open evening drop-in session	Wed 21 Nov, 17.30 – 19.30	Drop in session for the public and stakeholders to get information and ask questions.
Resident Association and Neighbourhood Forums meeting	Made contact on 6 Nov Meeting held Mon 19 Nov, 15:00 – 17:00	Targeted meeting for RAs and NFs to explain, clarify and discuss the Site Allocations DPD.
Byfleet & West Byfleet, and Mayford Resident Association meetings	Made contact w/c 5 Nov Meetings held on 29 Nov (Byfleet), 3 Dec (West	Targeted meeting for this group to discuss the Site Allocations DPD.

Consultation event or method	Date/ week of consultation	Purpose
	Byfleet) and 10 Dec (Mayford).	
Various departments at the Council briefed on the DPD, to include Development Management, Housing & Green Infrastructure teams	Wed 7 Nov – Housing Wed 14 – Green Infrastructure Thurs 29 Nov – Development Management	Briefing and awareness raising for colleagues within the Council.
Developer/Agents Forum meeting	Thurs 29 Nov, 14.00-16.00	Targeted meeting to explain, clarify and discuss the Site Allocations DPD. To gain market insight on Woking's proposed sites.
Individual meetings with residents, landowners, agents and stakeholders, on request	Throughout consultation period	Raising awareness

5.6 A series of public consultation events were undertaken (listed in Table 5.2 below), including two drop-in sessions were held for members of the public, and publicised in the consultation notification letters and emails (sent out on 2 November 2018), in leaflets and on the website. Specific meetings were also arranged for Residents Associations and Neighbourhood Forums. Sessions were held at different times of the day to enable attendance from a wide audience. The evening drop-in session, held on Wednesday 21 November from 17:30 to 19:30 was particularly well attended, by a range of individuals and bodies, and involved 4 members of the Planning Policy team. A range of topics were raised at these meetings, and comments were mixed in terms of support and those objecting. A number of people attending the drop-in sessions were there to seek clarification about the DPD, both in terms of issues, such as housing need and regarding specific sites. Officers encouraged attendees at the consultation events to submit their comments in writing to the Council so they could be formally considered.

Table 5.2 Public consultation events for Regulation 19

Event	Date & time	Venue
Residents Associations & Neighbourhood Forums meeting	Mon 19 Nov, 15:00 – 17:00	Civic Offices, Boardroom
Drop in session	Wed 21 Nov, 17:30 – 19:30	HG Wells Centre
Drop in session	Mon 26 Nov, 13:00 -17:00	Civic offices Reception
Developer & Agents Forum meeting	Thurs 29 Nov, 14:00 –16:00	Civic Offices, Boardroom
Byfleet meeting	Thurs 29 Nov, 7pm	St Mary's Day Centre, Byfleet
West Byfleet meeting	Mon 3 Dec, 7pm	St John's Church, West Byfleet
Mayford meeting	Mon 10 Dec, 5-7pm	Mayford Village Hall

5.7 Meetings were requested by residents associations and/or Neighbourhood Forums in Byfleet, West Byfleet and Mayford, and the first two attracted large numbers of attendees (in the region of 70-80 people each). In Mayford there was also a good level of attendance. These area-specific events were focused on the site allocations within each respective part of the Borough, and consisted of questions and answers covering a range of issues. Some of the main issues raised related to the concentration of

development in the areas concerned, infrastructure capacity, traffic and road capacity concerns, and environmental issues and constraints, including flooding and biodiversity.

- 5.8 The publication of the submission draft (Reg 19) DPD for public consultation generated significant interest. An article was published in a local newspaper (Woking News and Mail) and can be found in Appendix 55.

### **Responses to the Regulation 19 consultation**

- 5.9 The Council received responses from 2,797 individuals, comprising 3,583 separate representations during the Regulation 19 consultation held between 5 November and 17 December 2018. This includes petitions from residents of Pyrford and Byfleet. Responses were received from various individuals, organisations and groups, which included statutory bodies, local interest groups and residents associations and residents. A list of the organisations that responded can be found at <https://www.woking2027.info/allocations/regnineteenorglist> which also includes a searchable name to use to search the [online database](#). The responses received were processed and published on the website on 10 April 2019, and hard copies were made available at the Civic Offices on request.
- 5.10 All the representations received were read, considered and summarised by Officers. The key points raised in the representations include:
- Objections relating to the justification for release of Green Belt land to meet future development requirements.
  - Objections about the safeguarding of Green Belt land to meet development needs beyond the plan period.
  - Objections regarding the release of Green Belt land to meet the accommodation needs of travellers, and/or a lack of consideration by the Council to consider alternative sites.
  - Concern about the detriment to well being and amenity resulting from the loss of Green Belt.
  - Concern about the impact of the loss of Green Belt land on the physical separation between settlements.
  - Objections about the lack of assessment of infrastructure need to support the Site Allocations DPD and/or insufficient plans to enable adequate infrastructure delivery. Representations referred most frequently to health services, education and school places, and transport infrastructure (both road and rail). Concern was also raised about the impact of development on road congestion, and a lack of assessment of this.
  - Concern about the lack of proper assessment and consideration given to:
    - flood risk
    - air and noise pollution
    - biodiversity and wildlife.
  - Objections about the Council not having an adequate evidence base to support the Site Allocations DPD, particularly a comprehensive assessment of alternative brownfield sites for development.
  - Criticism about the Green Belt Boundary Review assessing just parcels of land, rather than individual sites.



- Representations arguing that the DPD should allocate more land to meet housing need, rather than the Core Strategy requirement, with specific sites being promoted.
- Support for the removal of the two sites in Pyrford, which had been safeguarded in the previous, Regulation 18 (June-July 2015) iteration of the Site Allocations DPD.

- 5.11 The above is not a full list of all the issues raised in the representations received, many of which raised site or locally specific concerns. Each representation has been addressed individually, with a summary of the representation and response available to view on the Council's website (<https://www.woking2027.info/allocations>). As outlined above, the majority of respondents objected to the release of Green Belt land for future development. Many people linked reasons for their objections to infrastructure concerns, environmental factors and an argument about the lack of evidence relating to the assessment of alternative, previously developed sites. While the Council values the views submitted as part of the consultation, it has carried out all the necessary assessments to ensure that it is putting forward the most sustainable options to meet the development needs of the Borough.
- 5.12 In order to address the key issues raised in representations, the Council prepared a document containing its response to key issues raised, entitled 'Summary of key issues submitted during the Regulation 19 consultation with Officers response'. This document can be viewed on the [website](#). While this paper is used in responses to representations, each representation was carefully considered in relation to the specific comments being made, and a response to each of the 3,583 separate representations is provided, and available at the weblink above.
- 5.13 During consideration of each representation Officers assessed whether any modification was needed to the plan in response to the issues raised, to improve the plan and/or to bring it up to date. Where a modification was required, these have been included in a schedule of proposed modifications, which will be submitted alongside the DPD. The schedule of proposed modifications can be found at <https://www.woking2027.info/allocations>. The proposed modifications amend or update the details of the the DPD's policies, and do not seek to change the fundamental course taken in the draft DPD. The only more significant proposed modification relates to the intention to designate the McLaren Campus as a Major Developed Site within the Green Belt for employment use, in accordance with the definition of Major Developed Sites within the Green Belt, as set out in the Core Strategy. In addition, the allocation of Broadoaks in West Byfleet will be kept up to date in relation to its development status (preliminary works have started on site) as the DPD progresses to submission and then examination in public, in line with the approach applied between the Regulation 18 and 19 stages of consultation on the DPD, as outlined in Appendix 6 of the DPD.

Table 5.3 Summary of consultation on the Submission Draft, Regulation 19 stage

Summary of consultation on the submission draft, Regulation 19 DPD	
Who was consulted?	<p>Approximately 3700 individuals, including key stakeholders and general consultation bodies on the Council's LDF database (APPENDIX 17b) were notified about the Regulation 19 Consultation.</p> <p>In addition to this the Council publicised the consultation via various mediums including a formal public notice (Statement of Representations Procedure press release (see APPENDIX 56)), press advert and article (APPENDIX 55), social media platforms (APPENDIX 47), leaflets, posters and the consultation events shown in Table 5.2 . This raised awareness of consultation period and encouraged individuals/organisations to respond to the consultation.</p>
How they were invited to make representations?	<p>The public consultation was open to all to respond.</p> <p>Letters were sent by email or post directly to consultees (APPENDIX 17b) alongside a variety of other forms of publicity, as detailed above.</p> <p>Representations were invited in the usual format including letter/email. Consultees were also encouraged to respond via an online eform.</p>
A summary of the main issues raised by the consultees at Regulation 18 stage and how the representations have been taken into account?	<p>All original responses were published online (APPENDIX 57). Officers summarised each representation and addressed the issues set out. The Council also prepared a key issues paper, ('Summary of key issues submitted during the Regulation 19 consultation with Officers response') which comprehensively addresses the main issues raised. This paper is available to view on the Council's website.</p> <p>A summary of the main issues raised by consultees are set out in paragraph 5.10 and 5.11, with further detail contained in the key issues paper.</p> <p>The representations and Officers responses to them has informed the Council's schedule of proposed modifications which will be submitted to the Secretary of State alongside the DPD and other submission documents, and if agreed by the Inspector will inform the final version of the Site Allocations DPD.</p>
The number of representations made and a summary of the main issues raised by the consultees in accordance with Regulation 20	<p>The Council received 3,583 representations from 2,797 individuals and organisations during the Regulation 19 round of consultation. This included two petitions.</p> <p>The main issues raised are summarised in para 5.10 and 5.11 and in the Council's key issues paper.</p>
If no representations were made in accordance with Regulation 20, that no such representations were made?	N/A

## 6 Conclusion

- 6.1 This document has set out how the Council has consulted and engaged with the community and stakeholders in the preparation of the Site Allocations DPD as required by Regulation 22 of The Town and Country Planning (Local Planning) (England) Regulations 2012. The DPD underwent three formal periods of public consultation in 2015, 2017 (under Regulation 18) and in 2018 (Regulation 19) as well as continuous consultation with key stakeholder and adjoining authorities throughout (see the Duty to Cooperate Statement).
- 6.2 The Council received 1,692 responses, consisting of 32,712 separate representations during the consultation of the draft Site Allocation DPD consultation held between June and July 2015. Representations were wide ranging (see para 3.19-3.21), issues raised included concerns regarding the impact on the Green Belt, infrastructure, the environment, wildlife and landscape character. A significant proportion of the representations objected to the safeguarding of sites within the Green Belt to meet future development needs post 2027. The Council prepared a topic paper (Appendix 38) to address the main points that were raised.
- 6.3 All representations were considered and addressed with a response. Whilst the Council appreciate all the concerns raised, it has to balance this with its duty to deliver sustainable growth to meet future development needs within the area. The representations received during this period did result in some matters of detail being modified in the submission draft DPD. This included the updating of the status of sites, site boundaries, the addition of new sites (including Woking Football, Gymnastics and Snooker Club, and Brookwood Cemetery) and some minor editorial amendments. There was no specific evidence submitted at this time to suggest that the Council should make any substantive changes to the submission draft DPD.
- 6.4 Following this period of public consultation, all the representations and a preferred version of the draft DPD was taken to the LDF Working Group for consideration. Whilst the Working Group agreed to note the representations and the responses and supported the proposals identified to meet development needs up to 2027, they requested that officers conduct further assessments on the potential suitability of land east of Martyrs Lane for accommodating the development needs of the Borough from 2027 to 2040.
- 6.5 Officers carried out further investigations into the site and presented its findings to the LDF Working Group in September 2016. Papers were then taken to the Full Council meeting in October 2016 where it was decided that a further round of public consultation should be undertaken in respect to the possibility of an alternative approach to the safeguarding of the sites that had already been identified. The consultation would seek views on the potential of substituting all the safeguarded sites (sites to meet the development needs of the Borough between 2027 and 2040) identified previously with land to the east of Martyrs Lane. The outcome would inform the Council's decision on the course of action it takes within the DPD with respect to safeguarded sites.

- 6.6 In the lead up to the additional round of consultation the Council arranged and continued discussions with adjoining authorities and statutory bodies regarding the site (see Duty to Cooperate Statement).
- 6.7 The additional round of consultation took place between February and March 2017. Respondents were asked not to revisit or resubmit previous comments raised in the earlier Regulation 18 consultation. The comments received did generally comply with instructions to keep representations relevant to the consultation question being asked.
- 6.8 The Council received 32,164 representations from 3,018 individuals and organisations. The responses were wide ranging (see para 4.11-4.17). Many of the responses raised various detailed issues such as increased traffic, insufficient infrastructure and the impact on the environment as reasons for objecting to the the Martyrs Lane site. In fact, a significant proportion of the individual responses 2445 (81%) objected to the possibility of safeguarding the land east of Martyrs Lane. 550 reponses (18.2%) supported the proposal and the remaining responses were neither for or against. 125 individuals submitted representations that were not duly made because they were submitted outside of the consultation period.
- 6.9 Officers summarised and addressed all representations. The Council prepared two topic papers (APPENDIX 53) which sought to address recurring issues submitted in the representation. One paper sought to address comments from Woodham and Horsell Neighbourhood Forum. The other topic paper addressed the key issues raised by statutory consultees and neighbouring authorities at this stage of consultation.
- 6.10 The Council received representations from two of the major land owners of the land east of Martyrs Lane, which suggested their sites are unlikely to be available and consequently were not considered deliverable or developable (as set out in paragraph 67 in the NPPF). Therefore, safeguarding the sites could undermine the soundness of the DPD.
- 6.11 On balance, whilst the Council valued the views submitted, the representations did not provide any significant evidence to justify a change in the Council's approach to safeguarding land as put forward in the initial (June-July 2015) Regulation 18 stage of consultation.
- 6.12 Based on the analysis of representations received during Regulation 18 and a review of all up to date available evidence and policy context, a revised submission draft Site Allocations DPD was prepared. This included a number of changes as agreed by the Council at its meeting. While maintaining the general approach to safeguarding put forward in the Regulation 18 (June-July 2015) version of the document, the Council came to the view that that a very special circumstances justification does not exist to safeguard four of the previously included sites, in Mayford (GB10 and GB11 – Regulation 18 site refs) and Pyrford (GB12 and GB13), based on the consideration given to Sustainability Appraisal's objectives regarding the Escarpment of Rising Ground of Landscape Importance, as identified in Policy CS24 of the Core Strategy, and the contribution that the two Pyrford sites make to the setting of designated heritage assets. Further detail can be found in paras 4.22 and 4.23 of this paper and in the key issues paper ('Summary of key issues submitted during the Regulation 19 consultation with Officers response') available on the Council's website.

- 6.13 The Regulation 19 submission draft DPD was published for consultation between 5 November and 17 December 2019. This final round of consultation attracted 3,583 representations from 2,797 individuals and organisations.
- 6.14 The majority of responses objected to the release of Green Belt land for future development. Many people linked reasons for their objections to a lack of justification for release of such land, to infrastructure concerns, environmental factors and to a perceived lack of evidence relating to the assessment of alternative, previously developed sites. These issues are detailed further in Section 5. 971 individuals were supportive of the DPD, in particular that the DPD did not seek to release Green Belt land in Pyrford and Mayford to meet future development needs.
- 6.15 The Council has reviewed and responded to each representation submitted as part of the consultation. To aid the process, it prepared a document containing its response to key issues raised, entitled 'Summary of key issues submitted during the Regulation 19 consultation with Officers response', which can be viewed on the [website](#).
- 6.16 During consideration of each representation Officers assessed whether any modification was needed to the plan in response to the issues raised, to improve the plan and/or to bring it up to date. Where a modification was required, these have been included in a schedule of proposed modifications, which will be submitted alongside the submission draft (Regulation 19) DPD, and can be viewed at <https://www.woking2027.info/allocations>.
- 6.17. To conclude, this statement comprehensively outlines how the Council has consulted and engaged with the community and stakeholders in the preparation of the Site Allocations DPD, as required by Regulation 22 of The Town and Country Planning (Local Planning) (England) Regulations 2012. It provides evidence of this through appended detail and weblinks, and further detail can be provided on request. It demonstrates how evidence from the representations have been used to inform proposed modifications to the DPD. Above all, it demonstrates how the various consultations have been carried out in accordance with the Council's Statement of Community Involvement, which can be found on the Council's website.

# 7 APPENDICES

## APPENDIX 1

### Consultation letter (Regulation 18) May 2012

Letter and email sent to all 'specific consultation bodies in Core Strategy Consultation Statement'

Dear All,

#### Woking Borough Council - Local Development Documents

I would like to notify you that Woking Borough Council is about to begin the process of preparing the following Local Development Documents:

**Site Allocations DPD** – this document will allocate specific sites for the delivery of all forms of development, including residential, commercial and retail development. Where relevant, it will also safeguard land for the delivery of infrastructure. The programme for the preparation of this DPD is set in the Council's adopted Local Development Scheme (LDS). The LDS is on the Council's website ([www.woking.gov.uk/planning/policy/ldf/LDS2](http://www.woking.gov.uk/planning/policy/ldf/LDS2)).

**Development Management Policies DPD** – it will set specific detailed policies for the management of development and the use of land. The programme for the preparation of this DPD is set out in the LDS. It should be emphasised that the Core Strategy will provide the policy framework for determining the suitability of a significant number of development proposals that will come forward. Consequently, this DPD will concentrate on policies where detailed guidance is necessary to guide the management of development.

**Supplementary Planning Document for design:** it will provide detailed design guide to ensure that development enhances the distinctive character of the area without constraining creativity and innovation. It will include guidance to manage the development of hot food takeaways and other such uses.

**Supplementary Planning Document for affordable housing:** It will provide detailed clarification of the requirements of the affordable housing policy of the Core Strategy (Policy CS12: Affordable Housing) and how it will apply. For example, how affordable housing could be secured on the back of commercial development.

**Supplementary Planning Document for sustainable construction and renewable energy:** it will set out detailed guidance for the application of the sustainable construction and renewable energy policies of the Core Strategy (Policies CS22: Sustainable construction and CS23: Renewable and low carbon energy generation). Examples of what the SPD might include are the zones within which new development will be required to connect to a CHP station or district heating network and details of the allowable solutions framework and the Council's carbon offset fund.

**Supplementary Planning Document for Thames Basin Heaths Special Protection Areas Avoidance Strategy:** it will provide detailed guidance for the protection and enhancement of the Thames Basin Heaths Special Protection Area.

**Community Infrastructure Levy:** it will set out a Charging Schedule, a funding gap and differential rates to be levied on development to secure contributions toward the delivery of local infrastructure to support development.

**Review of the car and cycle parking standards:** the review will seek to bring the existing standards up to date to reflect current residential and business needs as well as national planning policy on parking.

Before the Council begin the preparation of the documents, I would like to seek your views about the broad issues/topics that you would like the documents to cover. This will enable the Council to take that into account from the beginning of the process.

The Council has a project plan with specific timescales for the preparation of these documents. In this regard, I will appreciate it if you can respond to this request by 29 June 2012. I will ensure that you are involved in all the key stages during the preparation of the documents.

You might be aware that Woking's Core Strategy is going through an independent examination. The Hearing part of the Examination took place between 20 March 2012 and 4 April 2012. In the light of the publication of the National Planning Policy Framework, the Council has resolved to give the policies of the Core Strategy significant weight for the purposes of development management and other planning decisions (except Policies CS6, CS10 and CS12). It is therefore important that any suggestions that you make are consistent with the relevant policies of the Core Strategy. This is also necessary to ensure that the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012 are met.

Yours sincerely



Ernest Amoako

Planning Policy Manager, Woking Borough Council

## APPENDIX 2

Main issues raised in representations from statutory consultees to the Site Allocations DPD (Regulation 18 stage)

LDD consultee name, organisation	Representation to Site Allocations DPD	Main Issues Raised	How have issues been taken into account
Neil Landricombe, Environment Agency	<p><u>Flood risk – sequential approach:</u> The National Planning Policy Framework identifies that a sequential approach needs to be followed to locate sites at lowest probability of flooding (from all sources). The Woking Strategic Flood Risk Assessment (SFRA) should inform sequential testing.</p> <p><u>Impacts on water bodies and protected areas</u> Local authorities should include policies in their plans to help achieve River Basin Management Plan (RBMP) actions, and to ensure no deterioration of waterbodies. As such, you should ensure that any site(s) allocated for development will not lead to deterioration of a waterbody. Furthermore, any such allocation should not prevent the achievement of waterbody objectives. Local authorities have a duty to have regard to the RBMP when preparing spatial plans (under regulation 17 of the WFD regulations). Whilst you will need to refer to the RBMP as a “relevant plan, policy or programme” under SA/SEA, the RBMP includes useful data on waterbodies within your borough. We would also recommend that you refer to other Environment Agency plans and strategies such as the Catchment Flood Management Plan (CFMP), and relevant Catchment Abstraction Management Strategies (CAMS) such as the Wey.</p>	<p>1 A sequential approach needs to be followed</p> <p>2 The Woking SFRA should inform the sequential test</p> <p>3 Ensure any site allocated do not lead to the deterioration of a waterbody or prevent the achievement of waterbody objectives</p> <p>4 Ensure regard is had to the River Basin Management Plan particularly as part of the SA/SEA</p> <p>5 Recommends that reference is made to EA documents including the Catchment Flood Management Plan (CFMP), and relevant Catchment Abstraction Management Strategies (CAMS) such as the Wey.</p>	<p>The Council has sieved out sites in Flood Zone (FZ) 2 or above, and was satisfied that a sequential test was not required.</p> <p>Further advice from EA since these initial comments recommends that a sequential test should still be carried out given that parts of some proposed allocations are within FZ2 and above (even though these parts are recommended to be excluded from the 'developable area').</p> <p>The Council has undertaken an up to date sequential test. (A draft sequential test was prepared and sent to the EA at the end of the Reg18 consultation period).</p> <p>It is not believed that any of the proposed sites will lead to the deterioration of a waterbody or prevent the achievement of waterbody objectives</p> <p>Regard has been paid to this as part of the Sustainability Appraisal. SA Objective 3 includes reducing the risk of flooding; SA Objective 14 includes protection of the water environment and sustainable management of water resources. All sites have been assessed against the SA objectives</p> <p>The Catchment Flood Management Plan (CFMP) has been taken into consideration as part of the SA. SA objective 3 and 14 ensure the objectives of the Plans are consistent with proposals in the LDD.</p>



<p>Patrick Blake, Highways Agency</p>	<p>Thank you for your letter dated 31 May 2012 inviting the Highways Agency (HA) to provide views about broad issues/topics that should be covered as you begin the process of preparing a number of Local Development Documents (LDD).</p> <p>As you will be aware, the HA is an executive agency of the Department for Transport (DfT). We are responsible for operating, maintaining and improving England's strategic road network (SRN) on behalf of the Secretary of State for Transport. In the case of Woking Borough this relates to the A3 and the M25 junctions 10 and 11. In broad terms we would be concerned if there was a material increase in traffic on these sections of SRN as a result of proposed development in Woking without careful consideration of mitigation measures. It is important that the LDDs provide a planning policy framework to ensure development cannot progress without appropriate measures in place. When considering development proposals, any impacts on the SRN need to be identified and mitigated as far as reasonable possible. The HA, in general will support a local authority proposal that considers sustainable measures which will manage down demand and reduce the need to travel. Infrastructure improvements on the SRN should only be considered as a last resort.</p>	<p>6 The HA is responsible for the Strategic Road Networks within the Borough. This includes to the A3 and the M25 junctions 10 and 11.</p> <p>7 The HA advise that the proposed level of development need to carefully consider its impact on the SRN and that mitigation measures be introduced.</p>	<p>A Strategic Transport Assessment has been carried out and shows the the proposed Site Allocations will lead to a marginal increase in traffic over and above the current situation, and that will require mitigation.</p> <p>Key criteria are included where appropriate to ensure that that detailed transport impacts of proposed development are identified, and to ensure adequate transport improvements and mitigation measures are made.</p>
<p>John Lister, Natural England</p>	<p>I assume you have a set of criteria, drawing on the objectives and policies of the Core Strategy and on the NPPF, to ensure that the most sustainable locations are chosen for assessment as possible allocations. Also that, wherever possible, development avoids the most sensitive assets and has the scope to bring enhancement to the local landscape character, the network of habitats, biodiversity and green infrastructure. If it would be helpful to have early, informal discussion or comments on the criteria or possible sites - please let me know.</p>	<p>8 Advise that a criteria based approach is taken to identify the most sustainable locations.</p> <p>9 Development should avoid most sensitive assets Development should enhance biodiversity and GI</p>	<p>A Sustainability Appraisal SA accompanies the Site Allocations DPD. All potential sites for allocation have been assessed against the objectives in the SA. This demonstrates that a criteria based approach was applied to identify that the most sustainable sites to meet future development needs within the Borough.</p> <p>SA Objective 9 of the SA considers the impact of development proposals on biodiversity. All sites have been assessed against the SA objectives and therefore each site was assessed in relation to its impact on biodiversity and GI.</p>
<p>Katharine Harrison, Surrey County Council</p>	<p>Thank you for consulting Surrey County Council on the above. We have only minor and general comments to make at this scoping stage, although we do envisage that we will have a significant input at a later stage, particularly with regard to the Site Allocations DPD, Development Management DPD, CIL charging schedule, and review of parking standards... I hope these comments are useful and look forward to future engagement between our authorities on your developing Local Plan documents.</p>	<p>10 General response. Further input/involvement expected at later stages.</p>	<p>Noted SCC has assisted WBC in its collection of evidence base e.g. advice on education provision and in undertaking a transport assessment SCC have also been involved in continuous and positive engagement as part of the Duty to Cooperate, to identify and agree how to address cross boundary issues.</p>

<p>Mark Mathews, Thames Water Property Services</p>	<p>As you will be aware from our representations to the Core Strategy, Thames Water are the statutory sewerage undertaker for the Borough. Thames Water are not the water supply undertaker for the Woking Borough. With regard to water supply, this comes within the area covered by the Veolia Water Company. We have the following comments on a number of the proposed Local development Documents: ... ..</p>	<p>11 Thames Water are the statutory sewerage undertaker for the Borough. 12 Veolia Water Company are the water supply undertaker for Woking Borough.</p>	<p>Noted. Both Thames Water and Veolia Water Company are consulted on the Council's DPDs</p>
<p>Mark Mathews, Thames Water Property Services</p>	<p>A key sustainability objective for the preparation of the Local Development Framework/Local Plan should be for new development to be co-ordinated with the infrastructure it demands and to take into account the capacity of existing infrastructure. Paragraph 156 of the new National Planning Policy Framework (NPPF), March 2012, states: "Local planning authorities should set out strategic policies for the area in the Local Plan. This should include strategic policies to deliver:.....the provision of infrastructure for water supply and wastewater...."</p>	<p>13 The preparation of the LDDs should be co-ordinated with infrastructure demands, including provision for water supply and waste water as set out in the NPPF</p>	<p>Noted. The Council has prepared an Infrastructure Delivery Plan (IDP) and evidence suggests there is sufficient infrastructure to meet overall housing needs to 2027. However, to ensure coordination of water supply and waste water infrastructure, the Council has added a key requirement to ensure that Thames Water is consulted in the Development Management process, with regard to water supply, waste water capacity and surface water drainage at specific sites, where relevant.</p>
<p>Mark Mathews, Thames Water Property Services</p>	<p>Paragraph 162 of the NPPF relates to infrastructure and states: "Local planning authorities should work with other authorities to: assess the quality and capacity of infrastructure for water supply and wastewater and its treatment.....take account of the need for strategic infrastructure including nationally significant infrastructure within their areas."</p>	<p>14 LPA should work together to assess the quality and capacity of infrastructure for water supply and wastewater/treatment</p>	<p>Noted The Council has complied with Duty to Cooperate requirement and has positively engaged with public bodies throughout the preparation of the plan. The Council has prepared an Infrastructure Delivery Plan (IDP) and evidence suggests there is sufficient infrastructure to meet overall housing needs to 2027. However, to ensure coordination of water supply and waste water infrastructure, the Council has added a key requirement to ensure that Thames Water is consulted in the Development Management process, with regard to water supply, waste water capacity and surface water drainage at specific sites, where relevant.</p>
<p>Mark Mathews, Thames Water Property Services</p>	<p>Part 9 the South East Plan, 2009, relates to Natural Resource Management and includes a separate section on Sustainable Water Resources and Water Quality Management. Policy NRM1 relates to Sustainable Water Resources and lists a number of water supply infrastructure issues which local authorities should take into account in preparing Local Development Documents including ensuring that development is directed "...to areas where adequate water supply can be provided from existing and potential water supply infrastructure. In addition ensure, where appropriate, that development is phased to allow time for the relevant water infrastructure to be put in place in areas where it is currently lacking but is essential for the development to happen." Policy NRM2 relates to Water Quality and lists a number of water quality/sewerage infrastructure issues which local authorities should take into account in preparing Local Development</p>	<p>15 Local Development Documents need to ensure that development is directed "...to areas where adequate water supply can be provided from existing and potential water supply infrastructure 16 Development should be phased to allow time for the relevant water infrastructure to be put in place 17 LDF must contain policies covering the key issue of the provision of water and sewerage infrastructure to service development.</p>	<p>The IDP has been prepared to support the DPD Policy CS16 sets out the Council will work in partnership with infrastructure providers and developers to ensure that the infrastructure needed to support development is provided in a timely manner. This may be before development takes commences. Development may be phased to ensure the timely deliver of infrastructure. CIL is collected from development proposals within the Borough.</p>

	Documents including ensuring that: "...adequate wastewater and sewerage capacity is provided to meet planned demand...". With the abolition of the Regional Spatial Strategies this increases the importance that the LDF must contain policies covering the key issue of the provision of water and sewerage infrastructure to service development.		
Mark Mathews, Thames Water Property Services	<p>Sewerage Comments - Due to lack of information on the size/ location of proposed developments and the complexities of sewerage networks, Thames Water are unable to clearly determine the infrastructure needs at this stage. Drainage areas do not fit neatly over local authority boundaries and therefore we also need to consider neighbouring boroughs proposed developments as well. Thames Water will need to investigate the impact of the proposed development sites on the sewerage/waste water network. Even small infill development and brownfield redevelopment can have a significant impact on the infrastructure and, if necessary, developers would be required to fund impact studies and upgrading of the network. It is essential that developers demonstrate that adequate capacity exists both on and off the site to serve the development and that it would not lead to problems for existing users. In some circumstances this may make it necessary for developers to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing water &amp; sewerage infrastructure. Where there is a capacity problem and no improvements are programmed by the water company, then the developer needs to contact the water authority to agree what improvements are required and how they will be funded prior to any occupation of the development. In very general terms it is quicker to deliver infrastructure on a small number of clearly defined large sites than it is in a large number of small sites, which may not be clearly defined.</p>	<p>18 Thames Water will need to investigate the impact of the proposed development sites (within the Borough and adjoining Boroughs) on the sewerage/waste water network</p> <p>19 Developers may be required to carry out surveys to demonstrate adequate capacity and no impact on the existing network. They may be required to fund upgrades</p> <p>20 Close working between the developer, water company to agree mitigation measures if new development is likely to impact the existing network.</p>	<p>WBC will welcome and consider any further comments regarding the sewerage/waste water network from Thames Water.</p> <p>Policy CS16 sets out the Council will work in partnership with infrastructure providers and developers to ensure that the infrastructure needed to support development is provided in a timely manner. Each case will be determined on its individual merits</p> <p>CIL income collected from all development proposals that meet the criteria, will be used to fund infrastructure schemes.</p> <p>S106 can still be collected on a site by site basis.</p>
Mark Mathews, Thames Water Property Services	<p>It is vital infrastructure in place ahead of development if sewer flooding and low / no water pressure issues are to be avoided. It is also important not to under estimate the time required to deliver necessary infrastructure, for example: -local network upgrades take around 18 months - Sewage Treatment &amp; Water Treatment Works upgrades can take 3-5 years - New water resources &amp; treatment works can take 8-10 years. In light of the above comments, we consider that the following section should be added to the DPD to ensure the provision of adequate sewerage [and water] infrastructure to service development to avoid unacceptable impacts on the environment such as sewage flooding of residential and commercial property and pollution of land and watercourses: "Water Supply &amp; Sewerage Infrastructure</p> <p>Developers will be required to demonstrate that there is adequate water supply, waste water capacity and surface water drainage</p>	<p>21 Consideration should be had for timely provision of infrastructure Suggested wording to be added</p> <p>"Water Supply &amp; Sewerage Infrastructure</p> <p>Developers will be required to demonstrate that there is adequate water supply, waste water capacity and surface water drainage both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing water and/or waste water infrastructure. Drainage on the</p>	<p>See CS16 A key requirement will be added to ensure that Thames Water is consulted in the Development Management process, with regard to water supply, waste water capacity and surface water drainage at specific sites, where relevant.</p>

	<p>both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing water and/or waste water infrastructure. Drainage on the site must maintain separation of foul and surface flows.</p> <p>Further information for Developers on water/sewerage infrastructure can be found on Thames Water's website at: <a href="http://www.thameswater.co.uk/cps/rde/xchg/corp/hs.xsl/558.htm">http://www.thameswater.co.uk/cps/rde/xchg/corp/hs.xsl/558.htm</a> Or contact can be made with Thames Water Developer Services By post at: Thames Water Developer Services, Reading Mailroom, Rose Kiln Court, Rose Kiln Lane, Reading RG2 0BY; By telephone on: 0845 850 2777; Or by email: <a href="mailto:developer.services@thameswater.co.uk">developer.services@thameswater.co.uk</a>"</p>	<p>site must maintain separation of foul and surface flows.</p> <p>Further information for Developers on water/sewerage infrastructure can be found on Thames Water's website at: <a href="http://www.thameswater.co.uk/cps/rde/xchg/corp/hs.xsl/558.htm">http://www.thameswater.co.uk/cps/rde/xchg/corp/hs.xsl/558.htm</a> Or contact can be made with Thames Water Developer Services By post at: Thames Water Developer Services, Reading Mailroom, Rose Kiln Court, Rose Kiln Lane, Reading RG2 0BY; By telephone on: 0845 850 2777; Or by email: <a href="mailto:developer.services@thameswater.co.uk">developer.services@thameswater.co.uk</a>"</p>	
Martin Small, English Heritage	<p>Thank you for advising English Heritage of the impending commencement of the process of preparing a number of Local Development Documents and seeking the views of English Heritage on the broad issues/topics that we would like to see covered in the documents. I have the following suggestions:</p>	22 General response	Noted
Martin Small, English Heritage	<p>Site Allocations DPD: Sites allocated for development within this DPD should of course be selected following a rigorous assessment of their suitability for development. That assessment should include potential impacts on the historic environment: both designated and undesignated heritage assets, known or potential archaeological sites, and the setting of these assets. The National Planning Policy Framework (NPPF) advises in paragraph 157 that Local Plans should '<i>identify land where development would be inappropriate, for instance because of its environmental or historic significance</i>'.</p>	23 Site allocations should be rigorously assessed, where assessment should include impact on the historic environment both designated and undesignated heritage assets	A Sustainability Appraisal SA accompanies the Site Allocations DPD. All potential sites for allocation have been assessed against the objectives in the SA. This includes the assessment against Objective 10 which considers the impact of development sites on the historic environment.

## APPENDIX 3

Letter/ email sent requesting Call for Sites

Dear Sir/Madam

### Development Delivery DPD (Site Allocations DPD)

Woking Borough Council has started the process of preparing its Development Delivery Development Plan Document (DPD). This document will form an essential part of the Council's Local Development Documents to facilitate the delivery of the recently adopted Core Strategy. It will allocate specific sites for development and designate areas of land for protection, safeguarding or where specific policies apply. As part of this work, the Council will be considering provision of sites for various types of uses including land for general housing and land to meet the accommodation needs of Gypsies and Travellers and Travelling Showpeople, employment, new open spaces and new infrastructure.

To inform the DPD, the Council is also carrying out a Green Belt boundary review to identify specific sites to meet housing need towards the later part of the plan period (between 2022 and 2027).

I would therefore like to take the opportunity to request that you submit any site(s) that you wish the Council to consider as part of this process at this early stage of the work. This could include sites in the urban area as well as in the Green Belt.

Please note that there is no need to tell us about existing open spaces, allotments, natural areas etc., which are already designated on the Core Strategy Proposals Map or identified in the Woking Borough Council's Green Spaces Development Plan or Infrastructure Delivery Plan.

All potential sites submitted for consideration will be assessed against a set of principles and criteria to identify the most appropriate and sustainable sites for allocation. A briefing note is available to provide guidance about the whole process. If you wish to promote a site, please complete an initial site assessment form and submit this with a site location plan by 5 July 2013.

The initial site assessment form and briefing note are available to download from the Council website via the following link: <http://www.woking2027.info/allocations>.

Please note that we will also use sites submitted for housing development to update the Council's Strategic Housing Land Availability Assessment.

Completed site assessment forms and location plans should be returned to [planning.policy@woking.gov.uk](mailto:planning.policy@woking.gov.uk) or send to:

The Planning Policy Team  
Woking Borough Council  
Civic Offices  
Gloucester Square  
Woking  
Surrey  
GU21 6YL

If you require acknowledgement of receipt, please state this on your form.

We do not currently hold an email address for you. If you are happy for the Planning Policy Team to contact you by email in the future, please include email contact details on your completed form or email us at [planning.policy@woking.gov.uk](mailto:planning.policy@woking.gov.uk). If you have any queries, please contact the Planning Policy Team on 01483 743871 or email [planning.policy@woking.gov.uk](mailto:planning.policy@woking.gov.uk)

Yours sincerely,



Ernest Amoako, Planning Policy Manager

# APPENDIX 4

## Call for Sites Webpage

The screenshot shows the 'Site Allocations DPD' page on the Woking Borough Council website. The header includes the council logo, a search bar, and navigation links: 'ASK A QUESTION', 'COMMENT ON IT', 'GLOSSARY', 'PROPOSALS MAP', and 'USEFUL LINKS'. The main content area is titled 'Site Allocations DPD' and contains the following text:

The Council is preparing a Site Allocations DPD, which will establish site-specific planning policies and allocate sites for development and protection. This DPD will be part of the Development Plan for Woking and is critical to the delivery of the Woking Core Strategy. Site allocations will be illustrated on an updated Proposals Map.

The identification of sites for future development relies on the Council having clear up to date evidence about potential development land in the Borough. As part of the DPD the Council is considering provision of sites for various types of uses including land for general housing and to meet the need for Gypsy and Traveller and Travelling Showpeople accommodation, employment, new open spaces and new infrastructure.

**Previous Call for Sites**

We are not currently seeking any new sites.

All potential sites submitted for consideration will be assessed against a set of principles and criteria, to identify the most appropriate and sustainable sites for allocation. You can read more about this process in the Site Assessment Methodology. The third stage of the methodology involves a Sustainability Appraisal to identify those sites which will best contribute towards achieving sustainable development in the Borough. The Sustainability Appraisal Scoping Report is available to download on the right-hand side of this page. This sets out the scope for the Sustainability Appraisal of the Delivery DPD. Please note that we will also use sites submitted for housing development to update the Council's [Strategic Housing Land Availability Assessment \(SHLAA\)](#).

The right-hand side of the page features a 'THIS SECTION' box with links to: 'More in Site Allocations DPD', 'Call for sites - Briefing Note', 'Development Delivery call for sites Initial Site Assessment Form 2014', 'Development Delivery call for sites Initial Site Assessment Form 2014 (PDF)', 'Site assessment methodology', and 'Sustainability Appraisal Scoping Report'.

The screenshot shows the 'Call for Sites - Briefing Note' page on the Woking Borough Council website. The header is identical to the previous page. The main content area is titled 'Call for sites - Briefing Note' and contains the following text:

Please click below to view the call for sites briefing note.

[Download the Call for sites - Briefing Note PDF file \(113.2K\)](#)  
[Get the latest version of Adobe Reader](#)

The right-hand side of the page features a 'THIS SECTION' box with links to: 'Also in Site Allocations DPD', 'Development Delivery call for sites Initial Site Assessment Form 2014', 'Development Delivery call for sites Initial Site Assessment Form 2014 (PDF)', 'Site assessment methodology', and 'Sustainability Appraisal Scoping Report'.

At the bottom of the page, there is a footer with 'Woking Borough Council' on the left and 'Back to top' and 'Privacy policy' on the right.

## APPENDIX 5

### Call for Sites Briefing Note



Woking Borough Council  
Development Delivery DPD  
Call for sites - briefing note



#### What is a call for sites?

The call for sites is an important opportunity for all organisations and individuals to suggest land in Woking Borough for development or protection. This will feed into the Council's evidence base and the Development Delivery Development Plan Document (DPD), which will allocate sites for specific uses.

#### What is the Development Delivery DPD?

The Development Delivery DPD amalgamates the Site Allocations DPD and the Development Management Policies DPD. This DPD will be part of the Development Plan for Woking Borough and critical to the delivery of the Woking Core Strategy. It will establish site-specific planning policies, allocate sites for development and protect areas such as open spaces. Site allocations will be illustrated on the Proposals Map.

More information on the preparation of this and other planning documents for Woking Borough can be found on the Council's website: <http://www.woking2027.info>

#### When will the call for sites take place?

The call for sites to inform preparation of the Development Delivery DPD is now open (from 27 March 2014). Let us know your sites by 8 May 2014. We will provide further information on the timetable for the Development Delivery DPD shortly in a revised Local Development Scheme.

#### How should I respond to the call for sites?

We would like to hear from you if you wish us to consider a site or sites within Woking Borough to be allocated for development or protection. Potential uses might for example be for general housing, Traveller or Traveling Showpeople accommodation, for employment use, open space or infrastructure.

Please send us:

- Requests to consider a new site,
- Any amendments to the records for sites previously submitted to the Council and confirmation that the site is still available.

Please submit all new and updated details using an [initial site assessment form](#).

There is no need to tell us about existing open spaces, allotments, natural areas etc. which are already designated on the [Core Strategy Proposals Map](#) or identified in the Woking Borough Council's [Green Spaces Development Plan](#) or [Infrastructure Delivery Plan](#). However, if you are aware of a potential site for development that would include some or all of such a designated area, then please submit a site assessment form.

Sites need not necessarily be in your ownership and could be allocated for a wide range of uses. For each site being put forward, an [initial site assessment form](#) should be completed and accompanied by a plan showing the location and a clear site boundary. There is no minimum or maximum site size.

#### What will happen when my response has been submitted?

Submitted sites will be compiled and subject to detailed assessment, including sustainability appraisal, to evaluate whether they should be taken forward through the Development Delivery DPD. You can read more about this process in the [Site Assessment Methodology](#). Sites taken forward will eventually be examined by an independent inspector and, if found sound, will be illustrated on the Proposals Map.

Please note that sites submitted for housing development will also be used to update the Council's Strategic Housing Land Availability Assessment (SHLAA).

#### What happens next?

Public consultation will take place on the Development Delivery DPD in Autumn 2014 to give you an opportunity to comment on the Council's preferred sites. The DPD will also be informed by a Green Belt boundary review that will be published shortly.

#### Who can I contact for further information?

If you require further information, please contact the Planning Policy Team:

Woking Borough Council  
Civic Offices  
Gloucester Square  
Woking  
Surrey  
GU21 6YL

Telephone: 01483 743871

Email: [planning.policy@woking.gov.uk](mailto:planning.policy@woking.gov.uk)

## APPENDIX 6

SHLAA website text, ongoing request for sites.

<http://www.woking.gov.uk/planning/policy/ldfresearch/shlaa>

Woking Borough Council

Search this site:  SEARCH [Advanced search](#) [Site map](#)

Online services: [Pay](#) [Apply](#) [Report](#) [Services gateway](#)

Home > Planning and regulation > Planning policy > Research and evidence base

# Strategic Housing Land Availability Assessment

Jump to: [SHLAA and Housing Land Supply Position Statement](#)  
[Updating the SHLAA](#)  
[Submit a site](#)  
[Housing Land Supply Position Statement 2014](#)  
[Background to the SHLAA](#)  
[SHLAA 2011](#)  
[SHLAA 2010](#)  
[SHLAA 2009](#)  
[Methodology](#)

## SHLAA and Housing Land Supply Position Statement

The purpose of the Strategic Housing Land Availability Assessment (SHLAA) is to identify specific deliverable and developable sites, to demonstrate how the level of housing supply set out in the adopted Core Strategy is to be achieved.

The Council will each year contact planning agents, landowners and other interested parties, to request that potential sites are put forward for consideration. You can read more about this Call for Sites on the [Woking 2027 website](#).

[A BACK TO TOP](#)

### Updating the SHLAA

Updating the SHLAA is an on-going activity. The Council regularly contacts those who have previously submitted sites or comments to up date information, to confirm availability and other details. If you require additional site forms for this purpose, you can find these [here](#). If you have received a letter and you are no longer the correct point of contact for the site, please contact the [Planning Policy Team](#) and, if possible, forward our letter to the appropriate person.

[A BACK TO TOP](#)

### Submit a site

Woking Borough Council considers the SHLAA a living document that will be updated annually and welcomes comments on the latest published document.

Please send any comments, [new site assessment forms](#) (with a site location plan) or [five year housing supply and SHLAA site availability forms](#) to inform the SHLAA update to [planning.policy@woking.gov.uk](mailto:planning.policy@woking.gov.uk) or The Planning Policy Team, Woking Borough Council, Civic Offices, Gloucester Square, Woking, Surrey, GU21 6YL.

### More in Strategic Housing Land Availability Assessment

- SHLAA 2010
- SHLAA 2010 Appendices 11 - 15
- SHLAA 2010 Appendices 5 - 9
- SHLAA 2011 appendices 1 - 4
- SHLAA 2011 appendix 1
- SHLAA 2011 appendix 11 - 15
- SHLAA 2011 appendix 2a - deliverable sites pre-plan
- SHLAA 2011 appendix 3 - developable sites 5-10 and 11-15 years
- SHLAA 2011 appendix 4 - sites not currently deliverable or developable
- SHLAA 2011 appendix 5 to 9
- SHLAA 2011 report
- SHLAA appendix 2b - deliverable sites 0-5 years
- SHLAA draft methodology
- SHLAA final methodology

### Also in Research and evidence base

- Character Study
- Climate Change and Decentralised, Renewable and Low Carbon Evidence Base
- Cumulative Assessment of Future Development Impacts on the Highway
- Economic Viability Assessment
- Employment Land Review
- Equalities Impact Assessment



# APPENDIX 7

A note produced to inform the Private Member's Briefing held on 27 May 2015

## Draft Site Allocations Development Plan Document (SAD) – Summary of key proposals

### 1.0 Introduction

1.1 The Council has adopted its Core Strategy, which makes provision for the delivery of the following requirements between 2010 and 2027:

- 4,500 net additional dwellings,
- 25,000 sq.m of office floorspace,
- 20,000 sq.m of warehousing floorspace, and
- 22,900 sq.m of additional retail floorspace.

The Core Strategy does not allocate specific sites to enable the delivery of these requirements. It commits the Council to do so through the preparation of a Site Allocations DPD. In preparing the Site Allocations DPD, the Council has already agreed that sufficient land will be identified in the Green Belt to enable the delivery of at least 550 net additional dwellings between 2022 and 2027. Land within the urban area will be identified to deliver the rest of the development requirements. The Council has also decided that it will identify sites in the Green Belt and safeguard them to meet future development needs between 2027 and 2042. A draft Site Allocations DPD has now been approved by the Executive of the Council at its meeting on 4 June 2015 for public consultation to give the public the opportunity to comment on the proposals of the DPD. This statement summarises the key proposals of the DPD and how they have been arrived. The consultation period is between 15 June and 21 July 2015.

1.2 The Site Allocations DPD is informed by a range of evidence. In particular, the Council has commissioned a Green Belt boundary review that contains recommendations to be entered that any land that is released from the Green Belt for development will not undermine its purpose and integrity. A Traveler Accommodation Assessment has been carried out to determine the needs of Travellers. A Sustainability Appraisal (SA) to encompass the requirements of the European Union SEA Directive to assess the social, economic and environmental implications of the DPD has been carried out. The SA is a statutory requirement. A separate Habitats Regulations Assessment has been carried out to assess the implications of the DPD on the European designated sites and species in the Borough. The European Designated sites include the Thames Basin Heaths Special Protection Areas (SPA) and the Special Area of Conservation (SAC). Under the Duty to Cooperate, the DPD is also informed by stakeholder involvement such as expert advice from Natural England and the Environment Agency.

### 2.0 Key recommendations of the Site Allocations DPD

2.1 Based on the available evidence, including the Sustainability Appraisal Report, the DPD proposes to allocate the following Green Belt sites for development during the specified timeframe set against the proposals:

- G015 - Land surrounding West Hall, Parva Road, West Sylees for residential development between 2022 and 2027, and
- G05 - Land adjacent to Egley Road, Mayford should be allocated for mixed use development to include residential development to come forward between 2022 and 2027 and for a school to come forward when a need can be justified and a satisfactory case can be made, and

has been identified as SANG to support residential development for the Core Strategy period to 2027.

### 3.0 Next stages of the process

3.1 The consultation period is between 15 June and 21 July 2015. There will be a range of consultation events during the consultation to create awareness of the proposals of the DPD.

3.2 The representations received will be considered and taken into account in preparing the Submission version of the DPD, which will be published for further consultation in accordance with Regulation 12. The DPD, the SA, the Habitats Regulations Assessment, the representations received and any list of proposed modifications by the Council will then be submitted to the Secretary of State for Public Examination. The timetable for the rest of the DPD process is in the revised Local Development Schemes due to be considered by the Council in 4 July 2015.

### 4.0 Conclusions

4.1 The draft Site Allocations DPD allocates specific deliverable sites to enable the delivery of the Core Strategy. Officers are satisfied that the draft DPD achieves the objective. Public involvement is a vital part of the process and the Council value the comments of its key stakeholders and the public as an important source of information. Everyone is therefore encouraged to respond to the consultation.

- (UA33) SHLAA/0202: Land within **Sheepcote**, Priority Place, Albert Drive, Woking, GU21 5RS
- (UA34) SHLAA n/a: Forthly Road Industrial Estate, Forthly Road, Woking, GU21 6SU
- (UA35) SHLAA n/a: Worsmen Way West Industrial Estate, Worsmen Way West, Woking, GU21 5LY
- (UA41) SHLAA/0201: Car park (east), Oriental Road, Woking, GU22 6BD
- (UA42) SHLAA/0204: Royal Mail Sorting Delivery Office, White Rose Lane, Woking, GU22 7AJ
- (UA43) SHLAA/0201: Somerset House, 1-15 Oriental Road, **Heathside Crescent**, Woking, GU22 7DAG
- (UA44) SHLAA/0203: Former St Dunstons, White Rose Lane, Woking, GU22 7AG
- (UA45) SHLAA/0201: Oriam House and The Crescent, **Heathside Crescent**, Woking, GU22 7AG
- (UA46) SHLAA/0204: Coroners Court (Former Woking Magistrates Court), Station Approach, Woking, GU22 7YD
- (UA48) SHLAA n/a: Quadrant Court, Guildford Road, Woking, GU22 7QG
- (UA49) SHLAA/0204: Coal Yard/Aggregates Yard adjacent to the railway line, Guildford Road, **Bradfield Chase**, Woking, GU22 7CB
- (UA42) SHLAA/0202: 11-13 Guildford Road, Southern House, Jubilee House, Lynton House, Station Approach, Woking, GU22 7YD
- (UA43) SHLAA/0201: Corner Garage, 16-18 St Johns Road, St Johns, GU21 7SA
- (UA42) SHLAA/0202: Land at Station Approach, West Sylees, KT14 6VQ
- (UA43) SHLAA/0203: **Campthill Club and Scout Hut**, **Campthill Road**, West Sylees, KT14 6BT
- (UA43) SHLAA/0203: **Campthill Twp**, **Campthill Road**, West Sylees, KT14 6EW
- (UA41) SHLAA/0204: Car park to east of **Silvergrove house**, adjacent **Social Club**, Station Approach, West Sylees, KT14 6WV
- (UA25) SHLAA/0202: **Sheriff House**, Chertsey Road, Woking, GU21 5AB
- (UA26) SHLAA/0204: **Godswerech House**, Denton Way, Woking, GU21 2UG

- G01 - Land at Coblands Nursery and Lyndhurst, **Brookwood Lye Road**, **Brookwood** for residential development between 2022 and 2027, and
- G07 - Land at Ten Acre Farm, **Smiths Heath Road**, **Mayford** to be allocated to meet the needs of **Travellers** between 2016 and 2027. The site should continue to remain within the **Green Belt**, and
- G02 and G03 - Land at **Five Acres**, **Brookwood Lye Road**, **Brookwood** is allocated to meet the needs of **Travellers** between 2016 and 2027. These sites should be released from the **Green Belt**.

2.2 The following sites are recommended to be safeguarded to meet future development needs between 2027 and 2042. It is stressed that the safeguarded sites will only be released for development as part of a future review of the Core Strategy and/or the Site Allocations DPD.

- G04 - Land South of High Road, **Sylees**;
- G05 - Land to the south of **Murray's Lane**, **Sylees**;
- G012 - Land near of **T9 - 25 Lovelace Drive**, **Taggs Lane**;
- G013 - Land east of **Upton Lane** and south of **Avary Road**, **Pyrford**;
- G010 - Land north east of **Saunders Lane**, **Mayford**;
- G011 - Land north west of **Saunders Lane**, **Mayford**;
- G09 - **Working Garden Centre**, **Egley Road**, **Mayford**; and
- G014 - Land adjacent to **Hook Hill Lane**, **Hook Heath** (for **Green Infrastructure**).

2.3 **Brooklands**, **West Sylees** should be released from the **Green Belt** to be allocated as an employment-led mixed use site to include quality offices and residential including homes to meet the needs of the elderly allowing retention of the listed buildings and enhancing their setting. **Brooklands** is already identified in the **Core Strategy** as a **Major Developed Site** in the **Green Belt** for high quality office development. There is no time restriction on when the site could come forward for development.

2.4 The **West Sylees Junior and Infant School Playing Fields** should be released from the **Green Belt** to rationalise the **Green Belt** boundary to ensure its enduring permanence. To prevent its future development the land will be designated as open space.

2.5 Land on higher ground, west of rail line, **Hook Heath** should be released from the **Green Belt** to ensure a defensible boundary of the **Green Belt**. This land is not being allocated in the DPD for development. Any application on the site will be determined on its own individual merits.

2.6 It is stressed that the majority of the sites recommended to be allocated in the Site Allocations DPD are urban sites. A list of the urban sites recommended for allocation is attached as **Appendix 1**.

2.7 **Map A** is a map of all the sites recommended for allocation in the Site Allocations DPD. **Map 2** demonstrates how the **Green Belt** boundary will look if the recommendations of the Site Allocations DPD are adopted.

2.8 Land has been recommended to be allocated for the provision of **Suitable Alternative Natural GreenSpace (SANG)** to mitigate the impacts of residential development on the **Thames Basin Heaths Special Protection Area**. Officers are satisfied that sufficient land

## Appendix 1

### Urban Areas where recommended for allocation

- (UA1) SHLAA/0204: **Library**, **T1 High Road**, **Sylees**, **KT14 7DN**
- (UA2) SHLAA n/a: **Working Railway Station**, **bus/rail interchange**, railway **flyover** and **Victoria Arch**, **High Street**, **Brookley**, **Station Approach** and **Victoria Way**, **Woking**, **GU22 7AG**
- (UA3) SHLAA/0201: Land at **Alton House**, **High Street**, **Woking**, **GU21 6DD**
- (UA2) SHLAA/0202: **Godswerech House**, **Thomson House** and **T2 (Woodside House)**, **Chertsey Road**, **Woking**, **GU21 5UJ**
- (UA5) SHLAA/0202: **The Cornerstone**, **The Broadway** and **Sixsmith House**, **Duke Street**, **GU21 5AS**
- (UA2) SHLAA/0202: **2-24 Commercial Way** and **13-25 High Street**, **Woking**, **GU21 6WV**
- (UA3) SHLAA/0202: **Victoria Square Development**, **Church Street**, **West**, **Woking**, **GU21 6ND**
- (UA7) SHLAA/0201: **1-12 High Street** and **25-24 Commercial Way**, **Woking**, **GU21 6SN**
- (UA15) SHLAA/0202: **The Big Apple American Amusements Ltd**, **M.G. Wells Conference Centre**, **The Rail and Grand Pk**, **40-58 Chertsey Road**, **Woking**, **GU21 5AU**
- (UA4) SHLAA/0202: **King's Court**, **Church Street East**, **Woking**, **GU21 6PA**
- (UA12) SHLAA/0201: **113-123 Godswerech Road**, **Woking**, **GU21 6LR**
- (UA2) SHLAA n/a: **Griffin House**, **West Street**, **Woking**, **GU21 6SS**
- (UA21) SHLAA n/a: **Corcoran House**, **165 Church Street East**, **Woking**, **GU21 6HU**
- (UA15) SHLAA n/a: **Synergy House**, **3 Church Street West**, **Woking**, **GU21 6DU**
- (UA16) SHLAA/0202: **30-32**, **Working Railway** and **Athletic Club**, **Systems House** and **Bridge House**, **Godswerech Road**, **Woking**, **GU21 6J7**
- (UA12) SHLAA n/a: **MVA** and **Select House**, **Victoria Way**, **Woking**, **GU21 6DD**
- (UA1) SHLAA/0202: **Chester House**, **76-78 Chertsey Road**, **Woking**, **GU21 5SU**
- (UA22) SHLAA/0201: **Spectrum House**, **28 Godswerech Road**, **Woking**, **GU21 6LZ**
- (UA10) SHLAA/0202: **The Odeon Church**, **1-3 Church Street West** and **5-15 Oak Road**, **Woking**, **GU21 6DU**
- (UA11) SHLAA/0204: **The former Godswerech Arms Pk**, **Godswerech Road**, **Woking**, **GU21 6**
- (UA14) SHLAA/0202: **1-7 Victoria Way** and **1-29 Godswerech Road**, **Woking**, **GU21 6JZ**
- (UA17) SHLAA/0202: **Pope Road Industrial Estate**, **Woking**, **GU21 6SS**
- (UA27) SHLAA/0204: **Timber Yard**, **Arthur Bridge Road**, **Heathside**, **Norfolk**, **Woking**, **GU21 4ND**
- (UA25) SHLAA/0202: **T3 (barn)**, **Norfolk**, **Woking**, **GU21 4NL**
- (UA13) SHLAA/0202: **Stimbridge House**, **Stimbridge Lane**, **Kingfield**, **Woking**, **GU22 6AV**
- (UA2) SHLAA/0202: **Shere House**, **Kingfield Road**, **Kingfield**, **Woking**, **GU22 6EY**
- (UA29) SHLAA/0202 and SHLAA/0202: **Backland gardens of houses facing Ash Road**, **Haulton Road**, **Wotton Way** and **Laburnum Road** (**Stembsley sites 1 & 2**), **Stembsley Farm Estate**, **Woking**, **GU22 0BN**
- (UA32) SHLAA/0202: **Backland gardens of houses facing Laburnum Road**, **Ash Road** and **Ash Close** (**Stembsley Site 3**), **Stembsley**, **Woking**, **GU22 0BU**
- (UA19) SHLAA n/a: **Chertsey House**, **81 Chertsey Road**, **Woking**, **GU21 5BN**
- (UA25) SHLAA/0202: **1 to 5 Bill Court**, **North Road**, to the rear of **1 to 13 North Road** and **25-28 Wajbury Road**, **Woking**, **GU21 5UJ**
- (UA24) SHLAA/0202: **10-121 Chertsey Road**, **Woking**, **GU21 5BG**
- (UA29) SHLAA/0202: **Walton Road Youth Centre**, **Walton Road**, **Woking**, **GU21 5DL**
- (UA27) SHLAA/0204: **29-21 Walton Road**, **Woking**, **GU21 5BX**

# APPENDIX 8

Press release 28 May 2015.

Woking Borough Council logo and navigation menu (About Woking, Advice and benefits, Business in Woking, Community and living, Council and democracy, Environment, Housing, Jobs and careers, Leisure and culture, Planning and regulation, Transport and streets, Contact us).

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## Future development sites to be discussed

28 May 2015

A Draft Site Allocations Development Plan Document (DPD), which identifies potential urban and Green Belt sites for future housing, employment and infrastructure development within Woking Borough will be discussed by the Executive at its meeting on Thursday 4 June 2015.

The Draft DPD will then be published to give members of the public sufficient time to comment on the document through a formal consultation process.

The Site Allocations DPD is an important document which Woking Borough Council is committed to prepare to enable the delivery of its Core Strategy. The Woking Core Strategy, which was adopted in October 2012, makes provision for the delivery of:

- 4,964 additional dwellings
- 93,900 sq. m of retail floor space
- 28,000 sq. m of office floor space
- 20,000 sq. m of warehouse floor space.

Cllr John Kingsbury, Leader of Woking Borough Council, said: "The Site Allocation Development Plan Document is an important stepping stone towards identifying future development sites within the Borough until 2027.

"It is a formal legal process that the Council is committed to delivering as part of its adopted Woking Core Strategy. Otherwise, we run the risk of failing to identify enough land to meet our future requirements.

"The Site Allocations Document will potentially identify both urban and Green Belt sites for future development. We are, however, acutely aware of local concerns about the Green Belt as a much cherished part of our natural environment which brings pleasure and enjoyment to many. Any decision by the Council will ensure that the purpose and integrity of the Green Belt is not undermined. Any land to be removed from the Green Belt for housing is unlikely to be released for development before 2022."

Cllr Graham Cundy, Portfolio Holder for Planning Policy, said: "The Council has taken sufficient care to collect a body of evidence including the Green Belt Review, Habitat Regulations Assessment and Transport Assessment to ensure that any sites within the Green Belt identified for development will not harm the purpose of the Green Belt and the general environment of the Borough.

"We are committed and determined to give all residents and businesses the opportunity to comment on the Site Allocations DPD proposals. A proactive consultation plan is currently being prepared that will provide an opportunity to residents and businesses to discuss with Council Officers any concerns they may have around the site allocations process.

to ensure that any sites within the Green Belt identified for development will not harm the purpose of the Green Belt and the general environment of the Borough.

"We are committed and determined to give all residents and businesses the opportunity to comment on the Site Allocations DPD proposals. A proactive consultation plan is currently being prepared that will provide an opportunity to residents and businesses to discuss with Council Officers any concerns they may have around the site allocations process.

"I would therefore encourage residents and businesses to engage with us during this process and have their say on the future development of our Borough."

If approved by the Executive, a formal consultation will commence in the coming weeks. Further information about the consultation will be provided in due course. Please check the Council's planning policy website, [www.woking2027.info](http://www.woking2027.info)

Once the consultation process is complete, all responses received will be considered before a submission version of the DPD is published for further consultation. The Site Allocation DPD will then be examined by an Independent Inspector who will assess whether the DPD is 'sound' before being adopted by the Council.

[Meeting papers are available to view here.](#)

(1407)

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## APPENDIX 9

Media coverage before the Regulation 18 consultation, Woking Advertiser 29 May 2015. NB: This article contains factual inaccuracies.

# Plan could reduce areas of green belt

By Rebecca Shepherd

POTENTIAL green belt and urban sites for future housing, employment and infrastructure development within Woking will be discussed next week.

Residents in the borough are one step closer to knowing the fate of their villages after the Draft Site Allocations Development Plan Document (DPD), which identifies where prospective sites are in the green belt, is set to be debated on Thursday June 4.

Woking Borough Council leader John Kingsbury said: "The Site Allocation Development Plan Document is an important stepping stone towards identifying future development sites within the borough until 2027."

The Site Allocations DPD is a document which Woking Borough Council has said it is committed to prepare to enable the delivery of its Core Strategy which was adopted in October 2012.

The document strategy aims to deliver 4,964 additional homes, 93,900 sqm of retail floor space, 28,000 sqm of office floor space, and 20,000 sqm of warehouse

floor space. Cllr Kingsbury said: "It is a formal legal process that the council is committed to delivering as part of its adopted Woking Core Strategy."

"Otherwise, we run the risk of failing to identify enough land to meet our future requirements."

"The Site Allocations Document will potentially identify both urban and green belt sites for future development."

"We are, however, acutely aware of local concerns about the green belt as a much cherished part of our natural environment which brings pleasure and enjoyment to many."

Cllr Kingsbury said that any decision made by the council will 'ensure that the purpose and integrity of the green belt is not undermined'.

"Any land to be removed from the green belt for housing is unlikely to be released for development before 2022," he said.

Some of the sites which have been recommended to be taken out of the protected green belt land includes areas of land around Parvis Road in West Byfleet for residential development between 2022 and 2027 and land adjacent

to Egley Road in Mayford.

Land at Coblands Nursery and Lyndhurst and at Five Acres in Brookwood has also been earmarked.

At present, 63.27% of Woking borough is green belt, and if the proposals which have been recommended are accepted, this percentage would decrease to 61.08%.

A further eight sites in the borough, including in West Byfleet, Byfleet, Pyrford, Old Woking, St John's Lye and Horsell Common, have also been recommended to be released from the green belt to enable a 'defensible boundary' to be drawn. However, these sites are not recommended for development.

Previously, opposition has been expressed by residents over recommendations to release land from the green belt due to flooding risks and claims that building on the land would 'encroach' on the openness of 'important' countryside between Guildford and Woking.

However, councillor Graham Cundy, portfolio holder for planning policy, said the council has taken 'sufficient care' to collect a 'body of evidence' to ensure that any sites within the green belt identified for

development, will not harm the purpose of it and the general environment of the borough.

He said: "We are committed and determined to give all residents and businesses the opportunity to comment on the Site Allocations DPD proposals."

"A proactive consultation plan is currently being prepared that will provide an opportunity to residents and businesses to discuss with council officers any concerns they may have around the site allocations process."

"I would therefore encourage residents and businesses to engage with us during this process and have their say on the future development of our borough."

If approved by the executive committee, a formal six week consultation will begin starting on June 18 where residents will be able to submit comments and suggestions. Once this process is complete, all responses received will be considered before a submission version of the DPD is published for further deliberation.

The Site Allocation DPD will then be examined by an Independent Inspector, before being adopted by the council.

## APPENDIX 10

Press release 5 June 2015 (Following the Council's Executive Meeting 4 June- where the decision to approve the Site Allocation DPD was made) Woking News & Mail webpage <http://www.wokingnewsandmail.co.uk/?p=10990>

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## Executive discuss Woking's key sites for development

By: editor

Published June 5, 2015, in Headlines

**LAST night (Thursday) Woking Borough Council's Executive discussed a significant document that identifies green belt and urban sites for potential development.**

As part of the Woking Core Strategy for 2012 to 2027, the council have to allocate sites to make provision for 4,964 additional homes; 93,900sq m of retail space; 28,000sq m office space and 20,000sq m of warehousing. It will require the delivery of at least 550 more homes between 2022 and 2027.



A total of 53 urban (including brownfield) and 14 green-belt sites have been identified. If approved, the draft Site Allocations Development Plan Document (DPD) will be published for a

APPENDIX 11

Media coverage of decision to publish the draft Site Allocation DPD for public consultation. Surrey Advertiser 5 June 2015

Surrey Advertiser 5 JUNE 2015

# ‘Small percentage of green belt to be lost in new plan’

**By Guy Martin**

A report was put to members of the council's executive last night (Thursday) asking them to consider the site allocation development plan document (SADP), ready to go to help fulfil the commitments made in the Welton Conservation Strategy adopted in 2011.

The new strategy states the aim of providing 4,000 additional homes, 20,000 sqm of office space, 20,000 sqm of warehouse space and 10,000 sqm of retail space.

Identifying where to provide this up until 2027 is therefore a legal requirement the council must fulfil, and the DPD is a step towards doing this.

It has also looked at where further sites could be provided up until then in an attempt to avoid regular requests for planning permission.

Land which has been recommended for removal from the green belt includes land surrounding West Hill and Purvis Road, at West Byfleet, and land south of High Road and Marley's Lane, in Egham, as well as land to the east of the village, and by Marley Chase, have also been identified. Purvis, Marley, West Heath and Westwood Green are also on the list.

If agreed following a public consultation, these areas would not be taken off the green belt until 2021, though land at Broadlands, at Purvis Road, West Byfleet, could be built on immediately.

The independent system, which the council commissioned, had recommended further sites could be created and be taken from the green belt, including land on and around Elmwood Common, St John's Lane and at several sites including White College and White Horse Square.

Welton Borough Council leader John Ruggie, who is planning policy portfolio holder Graham Coody, commented these areas would be added to the green belt, however.

Land at West Byfleet, Marley and White College, playing fields, off Purvis Road, is set to be released, but will become a designated open space as well not be built on either.

The council has plans for a new land which could be released from 2020 to 2021, including Marley Byfleet, Purvis and Elmwood sites, the Co. Coody said that area if that was released, then the overall percentage of Welton Borough which is green belt would still only drop from 63.2% to 62.0%.

"This is partly due to the council's stated policy of concentrating proposed new housing and development, where possible, within Welton town centre, to protect the heritage villages and countryside."

"By next we've got a plan and an allocation, which is a good news for our neighbours here," Co. Coody said.

"We plan to do the same thing, we have to do it. The house will be with people whose houses look over green fields, who will be affected, but having to respond, we have to provide it for our children and our grandchildren."

"The scenario was set to approve the proposals last night (Thursday) proposing a new work consultation from June 18 allowing residents to have their say."

Responses will be considered and a further version of the DPD will be published, approved from an independent inspector is required before the document can be adopted.



Justice Arif, Paul Howman, Peter Howman, Agnes Congreve, Martin Congreve, Director Reshmi

## APPENDIX 12

Media coverage of site GB16 draft Site Allocation DPD for public consultation 12 June 2015, page 2

# Houses and school planned for Broadoaks site

By Henry Bodkin

**BUSINESS** leaders and councillors in West Byfleet have enthusiastically welcomed new proposals for the future of the Broadoaks site, which include 147 new houses and a 900-pupil private school.

The pre-application outline for the former Ministry of Defence (MoD) site was announced by Surrey-based developers Octagon Group on Tuesday and promises to end the near decade of 'limbo' since a former project to build a huge data centre went off the rails.

The land off Parvis Road was originally sold by the MoD in 1998 and planning permission was granted in 2000 for three large office buildings and car parks to be built on a speculative basis.

In subsequent years only one of these office structures was built, along with some car-parking, and in 2008 the site went into administration.

Since then there have been a number of unsuccessful attempts to find a commercial user to complete the original scheme.

Developer Octagon Group now intends to apply to Woking Borough Council for permission to turn the site into a large residential settlement, managed by a company of which all residents would own a share.

Councillor Gary Elson, who represents West Byfleet on the borough council, was delighted by the news.

"I think it's a really positive move," he said. "That site has been in limbo for too many years.

"It's perfect because it has already been developed and there is a really good building there anyway.

"It's not too high-density and the school is really needed as well."

He added that the construction of the site, should it go ahead, would provide a much-needed boost to businesses in West Byfleet.

That view was echoed by Pauline Hedges of the West Byfleet Business Association.

"This is really great news," she said. "It's well overdue, but you can understand why.

"Anything that brings prosperity to the village will be good.

"It will be great for our

fantastic range of shops and we currently don't have a secondary school.

"I do hope the public and the council will see the good in it."

Richard Thomas, vice-chairman of the Byfleet, West Byfleet and Pyrford Residents' Association, cautiously welcomed the announcement, but warned that some people would always oppose residential development on what used to be green belt land, although he said it was the 'least worst' of a number of similar sites around West Byfleet and Pyrford where house building had been suggested.

He said infrastructure was the biggest issue in the area, and pointed out that schools in West Byfleet were now full up.

The proposed independent school would be operated by United Learning, the charity that owns Guildford High School, and would occupy the 107,000 sq/ft commercial building constructed before 2006.

Octagon Group described the school this week as 'a major new community asset', but Mr Thomas said it would not

necessarily ease the demand for places in the immediate locality as 'it will be for everybody, whether you live in Weybridge or Timbuktu'.

The residential content of the proposed Broadoaks site include low-rise houses and flats ranging in size from one to six-bed homes, including terraced, semi-detached and detached properties.

On top of the 147 new buildings, 10 current buildings would be refurbished or converted.

The developer has also promised to restore the historic buildings on the site, including a manor house and lodges, which include a picturesque old dairy.

The affordable homes proposed comprise eight three-bed houses, each with a private garden, 16 two-bed flats and eight one-bed flats.

Octagon said it was working with Paragon Housing Association to offer 50% for shared ownership and 50% available for rent.

Octagon will hold a public exhibition of its plans next Friday between 2pm and 8.30pm at the Cornerstone Centre, St John's Church, Camphill Road, West Byfleet.

## APPENDIX 13

Media coverage of site UA1 in the draft Site Allocation DPD for public consultation 8 June 2015. Website <http://www.getsurrey.co.uk/news/surrey-news/campaigner-vows-fight-healthcare-facility-9408402>

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## Campaigner vows to fight for healthcare facility in Byfleet 'until he's 100'

6:04, 8 JUNE 2015 BY SUY MARTIN

The closest healthcare facility to Byfleet, which has up to 9,000 inhabitants, is currently two miles away

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Byfleet

A Byfleet campaigner has vowed that "until I die" he will fight alongside other residents to see his dream of a healthcare facility for the village become a reality.

Godfrey Chapples, 74, believes that turning Byfleet's library into a three to four storey building with a healthcare facility is achievable and said residents would push for this until it happened.

At present [Byfleet](#), a village with between 8,000 and 9,000 inhabitants, has no health-care



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## APPENDIX 14

Media coverage of Green Belt sites in the draft Site Allocation DPD for public consultation 1 June 2015 BBC website <http://www.bbc.co.uk/news/uk-england-surrey-32956563>

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### Woking Borough Council plans to cut 14 areas of greenbelt

1 June 2015 | Surrey

Mayford is one the areas earmarked for development.

Fourteen areas may be removed from the greenbelt in Woking under plans to build 5,000 new homes.

Woking Borough Council said the plan will see the area's greenbelt reduced by 2% and involve parts of Mayford, Brookwood and Byfleet.

The council will decide whether to approve the building list on Thursday, with most homes being built in town centres.

However, the extent of the greenbelt loss has angered residents.

Ron Dewes, from the Mayford Village Society, said: "As far as we're concerned, what is proposed is totally unacceptable to Mayford and Mayford's residents.

"It would reduce our greenbelt substantially... Mayford over the years has been an important green gap between Woking and Guildford, and prevents the coalescence of the two towns.

"That's going to be seriously reduced."

However Graham Cundy, in charge of planning at the council, said: "We're looking at the majority of development being in the urban area and have taken into consideration all the possible urban sites.

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## APPENDIX 15

Information of the Draft Site Allocation DPD (Reg 18) on the landing page of the Council's Corporate website <http://www.woking.gov.uk/>

The screenshot shows the Woking Borough Council website landing page. At the top, there is a navigation bar with links for 'Skip to main content', 'Site help and accessibility options', 'Cookies', and 'Have this page read aloud'. Below this is a search bar with a 'SEARCH' button and links for 'Advanced search' and 'Site map'. A secondary navigation bar contains 'Online services' with buttons for 'Pay', 'Apply', 'Report', and 'Services gateway'. The main banner features the Woking Borough Council logo, the text 'PARTY IN THE PARK', and the event details: '11 JULY 2015 WOKING PARK 12noon to 9pm'. On the left side, there is a vertical menu with categories such as 'About Woking', 'Advice and benefits', 'Business in Woking', 'Community and living', 'Council and democracy', 'Environment', 'Housing', 'Jobs and careers', 'Leisure and culture', 'Planning and regulation', 'Transport and streets', and 'Contact us'. Below the menu are social media icons for Twitter, Facebook, and YouTube, along with 'WokingWORKS' and 'CELEBRATE WOKING' logos. The central content area is titled 'Your local services' and includes a search form for house name or number and postcode. Below this are several news items with images and headlines: 'The Independent Sheerwater Scrutiny Panel concludes its public scrutiny review', 'Have your say on future development sites in Woking Borough', 'Time's running out to become an Everyday Hero at the Recycle for Woking Awards', 'Arty in the Park', and 'National Armed Forces Day, Guildford'. On the right side, there are three main service sections: 'Pay' (Council Tax, Housing, Parking), 'Apply' (Planning, Parking, Garden waste, Council Tax, Benefits, Hometrak), and 'Report' (Abandoned car, Missed bin, Graffiti, Pest control).

## APPENDIX 16

Information of the Draft Site Allocation DPD (Reg 18) on the 'latest news' section of the Council's cooperate website.

<http://www.woking.gov.uk/news?item=0000558137C3.C0A801BA.00001C0B.0006>

The screenshot shows the Woking Borough Council website. At the top, there is a navigation bar with links for 'Skip to main content', 'Site help and accessibility options', 'Cookies', and 'Have this page read aloud'. Below this is a search bar and a 'SEARCH' button, along with links for 'Advanced search' and 'Site map'. There are also buttons for 'Pay', 'Apply', 'Report', and 'Services gateway'. The main content area features a large image of a park and a news article titled 'Have your say on future development sites in Woking Borough' dated 17 June 2015. The article text discusses a six-week consultation period for future development sites and mentions the Draft Site Allocations Development Plan Document (DPD). A list of additional dwellings and floor space is provided, and the article concludes with information about the Woking Core Strategy and the identification of 52 urban sites and six Green Belt sites for development between 2022 and 2040.

Home » Latest news

### Have your say on future development sites in Woking Borough

17 June 2015

A six week long exercise to consult local people about future development sites within Woking Borough will go ahead from Thursday 18 June 2015, following a decision by the Executive at its meeting on Thursday 4 June.

The Draft Site Allocations Development Plan Document (DPD) identifies potential urban and Green Belt sites for future housing, employment and infrastructure within Woking Borough to ensure it meets its future development requirements.

The Site Allocations DPD is an important document which Woking Borough Council is committed to prepare to enable the delivery of its Core Strategy. The Woking Core Strategy, which was adopted in October 2012, makes provision for the delivery of:

- 4,964 additional dwellings
- 93,900 sq m. additional retail floor space
- 28,000 sq m. additional office floor space
- 20,000 sq m. additional warehouse floor space

The Woking Core Strategy does not allocate specific sites for these proposals. It commits the Council to do so through the preparation of a Site Allocations DPD.

This document identifies 52 urban sites that are prioritised for development between its adoption and 2027. It also identifies six sites within the Green Belt for release between 2022 and 2027, and another eight Green Belt sites to be safeguarded for future development between 2027 and 2040.

## APPENDIX 17

Text of letter and email sent 17 June 2015

Dear Sir/Madam

Woking Borough Council will on 18 June publish the above documents for public consultation. This is in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. This consultation is to give you the opportunity to submit any representations that you may have, to be taken into account in preparing the Submission version of the documents for further public consultation (Regulation 19).

The Draft Site Allocations DPD allocates specific deliverable sites to enable the delivery of the development proposals of the Core Strategy. The Sustainability Appraisal Report is a statutory requirement to assess the environmental, social and economic impacts of the Site Allocations DPD. The Habitats Regulations Assessment assesses the implications of the Site Allocations DPD on the European designated sites and species in the Borough.

The consultation period for the documents is between **18 June 2015 and 5pm on 31 July 2015** and you are encouraged to send any representations that you may have.

The Draft Site Allocations DPD and the accompanying documents are 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 see [www.surreycc.gov.uk](http://www.surreycc.gov.uk) for address and opening times of the libraries.

On the Council's website ([www.woking2027.info](http://www.woking2027.info)), where proposed development sites are also available to view using an interactive Site Allocations map for the Borough.

You can submit your representations by the following means:

- Complete a questionnaire 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.
- Complete the online questionnaire (see [www.woking2027.info](http://www.woking2027.info)).
- Complete the comments form accompanying the online Site Allocations interactive map from 18 June (see [www.woking2027.info](http://www.woking2027.info)).
- You can also register your comments with the Planning Policy Team at one of our public consultation events. The Planning Policy team will be at locations in Woking, West Byfleet and Knaphill centres on various dates and at Party in the Park, Woking Park, on 11 July 2015. For more information about these and other events, visit [www.woking2027.info](http://www.woking2027.info)

**Please note that your representations will not be kept confidential and will be made available for public inspection. The Council will also not accept anonymous representations.** Representations will not be individually acknowledged.

Representations may be accompanied by a request to be notified at a specified address of the subsequent relevant stages of the Site Allocations DPD process. If you require this information, please remember to state this when you send your representations to the Council with your contact address.

## Questions

If you have any questions on the Draft Site Allocations DPD and the accompanying documents, please do not hesitate to contact the Planning Policy team at [planning.policy@woking.gov.uk](mailto:planning.policy@woking.gov.uk) or on 01483 743871. If you no longer wish to receive notifications regarding local planning policy documents, let us know and we will update our records.

## Next stages of the adoption process

Your representations will be considered and taken into account as the Council prepares the Submission version of the documents (Regulation 19), which will be published for further consultation. The Draft Site Allocations DPD, the Draft Sustainability Appraisal Report, the Habitats Regulations Assessment and representations received at this stage and the Regulation 19 stage, with any proposed modifications, will be submitted to the Secretary of State for Independent Examination.

## Woking Citizens' Panel

In addition to notifying those who have asked to be informed about local planning policy documents, and those who have suggested potential development sites, the Council is also notifying members of the Woking Citizens' Panel about this consultation.

Woking Citizens' Panel is comprised of a group of residents from across Woking from all backgrounds, ages and ethnicities. They are contacted a number of a times each year, via email or post, and asked to provide their views on all kinds of issues that affect local people. If you are over the age of 16 and want to have your say by joining the Citizens' Panel, please email the Council's Stakeholder Engagement team on [stakeholderengagement@woking.gov.uk](mailto:stakeholderengagement@woking.gov.uk) or contact 01483 743429.

Yours sincerely,

Ernest Amoako

## Ernest Amoako | Planning Policy Manager

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Woking Borough Council, Civic Offices, Gloucester Square, Woking, Surrey, GU21 6YL

**Phone:** 01483 755855 | **Web:** [www.woking.gov.uk](http://www.woking.gov.uk), [www.woking2027.info](http://www.woking2027.info)

For general enquiries, please call Woking Borough Council's Contact Centre on 01483 755855

Planning Services Vision: A high performing, customer focussed service that delivers a safe, high quality sustainable Woking.

## APPENDIX 17b

List of organisations on the Council's Consultation database comprising of statutory consultees, local authorities, infrastructure providers and other interested parties. In addition to this are nearly 3000 private individuals on the list.

This is a live database and is continually updated. The database consisted of approximately 2300 organisations and individuals during first round of Regulation 18 consultation and approximately 3700 consultees at the beginning of the Regulation 19 consultation period. Consultees were notified directly (either through email or letter) to make representations on the Draft Site Allocations DPD.

A.N.D. Consulting	Banner Homes (Wessex) Ltd	Brook House
AAP Architecture Ltd	Barnsbury Infant School	Brookwood and Bridley Neighbourhood Forum
Abellio Surrey	Barratt Homes	Brookwood Primary School
Ace Marcelle Hope Limited	Barratt Homes Southern Counties	Brookwood Village Association
Adams Planning + Development Ltd	Barratt Southern Counties	Bryan Jezeph Consultancy
ADM Architecture	Barton Willmore LLP	Burhill Estates Company Ltd
Adult Social Care NW Surrey	Basingstoke Canal Authority	Burhill Golf and Leisure Limited
Adviser - Land Use Operations	Batcheller Thacker	Byfleet Neighbourhood Forum
Aerodrome and Air Traffic Standards Division	BBB Fielding	Byfleet Primary School
Age Concern	BCM	Byfleet Residents Action Group
Albury Land (West Byfleet) Ltd	Beaufort Community Primary School	Byfleet United Charities
Alexson Homes	Beaumonde Homes	Byfleet Village Association
All Saint's Church	BECKBRIDGE LTD	Byfleet, West Byfleet & Pyrford Residents Association
Allchurch Bailey	Beechcroft Developments	c/o London Gypsy and Traveller Unit
Alliance Planning	Bell Cornwell Partnership	
Alpha Road Residents Association	Bellway Homes (South East)	Caistor Properties Limited
Ambassadors Theatre Group	Bewley Homes	CALA Homes
AMEC	Birchwood Homes	Cameron Jones Planning
Amec Foster Wheeler E&I UK	Bishopgate Homes Ltd	Campaign for Real Ale
AMG Planning and Development	Bisley Parish Council	Campaign to Protect Rural England - Surrey Office
Ancient Monuments Society	Blue Cedar Homes	
	Blue Sky Planning Ltd	Cap Gemini
Anderson Planning & Development	BNB Management	Carers Support Woking
Anthony's Residents Association	BNP Parabis Real Estate	Carisbrooke Investments
Antler Homes	Bonham Homes Ltd	Carlone Buses
Apcar Smith Planning	Bovis Homes Ltd	Carter Jonas LLP
Architype	Bowness	Carter Planning Ltd
Arcus Consultancy Services Ltd	Boyer Planning Limited	Castle Wildish Chartered Surveyors
ARR Developments Ltd	Bracknell Forest Council	Catesby Property
Arriva Southern Counties	Brambledown Residents Association	cgms
Arts Council for Woking	Brimble, Lea And Partners	Charles Austen Pumps Ltd
Ashill Developments	British Land Properties	Charles Church Developments Ltd
	Broadmere Community Primary School	Cheapside Residents Association
Ashley House		Chobham Parish Council
Aspire Architects LLP	Broadway Malyan	

Chris Thomas Ltd	Doherty Baines	George Wimpey South West Thames
Christchurch Bookshop	Downland Housing Association	George Wimpey West London Ltd
Christian Clinic For Environmental Medicine	DPDS Consulting Group	Georgian Group
	Drivers Jonas Deloitte	Gerald Eve
Church Commissioners	DTZ	Gillenden Development Company Ltd
Churchods	Edgington Spink and Hyne Architects	GL Hearn
Civil Aviation Authority	Education and Skills Funding Agency	Gleeson Strategic Land
Clarence Country Homes Limited		Glen House Estates Ltd
Clerical Medical Manged Funds Ltd	Education Authority	Gloster Road and Priors Croft Residents Association
Clifford Chance Secretaries Limited	Education Funding Agency	
CNS Systems - Navigation, Spectrum & Surveillance	Edwards And Associates	Goadsby and Harding Commercial
	EE	
Coal Pension Properties Ltd	Egley Road Residents Association	Goldcrest Homes
Co-Chair Surrey Gypsy Traveller Communities Forum	Eltingham Limited	Goldsworth Park Community Association
	Elm Trees House	Goldsworth Primary School
Community Learning Partnership	Elmbridge Borough Council	Gravitas 1061 Limited
Convery Developments Ltd	EMF Enquiries	Greenoak Housing Association
Cooper Environmental Planning		
Council For British Archaeology	Entec UK Ltd	Guildford Borough Council
Country Land and Business Association	Enterprise First	Guildford Diocese
	Environment Agency	Guildford Police Station
Countryliner	Epsom and Ewell Borough Council	Gurney Consulting Engineers
Countryside Properties	Estates Department	GVA Grimley
Courtley Consultants Ltd		
CPRE Woking and Surrey	Exedra Architects	Gypsy and Traveller Forum
Crane and Associates	Fairoaks Airport Ltd	Hackwood Homes Ltd
Crest Strategic Projects	Fairview New Homes Plc	Hallam Land Management Limited
Croudace	Federation of Small Businesses (Surrey and West Sussex Regional Office)	Hammerson UK
D & M Planning Partnership		Hart District Council
Dalton Warner Davis LLP	First Church of Christ Scientist	Hayward Partnership
David L. Walker Chartered Surveyors	Firstplan	Head of Primary Care
Day Tanner Partnership Ltd	Ford and Farm Road Residents Association	Health & Safety Executive
Deafplus		Henry Adams Planning Ltd
Dean Lewis Estates	Forestry Commission	Henry Smith
DEFRA	Form Architecture & Planning	Heritage Architecture
DELOITTE	Frank Winter Associates	Heritage Conservation Team
Denning Male Polisano	Freight Transport Association	Heritage Property Consultant
Development Planning partnership	Friars Rise Residents Association	Héronsbrook
Devine Homes PLC	Friends Of The Earth	Highways England
DHA Architecture	Friends Of The Elderly	Hillside Residents Association
	Friends, Families And Travellers	Historic England South East Office
DHS Engineering	Fromson Construction Co Ltd	HM Prison Service
Diocesan Surveyor and Property Manager	Fusion Online Limited	Hockering Residents Association (Chairman)
Director of Commissioning		

Homes and Communities Agency	Lakeview Community Action Group		
Home-Start Woking	Lakeview Youth Club		Mobile Operators Association
Hon Secretary Surrey County Playing Fields Association	Lambert Smith Hampton on behalf of NOMS / HM Prison Service		Mole Valley District Council
Hook Heath Neighbourhood Forum	Lamron Developments Ltd		Morgan Smithyes
Hook Heath Residents Association	Landmark Information Group Ltd		Mott Macdonald
Horsell Businesses' And Traders' Association	LDA Design		Mouchel Parkman
Horsell Common Preservation Society	Leith Planning Limited		Mount Green Housing Association
Horsell Park Residents Association (Chairman)	Lewandowski Architects		Moyallen
Horsell Residents Association	Liaise		MRC Pension Trust Ltd
House Builders Federation	Linden Homes		Muslim Community Centre
HRA Planning Sub-Committee	Linden Homes South-East Limited		Nathaniel Lichfield & Partners
HTA Design LLP	Link Leisure, New Horizons		National Farmers Union (SE Region)
Hunterhill Estates Ltd	Lizard Estates		National Grid Control Centre
Hyde Housing Association (Hyde Martlet)	Local Agenda 21		National Grid House
Hyder Consulting (UK) Ltd	Local Committee and Partnership Officer (Woking)		National Housing Federation South East
Iceni Projects Limited	Local Education Officer		National Landlords Association
Iconic Design	Local Libraries		National Trust
Indian Association Of Surrey	Local Councillors		Natural England
Indigo Planning Ltd.	London & Quadrant Housing Trust		Network Development Unit Manager
Inland Waterways Association	MAA Architects		Network Manager For Surrey
Irish Community Association	Maddox Associates		Network Rail
Irish Travellers Movement in Britain (ITMB)	Main Allen Property Consultancy Ltd		New Life Church
James Smith Associates	Mantle Panel Ltd		New Monument School
Jehovah's Witnesses	Martin Critchell Architects		NFU Office
John Ebdon Homes	Martin Grant Homes		NHS England (South)
Joint Commercial Planning Manager	Mary Hackett and Associates		NHS Guildford and Waverley Clinical Commissioning Group
Jones Lang LaSalle Ltd	Maybury Community Association		NHS North West Surrey Clinical Commissioning Group
JSA Architects	Maybury Infant School		NHS Property Services - Head of Planning and Development
Keith Hiley Associates Ltd	Maybury Sheerwater Partnership Garden Project		NHS Property Services - Planning and Development Assistant
Kendall Cars Ltd	Mayer Brown		NHS Surrey
Kiely Planning	Mayford Village Hall		NHS Surrey Heath Clinical Commissioning Group
Kier Homes Ltd	MBH Partnership		North West Surrey Association Of Disabled People
Kilnhanger	McLaren Group Limited		North West Surrey CCG
King Sturge	Mercury Planning		NULAP c/o Aviva Investors
Kingfield School	MGA Town Planning		Nursery House
Knaphill Lower School	Michael Shanley Group		Ockham Parish Council
Knaphill Residents' Association	Mike Hart Architect		Octagon Developments Ltd
Knaphill School	Millgate Homes		
Knaphill Traders Association	Mitchell Evans Partnership		
Lacey Simmons Ltd			

Office of Rail Regulations	Quinton Scott Chartered Surveyors & Estate Agents	Sheets Heath Residents Association
Old Woking Community Association		
Omega Partnership	Quod Ingeni Building	South East Coast Strategic Health Authority
One World Architects	R Perrin Town Planning Consultants	
Open Spaces Society	Rapleys LLP	South West Trains Ltd, Commercial Services
Paradigm Planning Limited	RDJW Architects Ltd	Southern Gas Networks
Parnell Design Partnership LLP	Reef Estates Ltd	Southern Star Property Investments
Parsons Brinckerhoff		Spelthorne Borough Council
Partner, Planning Department	Reigate And Banstead Borough Council	Sport England
Peacock & Smith	Religious Society Of Friends	St Dunstan's Catholic Primary School
Peacocks Centre	Repropoint	
Pencoed	Reptons Coaches	St Edward Brotherhood
Persimmon Homes	Reside Developments	
Peter Allan	RG Mole & Co. Ltd	St Hugh Of Lincoln Catholic Primary School
Peter Black Associates	RG+P Ltd	St James South Thames Limited
Pinicrofe Housing Association	Ripley Parish Council	St John's Primary School
Pirbright Parish Council	Rippon Development Services	St Johns Village Society
Pitmans	Rolf Judd Planning	St Mary's Church Office
Planinfo Research Team	Romans Land and Planning	St Mary's C Of E Primary School
Planning Issues Ltd	Rosemary Simmons Memorial Housing Association	St. Edward Brotherhood
Planning Issues/Churchill Retirement	Rosetower Ltd	
Planning Officer Society (SE)		St. John The Baptist R.C Secondary School
Planning Services	Royal Borough of Windsor and Maidenhead	St. Peter's Convent
Planning, ASDA	Royal Mail Group Ltd	Stagecoach South
		Stanhope plc
Plans Team, The Planning inspectorate	Runnymede Borough Council	Sterling Portfolio Management on behalf of Leylani Ltd.
Planware Ltd	Runnymede Homes Ltd	
PleydellSmithyman Limited	Rushmon New Homes	Stewart Ross Associates
PRC	Ruston Planning Limited	Stonham Housing Association
Probation Service	Rutland Group	Strategic Land Partnerships
Proteus	Rydon Homes	Strutt & Parker LLP
	Sandy Way Residents Association	Suncroft
PROWD (Partnership for the Regeneration of Old Woking)	Savills	
	Scotia Gas Networks	Surrey & Farming Wildlife Advisory Group
PRP Architects	SCPFA	
Public Affairs Executive	Secretary of State for Transport, Department for Transport (DfT)	Surrey & Hampshire Canal Society
Public Health Consultant		Surrey Access Forum
	Send Parish Council	Surrey Archaeological Society
Public Health Team	Shanly Homes	Surrey Chamber of Commerce
Pyrford Cof E (Aided) School	Sheerwater Residents Association	Surrey Coalition of Disabled People
Pyrford Homes Ltd	Sheerwater Residents Association	Surrey Community Action
Pyrford Neighbourhood Forum	Sheerwater Youth Centre	
		Surrey Connects



Surrey County Council	The Gypsy Council (GCECWR)	Vail Williams
Surrey County Council Highways	The Hermitage School	Veolia Water Central, Strategic Planning,
Surrey County Playing Field Association	The Hon. Planning Officer of the Surrey County Playing Fields Association	Victorian Society
Surrey Health and Well being Board	The Horsell Village School	Vincent James Homes Ltd
Surrey Heath Borough Council	The John Phillips Planning Consultancy	Virgin Care Limited
Surrey Heath Council	The Landmark Trust	Walden Telecom Ltd
Surrey Heathland Project	The Lawn Tennis Association	Waterfall, Durrant & Barclays
Surrey Lifelong Learning Partnership (SLLP)	The Lightbox	Wates Developments
Surrey Nature Partnership	The Marist Catholic Primary School	Watkin Jones
Surrey Police	The National Trust	Waverley Borough Council
Surrey Police Commissioner's Office	The Oaktree School	Waverley Housing Association
Surrey Travellers Community Relations Forum	The Park School	Wentworth Homes
Surrey Wildlife Trust	The Peacocks Centre	West Byfleet Business Association
Sussex Wildlife Trust	The Planning Bureau Limited	West Byfleet Golf Club
Sustainable Places Team, Environment Agency	The Planning Inspectorate	West Byfleet Infant School
Sutton Green Association (Secretary)	The Ridge And Lytton Road Residents Association	West Byfleet Neighbourhood Forum
Sutton Green Village Hall and Association	The Riding Residents Association	West Byfleet Women's Institute
Tandridge District Council	The Rotary Club of Woking	West End Parish Council (Parish Clerk)
Tanner and Tilley Town Planning Consultants	The RSPB	West Estates Limited
Tenants Representative	The Shah Jehan Mosque	West Hall Estate Company Ltd.
Terence O'Rourke Ltd	The Sheerwater/Maybury Partnership	West Waddy: ADP
Testament Land Company (TLC)	The Sirius Group	Westfield Common Residents Association
Tetlow King Planning	The Society For The Protection Of Ancient Buildings	Westfield Primary School
Thakeham	The Theatres Trust (Planning dept)	Wey Estates
Thames Valley Housing Association	The Twentieth Century Society	William Lacey Group
Thames Water Planning/Property	The Winston Churchill School	William Nash PLC
Thameswey Sustainable Communities Ltd	Thomas Eggar LLP	Wishmore Cross School
The Arbor Centre	Three	Wisley Parish Council
The Barnsbury Project	Tourism South East	Woking And District Trades Council
The Barton Willmore Planning Partnership	Tower Homes Ltd	Woking Asian Business Forum
The Bishop David Brown School	Town Centre Management	Woking Association of Voluntary Service (WAVS)
The Coal Authority	Town Centre Manager	Woking Chamber of Commerce
The East Hill Residents Association	Toys R US	Woking Chambers of Commerce
The Garden History Society	Transform Housing	Woking Chinese School
The Guinness Trust	Turley	Woking College
The Gypsy Council	UK Power Networks	Woking Community Play Association
		Woking Community Transport Ltd
		Woking Conservatives
		Woking Constituency Conservative Office
		Woking Cycle Users Group
		Woking Football Club

Woking For Pedestrians	Woking Sports Council	Woodlands Community Group
Woking High School	Woking Youth Arts Centre	Woolf Bond Planning
Woking Liberal Democrats	Woking Youth Centre	Work Space Group
Woking MIND	Wokingham Borough Council	Worplesdon Parish Council
Woking Pakistan Muslim Welfare Association	Wolsey Place Shopping Centre	Wych Hill Way Residents Association
Woking People of Faith		Wyevale Garden Centres Ltd
Woking Ramblers	Woodham Way Residents Association	WYG
	Woodland Trust	York Road Project
Woking Shopmobility		

## APPENDIX 18

Information of the Draft Site Allocation DPD (Reg 18) on the landing page of the Council's 'micro' website Woking 2027 . This is a dedicated website to the Councils LDDs. <http://www.woking2027.info/>

**Woking**  
BOROUGH COUNCIL

Woking  
2027  
Planning the future of our Borough

SEARCH

ASK A QUESTION COMMENT ON IT GLOSSARY PROPOSALS MAP USEFUL LINKS

**Woking 2027**

Welcome to the Woking 2027 website, where you can access information about how we are planning for the future of Woking Borough.

**Draft Site Allocations DPD consultation**

Public consultation is open from Thursday 18 June 2015 to 5pm on Friday 31 July 2015 on the Draft Site Allocations Development Plan Document (DPD) and its accompanying Sustainability Appraisal Report and Habitat Regulations Assessment. For more information about the consultation, the documents, interactive map, details of public events and how to respond, please see the [Site Allocations DPD](#) webpage.

**News**

**Code for Sustainable Homes update**

The Council has prepared an update on how it will apply the [Code for Sustainable Homes](#).

**Hook Heath Neighbourhood Plan**

The Hook Heath Neighbourhood Plan [Examiner's Report](#) has been received. The Council will be considering the Examiner's Report to decide whether the Neighbourhood Plan should proceed to referendum.

**Woking Borough's Local Development Documents (LDDs)**

- [Core Strategy](#) Development Plan Document (known locally as Woking 2027) - the main document within the LDF which sets out the strategic framework for new development in the Borough.
- [Site Allocations Development Plan Document \(DPD\)](#) will allocate land for housing, employment and other land uses.
- [Development Management DPD](#) will include criteria-based policies covering issues such as parking, noise, design, change of use, advertisements, trees and rural workers' dwellings.
- [Supplementary Planning Documents](#) which contain background information relating to particular sites or issues established in Development Plan Documents including affordable housing, climate change, and design.
- [Statement of Community Involvement \(SCI\)](#) - this sets out how the public will be involved in the process of preparing and reviewing all LDDs and decisions on planning applications.
- [Local Development Scheme \(LDS\)](#) - the Council's schedule for preparing LDDs.

Woking Borough Council Back to top Privacy policy

## APPENDIX 19

Site Allocations DPD webpage. Relevant details on the draft DPD were published on the webpage including digital versions of the DPD and accompanying documents and the dates and venues of events.

<http://www.woking2027.info/allocations>

**Woking Borough Council**  
Woking 2027  
Planning the future of our Borough

ASK A QUESTION COMMENT ON IT GLOSSARY PROPOSALS MAP USEFUL LINKS

### SITE ALLOCATIONS DPD

## Site Allocations DPD

**THIS SECTION**

More in Site Allocations DPD

- [Draft Site Allocations DPD consultation documents](#)
- [Draft Site Allocations DPD Introduction](#)
- [Draft Site Allocations DPD Section A UA1-UA23](#)
- [Draft Site Allocations DPD Section A UA25 - UA32](#)
- [Draft Site Allocations DPD Section B GB1- GB16](#)
- [Draft Site Allocations DPD Section C GB17 - GB23 Implementation](#)
- [Draft Site Allocations DPD \(single document\)](#)
- [Draft Site Allocations DPD map of proposed sites](#)
- [Draft Site Allocations DPD Draft Sustainability Appraisal Executive Summary](#)
- [Draft Site Allocations DPD Draft Sustainability Appraisal Report](#)
- [Draft Site Allocations DPD Draft Sustainability Appraisal Report Appendix 11 urban sites](#)
- [Draft Site Allocations DPD Draft Sustainability Appraisal Report Appendix 12 Green Belt sites](#)
- [Draft Site Allocations DPD Habitats Regulations Assessment](#)
- [Draft Site Allocations DPD questionnaire \(pdf\)](#)
- [Draft Site Allocations DPD questionnaire \(Word\)](#)
- [Call for sites - Briefing Note](#)
- [Development Delivery call for sites Initial Site Assessment Form 2014](#)
- [Development Delivery call for sites Initial Site Assessment Form 2014 \(PDF\)](#)
- [Sustainability Appraisal Scoping Report](#)

**Purpose of the document**

The Council is preparing a Site Allocations Development Plan Document (DPD) to allocate sites for development and protection. This DPD will be part of the Development Plan for Woking Borough and is critical to the delivery of the Woking Core Strategy. Site allocations will be illustrated on an updated Proposals Map.

**Consultation on Draft Site Allocations DPD**

We would like to hear your views on proposed future development sites in Woking Borough.

Public consultation opens Thursday 18 June 2015 on the Draft Site Allocations DPD and its accompanying Draft Sustainability Appraisal and Habitats Regulations Assessment. This is in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The consultation runs until 5pm on Friday 31 July 2015 and you are encouraged to send any representations that you may have.

**Consultation documents**

You can view all of the consultation documents [here](#). There are three consultation documents:

- Draft Site Allocations DPD - this allocates specific deliverable sites to enable the delivery of the development proposals of the Core Strategy.
- Draft Sustainability Appraisal Report - this is a statutory requirement to assess the environmental, social and economic impacts of the Site Allocations DPD.
- Habitats Regulations Assessment - this assesses the implications of the Site Allocations DPD on the European designated sites and species in the Borough.

You can also inspect copies 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 visit [www.surreycc.gov.uk](http://www.surreycc.gov.uk) for address and opening times of the libraries.

**How to respond**

You can respond to the consultation in a number of ways:


- Complete the [online questionnaire](#)
- Complete the comments form beneath the online Site Allocations [interactive map](#)
- Complete a [downloadable Word questionnaire](#), and return this by email to [planning.policy@woking.gov.uk](mailto:planning.policy@woking.gov.uk)
- Complete a [downloadable / printable pdf questionnaire](#) and return this by post to the Planning Policy team, Woking Borough Council, Civic Offices, Gloucester Square, Woking, Surrey, GU21 6YL
- You can also register your comments with the Planning Policy team at one of the public consultation events - please see details below.

Please note that responses will not be individually acknowledged.

# APPENDIX 20

The Draft Site Allocations DPD interactive map. This online facility was designed to allow online comments to be made. It also contained a link to the Council's interactive map and online response form.


<http://maps.woking.gov.uk/logger/>

**Local Development Framework: Comments Map**

Woking - LDF Comments Map

1. Where?  
(please enter the site address or postcode)

---



**INFO PANEL**

**SHOPPING PARADE**  
Oriental Road

**PRIMARY SHOPPING AREA**  
No further information

**TOWN AND DISTRICT LOCAL NEIGHBOURHOOD CENTRES**  
Woking Town Centre

**SITE ALLOCATION**

Proposed Site Ref: Not a proposed Site Allocation  
Proposed Site Ref: Not a proposed Site Allocation  
Proposed Site Ref: Not a proposed Site Allocation  
Proposed Site Ref: UAS  
Proposed Site Ref: UAS

2. You are commenting on  
(please click once on the map to select a specific site)

\* Proposed Site: Not a proposed Site Allocation

\* Comments  
(please do not paste text or use special characters, e.g. @, \*, &)

3. Who?

\* Your name  
(please enter your first name and surname only)

---

\* Your Address  
(please state your address using commas to separate each line e.g. Civic Offices, Gloucester Square, Woking, Surrey, GU21 6YJ)

---

\* Your name  
(please enter your first name and surname only)

---

\* Your Address  
(please state your address using commas to separate each line e.g. Civic Offices, Gloucester Square, Woking, Surrey, GU21 6YJ)

---

\* Your Email address

---

\* Please confirm your Email address

---



\* All fields are mandatory

4. Submit your comments

## APPENDIX 21

A Public Notice on the Draft Site Allocation DPD appeared in the Woking News and Mail on 18 June 2015

### Public Notices



**The Town and Country Planning (Local Planning) (England) Regulations 2012 Consultation on Woking Borough Council's Site Allocations Development Plan Document (DPD) and its accompanying Sustainability Appraisal Report and Habitats Regulations Assessment in accordance with Regulation 18 of the Regulations.**

Woking Borough Council has published the above documents for public consultation in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 to give you the opportunity to submit any representations that you may have to be taken into account in preparing the publication version of the documents for further Regulation 19 consultation.

The draft Site Allocations DPD allocates specific deliverable sites to enable the delivery of the development proposals of the Core Strategy. The Sustainability Appraisal Report is a statutory requirement to assess the environmental, social and economic impacts of the Site Allocations DPD. The Habitats Regulations Assessment assesses the implications of the Site Allocations DPD on the European designated sites and species in the Borough.

The consultation period for the documents is between **18 June 2015 and 5pm, 31 July 2015** and you are encouraged to send any representations that you may have.

The Draft Site Allocations DPD and the accompanying documents are 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 see [www.surreycc.gov.uk](http://www.surreycc.gov.uk) for address and opening times of the libraries.
- On the Council's website, [www.woking2027.info](http://www.woking2027.info), where proposed development sites are also available to view using an interactive Site Allocations map for the Borough.

Representations can be sent by the following means:

- Complete a questionnaire and return 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.
- complete the comments form accompanying the online Site Allocations interactive map (see [www.woking.gov.uk](http://www.woking.gov.uk) and [www.woking2027.info](http://www.woking2027.info))
- complete the online questionnaire (see [www.woking2027.info](http://www.woking2027.info))
- you can also register your comments with the Planning Policy Team at one of our public consultation events. For details of the events please visit [www.woking2027.info](http://www.woking2027.info)

Representations may be accompanied by a request to be notified at a specified address of the subsequent relevant stages of the Site Allocation DPD process. If you require this information, please remember to specify this when you send your representations to the Council with your contact address.

If you have any questions on the Site Allocations DPD and the accompanying documents, please do not hesitate to contact the Planning Policy Team on **01483 743871**.

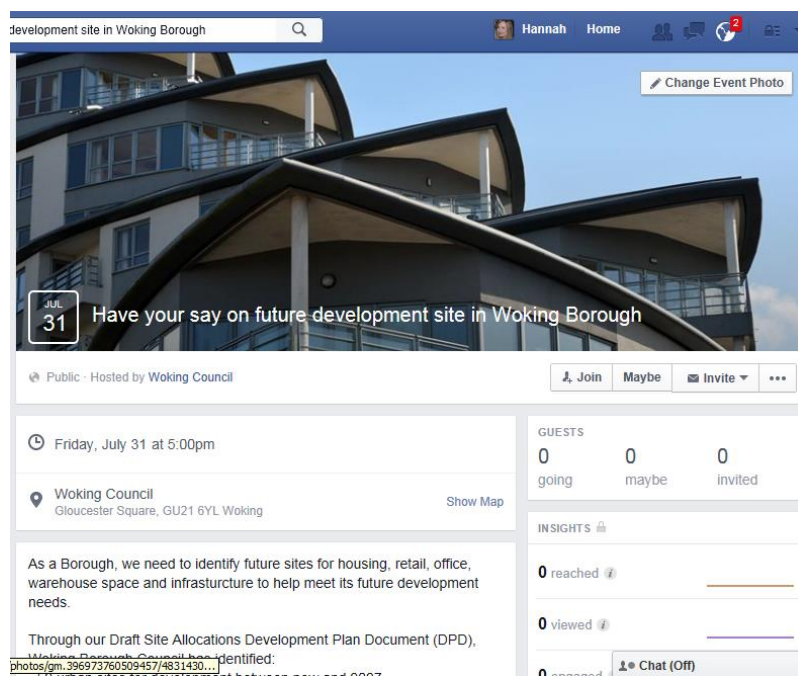
**Next stages of the adoption process**

Your representations will be considered and taken into account in preparing the Publication version of the documents, which will be published for further consultation in accordance with Regulation 19. The Site Allocations DPD, the Sustainability Appraisal Report, the Habitats Regulations Assessment, the representations received at this stage and any proposed modifications will be submitted to the Secretary of State for Independent Examination.

Please note that your representations will not be kept confidential and will be made available for public inspection. The Council will also not accept anonymous representations.

## APPENDIX 22

The Draft Site Allocation DPD consultation was promoted on the Council's Facebook and Twitter accounts




Date/time of tweet	Tweet
19/06/2015 17:30	Have your say on future development sites in #Woking Borough
22/06/2015 11:00	We need to deliver new homes in #woking borough. Where should they go?
25/06/2015 14:00	We need to deliver additional retail space in #Woking Borough. Where should it go?
28/06/2015 19:00	We need to deliver additional office space in #Woking Borough. Where should it go?
01/07/2015 11:00	We need to deliver additional warehouse space in #Woking Borough. where should it go?
04/07/2015 18:00	Sites for housing, employment and infrastructure need to be identified within #Woking Borough. Where should they go?
07/07/2015 11:00	Future development site allocations consultation is underway. Tell us your views #woking
10/07/2015 13:00	Just 3 weeks remain to tell us your views on future development sites in #Woking Borough
13/07/2015 18:00	Tell us your views on future development sites in #Woking Borough
16/07/2015 19:00	Where can we deliver more new homes in #Woking Borough? Tell us your views
19/07/2015 12:30	Where can we deliver more office space in #Woking Borough? Tell us your views
22/07/2015 19:30	Time is running out to tell us your views on future development sites in #Woking Borough
24/07/2015 18:00	Only 1 week to go to tell us your views on future development sites in #Woking Borough
26/07/2015 13:30	We're consulting on future development sites in #Woking Borough. Tell us your views
28/07/2015 15:00	Only a few days remain to tell us your views on future development sites in #Woking Borough
30/07/2015 18:30	Last chance to tell us your views on future development sites in #Woking Borough
31/07/2015 10:00	Future development site allocation consultation closes 5pm today #woking

## APPENDIX 23

### Woking Works webpage

<http://www.wokingworks.com/news?item=172>

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## Have Your Say On Future Development Site

A six week long exercise to consult local people about future development sites within Woking Borough will go ahead from Thursday 18 June 2015, following a decision by the Executive at its meeting on Thursday 4 June.

The Draft Site Allocations Development Plan Document (DPD) identifies potential urban and Green Belt sites for future housing, employment and infrastructure within Woking Borough to ensure it meets its future development requirements.

The Site Allocations DPD is an important document which Woking Borough Council is committed to prepare to enable the delivery of its Core Strategy. The Woking Core Strategy, which was adopted in October 2012, makes provision for the delivery of:

- 4,964 additional dwellings
- 93,900 sq. m of additional retail floor space
- 28,000 sq. m of additional office floor space
- 20,000 sq. m of additional warehouse floor space.

The Woking Core Strategy does not allocate specific sites for these proposals. It commits the Council to do so through the preparation of a Site Allocations DPD.

This document identifies 52 urban sites that are prioritised for development between its adoption and 2027. It also

THIS SECTION

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TWITTER

Tweets by @WokingWorks



## APPENDIX 24

### Woking Works newsletter



Contact | Events | Share Follow Us 

### Welcome to the Woking Works Newsletter

This month, it's all about your views - what areas of the Borough would you regenerate or develop and how could the Council make business easier? Also, find out how easy it is to support local groups in our community.

### Have your say on future developments in Woking



A six-week-long exercise to consult local people and businesses about future development sites within Woking Borough has started. The consultation hopes to identify potential urban and Green Belt sites for future housing, employment and infrastructure within the Borough to ensure it meets its future development requirements.

During the six weeks, the Council's Planning Policy Team will be out and about at key locations around the Borough such as shopping centres, farmer's markets and supermarkets to raise awareness of the consultation, and to answer questions face-to-face. There will also be workshops and meetings with residents' associations, developers and local businesses.

The consultation ends 5pm, Friday 21 July 2015. To find out where the Woking 2027 team will be found during July, please visit [www.woking2027.info](http://www.woking2027.info) or call 01483 743871.

### What do you really think of regulation and planning?



**Better Business for All**  
*A local partnership between Businesses and Regulatory Services to promote growth*

# APPENDIX 25

Surrey County Council website. Listing events in Woking

<http://new.surreycc.gov.uk/get-involved/your-local-area/woking-local-area>

**Woking local area**

Apply for funding | Attend a meeting | Take our survey | Contact your councillor

**Upcoming events in Woking**

- Consultation event on Woking Borough Council's Draft Site Allocations Development Plan Document - Jubilee Square (03 Jul 2016)  
Town: Woking, Start time: 12:00
- Flavoursome Fridays (03 Jul 2016)  
Town: Woking, Start time: 13:30
- Cadenoe Spectacular (04 Jul 2016)  
Town: Woking, Start time: 15:00

**Local Committee meetings**

Next meeting

- Woking Joint Committee, 23/08/2016, 18:00
- [View previous meetings](#)

**Useful links**

- [Report a pothole](#)
- [Report a problem with a street light](#)
- [Road resurfacing near you \(Project Horizon\)](#)
- [Woking Borough Council](#)
- [Highways funding for local organisations](#)

**Twitter @JCWoking**

Tweets by @JCWoking

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Other Surrey sites: [Healthy Surrey](#) | [Recycle for Surrey](#) | [Supply to Surrey](#) | [More sites](#)


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## APPENDIX 26

Surrey County Council website. Listing forthcoming events within the County. WBC consultation events are listed

[http://www.surreycc.gov.uk/events/search-events-results?area=210103&result\\_222081\\_result\\_page=1](http://www.surreycc.gov.uk/events/search-events-results?area=210103&result_222081_result_page=1)

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- ▶ Heritage, culture and recreation
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V	W	Y	All			

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Home > Events > Search Events Results

### Event search results

[Back to event search](#)

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Start date	End date	Time	Title
04 Jul 2014	04 Jul 2014	15:00 - 21:00	International Summer Spectacular
04 May 2015	19 Jul 2015	10:00 - 17:00	Taste of Wisley Flower (flour) Fest
01 Jun 2015	31 Jul 2015	11:00 - 16:00	Wild Roses in the Library
20 Jun 2015	24 Aug 2015	10:00 - 17:15	Fuchsia Display in the Glasshouse
03 Jul 2015	03 Jul 2015	12:00 - 14:00	Consultation event on Woking Borough Council's Draft Site Allocations Development Plan Document - Jubilee Square
03 Jul 2015	04 Sep 2015	13:30 - 15:30	Flavoursome Fridays
04 Jul 2015	04 Jul 2015	15:00 - 21:30	Cadence Spectacular
05 Jul 2015	05 Jul 2015	09:00 - 17:30	Dragon Boat Charity Challenge
06 Jul 2015	06 Jul 2015	18:30 - 21:00	The Lushingtons and their Circle
09 Jul 2015	09 Jul 2015	10:00 - 19:30	Consultation event on Woking Borough Council's Draft Site Allocations Development Plan Document
11 Jul 2015	11 Jul 2015	12:00 - 21:00	Party in the Park
11 Jul 2015	11 Jul 2015	12:00 - 16:00	Consultation on Woking Borough Council's Draft Site Allocations Development Plan Document
11 Jul 2015	11 Jul 2015	12:00 - 21:00	Surrey libraries at Woking's Party in the Park
11 Jul 2015	11 Jul 2015	14:30 - 15:30	Digging The Trenches: The Archaeology of the Western Front
12 Jul 2015	12 Jul 2015	10:00 - 16:00	Walk from Pyrford Common
14 Jul 2015	14 Jul 2015	14:00 - 16:00	Consultation event on Woking Borough Council's Draft Site Allocations Development Plan Document
17 Jul 2015	17 Jul 2015	14:00 - 16:00	Consultation event on Woking Borough Council's Draft Site Allocations Development Plan Document
18 Jul 2015	19 Jul 2015	10:00 - 17:00	Arts Fest
18 Jul 2015	18 Jul 2015	12:30 - 20:30	150th Byfleet Parish Day
22 Jul 2015	01 Sep 2015	10:30 - 16:30	Adventures in Wonderland

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## APPENDIX 27

The Woking Magazine, Summer 2015 edition, p8

Summer | 2015

News in brief... News in brief... News in brief... N

### Have your say on future development sites across the Borough

**Woking Borough Council is seeking local people's views on future development sites within Woking Borough.**

The Council has published its draft Site Allocations Development Plan Document (DPD) for public consultation to give residents and businesses the opportunity to comment on its proposals.

The Site Allocations DPD identifies potential urban and Green Belt sites for future housing, employment and infrastructure within Woking Borough to ensure it meets its future development requirements.

The Site Allocations DPD is an important document which Woking Borough Council is committed to prepare to enable the delivery of its Core Strategy. The Woking Core Strategy, which was adopted in October 2012, makes provision for the delivery of:

- 4,964 additional dwellings
- 83,800 sq. m of retail floor space
- 28,000 sq. m of office floor space
- 20,000 sq. m of warehouse floor space.

The Woking Core Strategy does not allocate specific sites for these proposals. It commits the Council to do so through the preparation of a Site Allocations DPD.

It identifies 52 urban sites that are prioritised for development between its adoption and 2027. It also identifies six sites within the Green Belt for release between 2022 and 2027, and another eight Green Belt sites to be safeguarded for future development needs between 2027 and 2040.

During the six week consultation period, the Council's Planning Policy Team will be out and about at key locations such as shopping centres and supermarkets to raise awareness of the consultation and answer questions face-to-face. There will also be workshops, meeting with residents' associations, developers and local businesses.

The consultation closes **5pm, Friday 31 July 2015**. To find out more about the consultation, please visit **[www.woking2027.info](http://www.woking2027.info)** or call **01483 743871**.

The consultation documents will also be available online at **[www.woking2027.info](http://www.woking2027.info)** They will also be available to view at the Civic Offices and the Borough's libraries (Byfleet, West Byfleet, Knaphill and Woking). Hard copies of the document will be available on request by calling **01483 743871**.

Once the consultation process is complete, all responses received will be considered before a submission version of the DPD is published for further consultation. The Site Allocations DPD will then be examined by an Independent Inspector who will assess whether the DPD is 'sound' before being adopted by the Council.

# APPENDIX 28

Media coverage, Woking Advertiser 26 June 2015

Friday 26th June 2015

No: 16248

Price 80p

## Have your say on the look of town over next 12 years

A CONSULTATION has been launched to gauge public opinion about development in Woking over the next 12 years.

Members of the public have five more weeks to make comments about the suitability of proposed sites for building of an additional 4,874 homes in the borough, as well as more than 35,000sqm of additional retail floor space, 30,000 sqm

of extra office floor space and 200,000sqm of additional workspace floor space.

The targets were adopted in 2012 as part of the Woking Core Strategy, the document that determines the shape and face of the borough for generations.

The draft site allocations development plan document (DDP), published last week, suggests how these objectives could be met.

Some 82 urban sites have been identified which, if formally adopted, would maintain the dramatic skyline of some of the town's best known buildings and areas.

The completion of the High Street could see the addition of nearly 450 homes, which would come into being within the next six to ten years, while the sites on which the developer Goldworthy Home pub currently stands would

be comprehensively redeveloped to accommodate 33 new homes.

The redevelopment of the Coign Church area, approved in March, will see the re-addition of 78 houses, the 0.15 site at MVA and Select House, in Victoria Way, is proposed for 14,719 sqm of new office space.

Graham Candy, the borough council's portfolio leader for planning policy,

encouraged residents to read the draft documents and have their say.

The draft DDP is a very important piece of work which will identify future sites for housing, employment and infrastructure development within the borough until 2027 and we are keen to hear what local people have to say about our proposals," he said.

What the issues are

to present them in a way that makes it and businesses can understand, and we will be making staff available during the consultation period to answer questions and give further information where it is required.

"I would urge residents and businesses to take this opportunity to review the draft DDP and have their say about future developments

within the borough," discussed Victoria Square redevelopment is included in the draft document, in which it is anticipated that the site would yield 302 additional homes, more retail floor-space and a 100-bed hotel.

The site would be expected to come forward for redevelopment within the next five years.

The draft DDP also

includes six sites currently within the 0.083 B&F on which the proposed building takes place between 2022 and 2027. Another, eight general sites are earmarked to be safeguarded for development between 2027 and 2040.

The borough council is holding a series of consultation events where the planning policy team will be available to discuss the proposed development sites.

The next event takes place next Tuesday between 3 and 5pm at The Foreworks development centre, with another event taking place on Friday between 10.30am and 12.30pm in Jubilee Square.

The consultation ends at 5pm on Friday 11 July.

To view the draft DDP and find out about more consultation events, visit www.woking.gov.uk, or call 01483 783771.

## Development plans unveiled at exhibition

By Henry Bodkin

MORE than 200 people attended a public exhibition in West Byfleet last Friday where details of the intended Broadlands redevelopment, including nearly 100 new homes, were revealed.

Borough councillors and Woking MP Jonathan Lead joined local residents at inspecting the exhibits, which began the process of public consultation by developer Octagon Group that has to be completed before a planning application can be lodged.

Residents' groups, business leaders and local politicians have so far expressed excitement at the plans, although worries about the effect of more traffic on Purvis Road and other parts of the village is already emerging as the principal concern.

The proposal for 147 homes on the 35-acre site ends nearly a decade of uncertainty since plans to build three large buildings as part of an insulated area centre were abandoned.

Only one was built before the site went into administration in 2009, and under the present Octagon scheme this will accommodate a new 800-pupil primary school.

David Jones, Octagon's chairman, said after the exhibition at the Congregational Centre, at St John's Church: "The overall reaction to the proposals in the hall on Friday evening was very encouraging for our low-rise, low-density, mixed-use solution.

"There was much interest for details on both the private and affordable housing, the

reconstruction of the historic buildings and gardens, and, not least, the new co-located independent secondary school."

David Smith, head of marketing at the Surrey-based firm, said staff had already received more than 20 responses about the scheme from members of the public and encouraged people to make known their views.

"Some people are always going to be concerned about new development and its implications," he said.

"But then again, about a dozen people said they wanted to go on the list for a new

house. There is concern about how the traffic will be dealt with," he added.

"We've already had some advice from the council and we go along with that and do what's necessary."

Mr Smith added that the Octagon proposal was a huge amount better "in terms of its impact on traffic than the previous area centre scheme, which had planned for 400 parking spaces.

"I live in Malena Road myself, so I'm determined that we get the traffic issue right," said Mr Smith.

The new scheme, on the



**Surrey's Coign Park and Bay Taylor - with some of the design.**

While said: "West Byfleet is desperately in need of affordable housing and we have many sons and daughters past university who I'm sure will jump at the availability of these shared ownership properties.

"We also have a shortage of family homes."

To comment on the Broadlands scheme before July 16, email broadlands@octagon.co.uk.

**West Cranleigh School**

## School submits planning proposal

A SECONDARY school could be built in Mayfield, despite opinion being divided in the village.

A planning application for the proposed home for How Valley School on land next to Ely Valley Road has been submitted to Woking Borough Council proposing two teaching wings, a main hall, dining and reception areas and a sports field.

There would also be leisure facilities for use by the community including a two badminton court sports hall, fitness gym and studios and a full subsidised facility with eight lane track.

More than 170 people attended an exhibition last month to give their views on the plans.

Epine O'Dilly, chairman of governors at How Valley School, said: "The planning consent is granted, How Valley School will offer an outstanding local option for children and young people in the heart of the community we aim to serve in rural Woking and means many of our students would be able to walk or cycle to school."

"While it has been a long process, we are delighted to have finally submitted our planning application."

But neighbours opposed divided with a Mayfield Village Society survey in May suggesting 51% are in support and 48% against.

Fears have been raised about traffic and the layout of the school being open out of hours on Saturdays, Sundays and in the evenings.

The How Valley School is a community secondary school with four forms of entry and will include a sixth form.

Subject to planning approval, it is expected the school will move to its permanent site in September 2017 where it will have capacity for 840 students across seven year groups.

**Surrey Advertiser**

READER OFFER

**Buckingham Palace & the Houses of Parliament**

8 August & 26 September 2015

2 days from £130

This is your chance to see inside the gilded portals of the most famous.



## **APPENDIX 29**

Consultation event Youth Council, debate held at the Civic Offices on the evening  
07/07/2015

<http://www.woking.gov.uk/news?item=0000559E3F2C.C0A801BA.00000216.0003>

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## Woking Youth Council visits the powerhouse of British democracy

09 July 2015

Woking Youth Council visited the country's most historic, political powerhouse, the Houses of Parliament, on Monday 6 July and gained an exclusive insight into the practical and democratic side of politics. The Youth Council members were fortunate enough to witness the action unfold in the House of Commons, including heated debates and discussion, between key political figures who ultimately make decisions for our country.

Woking Youth Council's exciting day began with a tour of the iconic building which was kindly conducted by staff from local MP Jonathan Lord's office. During the tour they saw statues of historic British political icons, such as Winston Churchill who led the country to victory in the 1940s, and also Margret Thatcher, the first-ever woman to lead our country from 1979 to 1990. Their next stop was the hidden Chapel of St Marys Undercroft, which is embedded deep beneath the wonders of the Houses Parliament.



Most interestingly, Youth Council members also visited the 'illegal hideout' – a broom cupboard – where Emily Wilding Davidson, a leading suffragette, had hidden during 1911 to highlight the suffragettes' determination and desperation to gain voting rights for women. Apparently, Emily needed to prove that she was 'living' in the building in order to obtain the right to vote!

Most interestingly, Youth Council members also visited the 'illegal hideout' – a broom cupboard – where Emily Wilding Davidson, a leading suffragette, had hidden during 1911 to highlight the suffragettes' determination and desperation to gain voting rights for women. Apparently, Emily needed to prove that she was 'living' in the building in order to obtain the right to vote!

The Youth Councillors were then fortunate enough to receive a presentation by Jonathan Lord MP, followed by a questions and answers session. Finally, it seemed that timing was on the Councillors' side, as they had the opportunity to watch a live debate take place in the House of Commons and Theresa May MP cover topics about the BBC and preventing terrorism.

Speaking about his experience, Woking Youth Councillor, Christian Matak, 16, said: "The Youth Councillors were proud to represent our Borough and its youth community. The opportunity to visit the Houses of Parliament was both memorable and educational, and it was an interesting insight into the political workings of the country."

Cllr Colin Kemp, Woking Borough Council's Portfolio Holder for Woking Youth Council, said: "Woking Youth Council members are the Borough's potential leaders of the future, and they were keen to understand the political process and join the debate. With the help of Jonathan Lord MP, we arranged a trip to Parliament, followed by a question and answer session. It ultimately seems very fitting for them to watch and learn from high ranking MPs in the House of Commons. On Tuesday evening Youth Councillors held a debate chaired by Cllr Davis to discuss the site allocations plan – which is all about what Woking will look like in the future. They will now give their feedback via public consultation.

"Overall this was a great opportunity for our long standing Youth Councillors to get a taste of the real power of democracy, and to enhance their knowledge and understanding of British politics, current affairs and democracy in practise."

Young residents, aged between 13 to 19 years old, with an interest in politics and current affairs, and who may also like to have a say on Council decisions about youth services, facilities and initiatives, should consider joining Woking Youth Council.

Woking Youth Councillor, Yamna Eljamaly, added: "It's easy to join, just visit the Youth Council's webpage at [www.woking.gov.uk/wokingyouthcouncil](http://www.woking.gov.uk/wokingyouthcouncil)

"I've been a member of the Youth Council for around 18 months and it opens up doors and opportunities you will not get anywhere else!"

## APPENDIX 30

A stall was held at Party in the Park on 11/07/2015.

### Old fashioned fun in Woking this summer

Woking's premier outdoor party returns on **Saturday 11 July** to once more delight and entertain families. From 12noon until 9pm, visitors will be treated to an array of free performances and vintage themed activities in Woking Park.

Think traditional British summer fete, bunting, Punch and Judy, cloudy lemonade, coconut shies, picnic hampers and carousels! Experience all this and more as we take you back in time to the 1950s and beyond.

Each year the party gets bigger and better...

**Bigger headline acts**

King Pleasure & The Bizcut Boys and Electric Swing Circus on the Main Stage.

**Bigger Big Screen!**

Showing Tour De France and Wimbledon Ladies Singles Final.

**Bigger programme**

NEW! Outdoor cinema experience with Ambassador's Cinemas.

### Come prepared to party

- **Dress up** - take your fashion influence from the 1930s, 40s & 50s!
- **Pack a picnic blanket and other outdoor gear** - ensure you can have fun whatever the weather. Hats, water, sunscreen. No tents please.
- **Load up your hamper but leave the bbq behind** - hot dogs, burgers and other street food available from our Food Village.
- **Cuddly toy** - yes, there's a teddy bears' picnic in the Vintage Field!
- **Bring cash** - entry is free but there are shop stalls to browse and a charge for some fairground rides.
- **Dogs on leads are welcome** - please plan for their needs too.
- **Arrive on foot** - limited parking on site for early birds and disabled partygoers.
- **Lights, camera, action** - sing, dance, be merry and take lots of photos!

You can share your party highlights at:  
[@CelebrateWoking](#) [#PITPwoking](#)  
[WokingBC](#)

For up-to-date information as and when it's released, visit [www.celebratewoking.info/party-in-the-park](http://www.celebratewoking.info/party-in-the-park)  
**It's free, it's a party, and best of all, you're invited!**

Our thanks to the following sponsors for getting the party started:



**PARTY IN THE PARK**  
**SATURDAY 11 JULY 2015**

**FREE family event**  
**Woking Park • 12noon to 9pm**



[celebratewoking.info](http://celebratewoking.info)








# 'Plan will be a large scale rape of our green belt'

By Henry Toftin

**CHICHESTER** residents have reacted with shock after a government minister declared to permit an application to build an electric car factory on green belt land.

The Secretary of State for Communities and Local Government, Greg Clark, announced this week he would not call for consultation on the planning application for the £1.5bn Tesco Energy Storage, Chichester, project. It would also allow Highways 100 to the M5, a decision that would allow the construction of the new road to Chichester.

Under the plan, the existing 500 building would be extended, new buildings built, a new test track built,

as well as a new road, creating a plan that would consume roughly 134,000 sq ft of land.

Surrey Health Borough Council planning officer approved the application in April this year, but it is within the power of the secretary of state to increase or alter the decision.

The Tories, one of two independent members for Chichester, said the Woking Advertiser: "This is appalling."

"It is a rape of the green belt on a scale we've never seen before in Surrey health."

"This is a huge development on green belt land - what is your going to do for Chichester?"

She complained that the borough council was too slow to act on the application of



The green belt land.

planning rules. "If someone wants to put in a planning application, Surrey Health will say 'no, it's not

"If this goes on, our own green belt will be gone - this is the worst kind. I feel that Chichester has been so badly let down by Surrey Health."

Owned by UK-based British International Energy Services, the company which has created a site to produce for the last 20 years.

The new Chichester center, which will be used for energy storage, will supply most of the Woking area.

Over half of it will supply around 150 people, who will be used to store energy vehicles, according to Woking Health, the company's chief executive. After its planning application, Woking Health has said to go to Surrey Health on the global market

with what he called "cutting-edge, smart technology, power-saving technologies".

The application was approved by seven votes to three.

Despite the promises of employment, however, Cllr Trevor scored the majority of the intended vote, saying there may be two to three jobs available per worker on Highways 100, which provides access to the M5.

He also criticized what he said was a lack of local consultation and proper consultation. The Chichester Society added its voice to the reaction, with spokesman James O'Brien saying its members were "outraged" by the secretary of state's decision and wanted to see the economic development.



## Green belt proposals alarm residents

**By Rebecca Shephard**

Residents are alarmed that a proposed development in the green belt of Woking could be approved by Woking Borough Council.

The proposed development, which would include a new road and a new building, is located in the green belt area of Woking.

The council's decision to approve the development would mean that the green belt area would be built over, which is a breach of the national planning policy framework.

Residents are concerned that the development would be a precedent for other developments in the green belt area.

IF A VOTER is to be heard, it is necessary to show that the case is strong. The Woking Advertiser is the best place to do this. The Woking Advertiser is the best place to do this. The Woking Advertiser is the best place to do this.



**10** The green belt is a vital part of our landscape and a key element of our identity. It is a place of natural beauty and tranquility. It is a place where we can enjoy the fresh air and sunshine. It is a place where we can escape the hustle and bustle of city life.

**11** The green belt is a vital part of our landscape and a key element of our identity. It is a place of natural beauty and tranquility. It is a place where we can enjoy the fresh air and sunshine. It is a place where we can escape the hustle and bustle of city life.

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## A bite-sized guide to Woking's draft plan

Today marks just over four weeks since Woking Borough Council opened its public consultation about where the homes, shops, offices and industrial sites of the future should and should not be built, and people have two more weeks to have their say on the Draft Site Allocations DPD. Substantial areas of the town centre are proposed, including landmarks such as the Big Apple complex and the streets near the railway station. Then, of course, there is Sherwood and Victoria Square. Drastic changes will not be confined to areas already built, however, and it is suggested that certain pockets of green belt should be given up for building to help meet the target of an additional 4,964 homes through needs to construct over the next 12 years. Councilors have stressed that, under the proposals in the draft DPD, the borough would be losing between only 2% and 3% of its green belt, but this has not stopped opposition springing up. As the consultation draws into its final stages, the Woking Advertiser today strips down the thousands of pages of documents to focus on some of the most important sites. To respond to the council's consultation, visit [www.woking2022.info/allocations](http://www.woking2022.info/allocations)

**1** **Woking Railway** - The railway station is a key landmark in Woking and a major transport hub. The draft plan proposes a new development near the station, which would include a new road and a new building. This development would be a breach of the national planning policy framework.

**2** **Woking Railway** - The railway station is a key landmark in Woking and a major transport hub. The draft plan proposes a new development near the station, which would include a new road and a new building. This development would be a breach of the national planning policy framework.

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# APPENDIX 32

Intranet for WBC staff

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All Sites

**COUNCIL AND YOU** | **OUR BUSINESS** | **OPERATIONS** | **APPLICATIONS** | **MY PROFILE**

**Staff noticeboard**

- 3 Drawer Pine Bedside Cabinet**  
Posted by Georgina Walker on 28/07/2015 08:39:26  
[Read more »](#)
- Laminite Flooring**  
Posted by Georgina Walker on 27/07/2015 08:56:05  
[Read more »](#)

**News and information**

**Have your say on future development in the Borough - Draft Site Allocations Development Plan Document**  
Published on 28/07/2015 16:10

The Council is consulting on the Draft Site Allocations Development Plan Document and accompanying documents until 31 July 2015. Find out more [here](#).

**ICT Service Availability**

Service	Status
ArcGIS 31/07/2015 8.30 - 9 am <small>NEW</small>	Unavailable
Windows 10 "Edge" Browser - Does NOT work with WBC Remote Access. <small>NEW</small>	Limited service
Uniform & ArcGIS Upgrades 23/7 to 23/10	Planned works
Email Classification as of Monday 27th July 2015	Completed
Google Search - Initial search goes to a new blank search page.	Completed

1 - 5 ▶

**Pat on the back**

**shelley Holmes**

# APPENDIX 33

Get Surrey Website

<http://www.getsurrey.co.uk/news/surrey-news/thoughts-wanted-top-12-sites-9710049>

The screenshot shows the top navigation bar of the Get Surrey website with links for Jobs, Property, Directory, Family Notices, Buy/Sell, Dating, Book an Ad, Travel, Buy a Photo, and Cookie Policy. The main header features the 'getSURREY' logo and a 'Stray of the Day' section. Below the header is a category menu with 'News' selected, and a trending topics bar. The article title is 'Thoughts wanted on top 12 sites for potential development in Woking', dated 27 July 2015, by Henry Bodkin and Rebecca Shepherd. The article text states that there is one week left for public input on Draft Site Allocations. A map of Woking Borough is shown, highlighting 12 potential development sites in red. A legend identifies urban areas, green belt areas, and proposed development sites. A 'Most Read in News' sidebar on the right features a 'South West Trains' advertisement and two news items: a drink-driver disqualified for driving on three tyres, and a family distraught after a cat was killed by an air rifle in Guildford.

**Thoughts wanted on top 12 sites for potential development in Woking**

1046, 27 JULY 2015 | BY HENRY BODKIN, REBECCA SHEPHERD

There is one week left for members of the public to have their say on the Draft Site Allocations, outlining where future homes, shops, offices and warehouses could be built.

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12 SITES FOR PROPOSED DEVELOPMENT WITHIN WOKING BOROUGH

Potential Development sites within Woking Borough

Residents have until July 31 to respond to a public consultation about where the homes, shops, offices and industrial sites of the future should and should not be built in [Woking](#).

**Most Read in News**

1 **COURT** Drink-driver disqualified after being on road on THREE tyres

2 **GUILDFORD** Family 'distraught' after cat killed by air rifle in Guildford - WARNING GRAPHIC IMAGE

# APPENDIX 34

Woking Advertiser, 31 July 2015 (front page)

# Woking Advertiser

Your local edition of the Surrey Advertiser covering Woking, Byfleet and Chobham

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Friday 31st July 2015

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## Family thanks 'earth angel' Green belt protest group on cards

**THE** family of a heart attack victim who collapsed and stopped breathing, has praised the 'earth angel' off-duty nurse who gave life-saving CPR before paramedics arrived.

Andrea Bostell took to social media last week to appeal for the woman to make herself known after her brother was taken ill on Cherry Road in Woking at about 7.30pm on July 17.

When ambulance crews arrived they found the unconscious man receiving first aid from Diane Sage-Cooper, a nursing nurse.

Paramedics gave the man electric shocks and managed to get him breathing again before rushing him to St Peter's Hospital.

The following week his family said on Facebook: "We were told by the paramedics that a nurse stopped and gave him CPR until they arrived and shocked him.

"He is in intensive care and has been in a coma ever since but is now showing some small signs of recovery. My family and I would love to find you and thank you so very much for saving his life."

Diane or 'Dad' Sage-Cooper responded saying she was the nurse, adding: "I am so pleased I was able to save your brother's life.

"Hope he has a full recovery, as a nurse it was my job to do all I could to save his life and I'm pleased he's still with us."

Andrew described his Sage-Cooper as 'amazing'.

"We all thank you from the bottom of our hearts for saving his life, you are a true earth angel," she said.

"Thanks to you his young children still have a father, I will have my brother and my parents still have their son.

"You are amazing and we are so glad we have found you."

A NEW Woking-wide protest group could be formed in a bid to shed the current proposals to take almost 400 acres of land in the borough out of the green belt.

Woking resident Sandra Sturtin described the ongoing public consultation - which closes at 1pm today (Friday) - as "hilarious" and is pushing for a new protest group to be formed.

"We're not satisfied with any of the other groups," Mrs Sturtin said. "We feel not enough is being done. We're making contacts with people on sites all over Woking and also in Shepperton."

"You talk to anyone and they are early on happy to join because they are appalled at the extent of what is being proposed. The consultation is 3,000 acres. It's all been decided already."

The public consultation was launched six weeks ago and gives residents the opportunity to respond to the Draft Site Allocations (DDA) which earmarked sites where houses, shops, offices and industrial sites could be built in the future. Transformation of urban areas in the town cannot have been proposed, including to landmarks such as the Big Apple complex and to the streets near the railway station.

The DDA also names certain pockets of green belt that could be given up to building to help meet the target of an additional 4,304 homes that must be constructed in the borough in the next 12 years.

Mrs Sturtin said: "All this comes down through consultation and eventually the green people in the locality suddenly find out they are going to be built on."

She said a green belt protest group will meet this weekend to build a framework and come up with a name. It will be open to all.

A Woking council spokesperson said: "It is not appropriate for the council to comment during the Regulated Consultation period. This closes on Friday 31 July, after which the council will fully consider all the responses received before a further consultation period is launched."

To see the draft documents and find out more about the consultation, visit [www.woking.gov.uk](http://www.woking.gov.uk), or call 01443 743 871.

# Residents angry over stolen green belt signs

By Rebecca Shepherd

AROUND 20 posters in Mayford objecting to proposed changes to the green belt have been taken, leaving residents 'shocked and appalled'.

Members of the Mayford Village Society (MVS) erected around 75 double-sided coloured posters three weeks ago in their gardens, protesting against proposals being considered by the council for areas of the village to be taken out of the green belt.

Within two weeks of the campaign, all of the gilt-tall placards in Smarts Heath Road, and some on Saunders Lane, had been removed.

Bon Dawes, secretary of the MVS, said: "We decided we didn't want to report it then because we didn't want to waste police time."

"We thought they were just vandals or drunken people."

A further 25 posters were ordered by members to meet demand and replace the missing ones, but it was only a short matter of time later,



Mayford Village Society members with signs that have gone missing from gardens.

on Friday July 31, that boards in Westfield Road, Egley Road and Guildford Road vanished.

Mr Dawes said: "We decided this was some kind of campaign against what we are doing. We were shocked by it and appalled. The police were very good as we said we are concerned about this. We are now basically saying to people if you have any information that may help, then let the police know about it."

"Somebody said they spotted a white hatchback car and police said that could be helpful".

Despite the MVS asking for extra patrols, Surrey Police said it did not have the resources but they offered to field calls directly from members of the public if any further losses occurred.

The public consultation, which was launched on June 18 and closed last week, makes proposals for the large-scale redevelopment of significant parts of Woking town centre for both residen-

tial and commercial use.

It also proposes that a certain amount of green belt land will be given up to accommodate some of the nearly 5,000 additional homes that need to be built in the borough by 2027.

For Mayford, this could mean sites such as land to the north and the west of Saunders Lane and Nursery Land, adjacent to Egley road coming out of the green belt.

In a bid to prevent this from happening, members of the MVS and ward councillor

Ayesha Azad handed out posters and leaflets outside the Mayford Green post office and more than 400 letters and emails have been sent into Woking borough Council objecting to the proposals.

Cllr Azad said: "The majority view is one of anxiety regarding the proposals. The pace of change and growth prescribed for the ward is hard for residents to be comfortable with."

"Many feel the town centre should be developed further to fulfil housing needs and the villages should be protected. I would favour that view as the green belt is very much the lungs of the whole borough and once it's lost it's gone forever."

"It's not just a case of 'not in my back yard attitude' the plans fundamentally change the nature of the village and one that's actually mentioned in the Domesday Book so concern is very real."

Anyone with anymore information about the theft is asked to call Surrey Police on 101 quoting the crime reference number 45150067354.

# CPRE warns borough's eco-friendly credibility at risk

THE Campaign to Protect Rural England (CPRE) has warned Woking Borough Council is in danger of losing its 'eco-friendly' credibility if it goes ahead with proposed building on green belt land.

The pressure group has forecast an 'infrastructure breakdown' if development goes ahead on the scale proposed.

It has also begged the council to delay finalising its medium and long-term development plans until neighbouring Guildford Borough Council progresses its own local plan to 'avoid piecemeal development' and 'lack of joined thinking' across borough boundaries.

The plea came in the week Woking concluded a six-week public consultation on the proposed sites, which include proposals for the substantial redevelopment of urban areas as well as proposals for green belt building in Mayford, Pyford, Byfleet, West Byfleet and Hookwood.

A draft allocations document will be drawn up over the next few months in the light of the consultation and published by January, with a target date for submission to the government for approval set for July 2016.

Writing to the council last week, CPRE Surrey vice president Tim Harrold said: "CPRE does not believe that the concept of building on the green belt is the answer."

"We do not want Woking and Guildford to merge into one, like Reigate and Redhill, through the steady erosion of the green belt."

"Both towns should surely seek in their vision to retain their individuality, character and setting, and pledge their support for the green belt rather than allow it to be undermined bit by bit."

Mr Harrold also argued that the data used by planners to calculate transport needs for proposed green belt development in Hook Heath, Mayford, Pyford and

West Byfleet was ten years out of date.

"It appears that the programme for Woking and Guildford as expressed in the M3 LEP (Local Enterprise Partnership) plan is a single-minded pitch for economic growth as the major objective," he said.

"Surely it is apparent that many other considerations regarding social and environmental priorities are at stake and required by the two communities."

"Woking has always presented itself as an eco-friendly council but it seems now to be losing its credibility in this respect through its lack of concern for the green belt, wildlife habitats."

The boundary of the Pyford Conservation Area also needs to be reviewed to incorporate a wider 'heritage setting', stretching from Pyrford Court down the hill to Wheelers Farm and Newark Bridge, according to Mr Harrold.

Grassroot opposition to

the proposed erosion of green belt is already emerging, and last week the Woking Advertiser reported on residents' plans to create a borough-wide protest group.

The council this week declined to comment on the substance of CPRE's criticisms during the consultation process.

Jeni Jackson, head of planning services, explained the process, saying the next stage will be launched later this year, following the publication of draft development documents, and run until next January.

"Representations made during the consultation process will be considered and taken into account," she said.

"The council is currently recording all of the representations received."

"Each comment will be considered and a response received."

For more information on the process, visit [www.woking2027.info/allocations](http://www.woking2027.info/allocations).

## APPENDIX 36

The representations received from Regulation 18 Consultation between June-July 2015 were published online from 4 December 2015. [Link to reps](#)

ASK A QUESTION
COMMENT ON IT
GLOSSARY
PROPOSALS MAP
USEFUL LINKS

**Core Strategy**

Statement of Community Involvement

Development Management Policies DPD

**Site Allocations DPD**

Supplementary Planning Documents

Local Development Scheme

Community Infrastructure Levy

Neighbourhood Planning

### SITE ALLOCATIONS DPD

## Site Allocations DPD

**Purpose of the document**

The Council is preparing a Site Allocations Development Plan Document (DPD) to allocate sites for development and protection. This DPD will be part of the Development Plan for Woking Borough and is critical to the delivery of the Woking Core Strategy. Site allocations will be illustrated on an updated Proposals Map.

**Consultation responses on the Draft Site Allocations DPD now available**

The Council carried out a public consultation (Regulation 18) on the Site Allocation Development Plan Document between June and July 2015. The Council would like to thank all those who took the time to respond -Please note that responses were not individually acknowledged.

The responses received are now [available for viewing](#). These are arranged in alphabetical order by the representor's surname. However, where a representor's name was not legible we have labelled the response by an assigned ID number.

Please note that the responses are being uploaded systematically and not all responses will be available online immediately. We endeavour to get all responses online as soon as possible but because of the volume of representations received this may take some time. If anyone feels that their response is missing then please contact the Planning Policy Team, but please keep in mind that responses are still being uploaded.

Paper copies will be available for viewing at the Civic Offices in due course.

**THIS SECTION**

More in Site Allocations DPD

[Draft Site Allocations DPD consultation documents](#)

[Draft Site Allocations DPD Introduction](#)

[Draft Site Allocations DPD Section A UA1-UA25](#)

[Draft Site Allocations DPD Section A UA26 - UA52](#)

[Draft Site Allocations DPD Section B GB1- GB16](#)

[Draft Site Allocations DPD Section C GB17 - GB23 Implementation](#)

[Draft Site Allocations DPD \(single document\)](#)

[Draft Site Allocations DPD map of proposed sites](#)

[Draft Site Allocations DPD Draft Sustainability Appraisal Executive Summary](#)

[Draft Site Allocations DPD Draft Sustainability Appraisal Report](#)

[Draft Site Allocations DPD Draft Sustainability Appraisal Report Appendix 11 urban sites](#)

[Draft Site Allocations DPD Draft Sustainability Appraisal Report Appendix 12 Green Belt sites](#)

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Abels_H	<a href="#">View</a>
Adams_A	<a href="#">View</a>
Adams_A	<a href="#">View</a>
Adams_M	<a href="#">View</a>
Adams_M	<a href="#">View</a>
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Adams_B	<a href="#">View</a>
Adams_W	<a href="#">View</a>
Adams_W	<a href="#">View</a>

Showing 12 rows | Page 1 of 255 | Next | Go to page:  Go

**Developer?**

Take a look at our Developer section for API details etc.

Independent member

**Redbridge**

**Contact us**

Tell us what you'd like added or explained

## APPENDIX 37

Draft Site Allocation Development Plan Document: [Response to key issues and matters submitted during the Regulation 18 consultation](http://www.woking2027.info/allocations/responsereg18/issuesmatters)  
(<http://www.woking2027.info/allocations/responsereg18/issuesmatters>).

I



### Draft Site Allocations Development Plan Document Response to key issues and matters submitted during the Regulation 18 consultation

January 2016



#### Introduction

Woking Borough Council has committed to prepare a Site Allocations Development Plan Document (DPD) to enable the comprehensive delivery of the requirements of the Woking Core Strategy (2012). The Core Strategy makes provision for the delivery of the following scale of uses between 2010 and 2027:

- 4,964 net additional dwellings;
- 28,000 sq.m of additional office floorspace and 20,000 sq.m of warehouse floorspace;
- 93,900 sq.m of additional retail floorspace.

A draft Site Allocations DPD was published for a Regulation 18 consultation between 19 June and 31 July 2015. About 1,684 individuals and organisations submitted representations covering a range of issues. Most of the representations focused on a number of key issues, which Officer's have identified as follows:

- 1 There is no justification for the release of Green Belt land for future development in the Borough;
- 2 There is no justification for safeguarding Green Belt land to meet future development needs and/or the number of sites identified for safeguarding is more than needed and more than necessary;
- 3 There is no need to release Green Belt land to meet the accommodation needs of Travellers and/or the Council has failed to consider alternative sites to meet the identified need instead of the proposed allocations in accordance with the sequential approach emphasised in the Core Strategy and other evidence base;
- 4 There is no proper assessment of the infrastructure needed to support the Site Allocations DPD and/or no plans has been made to enable adequate infrastructure to be provided to enable the sustainable delivery of the Site Allocations DPD;
- 5 There is no proper assessment of the flood risk implications of the Site Allocations DPD;
- 6 There was insufficient consultation on the Site Allocations DPD;
- 7 There is inadequate evidence base to support the Site Allocations DPD;
- 8 There is lack of a full and proper landscape assessment and heritage and Conservation Area Appraisals to inform the Site Allocations DPD;
- 9 There is a lack of assessment of alternative sites to enable decisions about the preferred sites;
- 10 Criticism about how the Green Belt boundary review assessed sites.

This document sets out the Council's general response to these key issues. It is acknowledged that many of the representations also raise site specific concerns. These have been addressed as part of the schedule comprising a summary of the representations received and Officer's analysis with recommendations about how they should be taken forward to inform the Publication version of the DPD.

## APPENDIX 38

Draft Site Allocation Development Plan Document: [Summary of representations, the Council's response and proposed modifications](http://www.woking2027.info/allocations/responsereg18)  
<http://www.woking2027.info/allocations/responsereg18>.

The screenshot shows the Woking Borough Council website. At the top left is the Woking Borough Council logo. To its right is the 'Woking 2027' logo with the tagline 'Planning the future of our Borough'. A search bar is located in the top right corner. Below the header is a navigation bar with icons and labels for 'ASK A QUESTION', 'COMMENT ON IT', 'GLOSSARY', 'PROPOSALS MAP', and 'USEFUL LINKS'. The main content area has a breadcrumb trail: 'SITE ALLOCATIONS DPD > SUMMARY OF COMMENTS RECEIVED (AT REGULATION 18) AND THE COUNCIL'S RESPONSE'. The page title is 'Summary of Comments received (at Regulation 18) and the Council's response'. The main text explains that the Council has considered all individual comments received during the Regulation 18 consultation and has responded to each one. It also states that the comments have been arranged in alphabetical order by surname. A list of links follows, categorized by the first letter of the surname: A, B, C, D, E and F, G, H, I, J, K, L, M, N and O, P, Q and R, S, T to V, W to Z. A sidebar on the right titled 'THIS SECTION' provides more context and links to the 'Issues and Matters Topic Paper' and the 'Draft Site Allocations DPD consultation documents'.



## APPENDIX 39

Press release regarding next round of consultation

<http://www.woking.gov.uk/news?item=0000580E2448.A20DBC27.0000485A.0002>

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### Council to consult on Martyrs Lane site

24 October 2016

The suitability of land to the east of Martyrs Lane as an alternative 'safeguarded' site for removal from the Green Belt to meet future development needs between 2027 and 2040 will be the subject of a public consultation following a decision by Council at its meeting on Thursday 20 October 2016.

It was agreed by Council that land to the east of Martyrs Lane be published for consultation to give the public the opportunity to express their views on the suitability of this site as an alternative to the six safeguarded sites set out in the Borough's draft Site Allocations Development Plan Document (DPD).

The outcome of this consultation will inform the Council's decision on the preferred site(s) to be safeguarded in the next version of the Site Allocations DPD, which will be formally published for consultation in later next year.

Cllr Ashley Bowes, Portfolio Holder for Planning Services and Chairman of the Local Development Framework (LDF) Working Group, said: "After thorough debate in the Council Chamber, I am pleased that Council has agreed to consult members of the public on an alternative 'safeguarded' site for future development.

"By offering residents an alternative strategy, it leaves all reasonable options open to Council to make the right decision for the Borough's future, whilst ensuring confidence in the process.

"This decision demonstrates that where concerns are raised by the public, which are justified on the evidence, the Council will listen and proactively present an alternative to the public for their view."

During summer 2015, the Council conducted an initial consultation on its Site Allocation proposals, which attracted 32,712 separate responses from 1,692 individuals and organisations, many of which concerned the proposed 'safeguarded' sites. These responses were reported to the Local Development Framework (LDF) Working Group, the cross-party panel appointed by Woking Borough Council to consider and make recommendations to Council.

The public consultation specifically on the Martyrs Lane site will commence early in 2017. The outcome of the consultation will be discussed at a future Council meeting before a final decision on the Borough's 'safeguarded' sites is made.

#### Further information

Initial 'Safeguarded' Green Belt sites identified in the draft Site Allocations DPD (June 2015) for residential development within the Borough between 2027 and 2040.

- South of High Road, Byfleet
- South of Murray's Lane, Byfleet
- Land to the north east of Saunders Lane, between Saunders Lane and Hook Hill Lane
- Land to the north west of Saunders Lane, Mayford
- Rear of 79-95 Lovelace Drive, Teggs Lane, Pyrford
- East of Upshot Lane and south of Aviary Road, Pyrford

## APPENDIX 40

Media coverage relating to the papers taken to the Council meeting on 20 October 2016 regarding the next stage of the draft Site Allocation DPD



### Surrey council set to change tack on green belt release proposals

20 October 2016 by Jamie Carpenter, Be the First to Comment

A council in west Surrey is set to drop its proposals to allocate a series of sites in the green belt for potential housing development after 2027 in favour of a plan to safeguard a single large-scale strategic site in the green belt for new homes.



McLaren Technology Centre (picture by David Hawgood, Geograph)

Woking Borough Council members will later today consider new proposals for how land within the district's green belt could be safeguarded to meet future development needs between 2027 and 2040.



News - Surrey News - Woking

### 'McLaren New Town': Could this be the answer to Woking's development needs?

McLaren has said it will 'look closely' at a recommendation to build new homes opposite its Woking HQ



BY ELEANOR DAVIS  
06.58 19 OCT 2016 | UPDATED 10.37 21 OCT 2016

NEWS



# APPENDIX 41

The Council's website, publication of the consultation on land to the east of Martyrs Lane (6 January- 27 February 2017)

The screenshot displays the Woking Borough Council website interface. At the top, there is a search bar and navigation links for 'Advanced search' and 'Site map'. Below this is a banner image of a park area. The main content area is titled 'Have your say on the Martyrs Lane site' and dated '06 January 2017'. A prominent red box contains the link 'Take me to the Martyrs Lane consultation'. The text below explains that a consultation is seeking views on substituting six proposed safeguarded sites. A map on the right shows the location of the sites. A sidebar on the left lists various council services, and a 'Your local services' section provides information about waste and recycling collection dates.

**Have your say on the Martyrs Lane site**  
06 January 2017

A consultation seeking the views of local residents and businesses to the possibility of substituting six proposed safeguarded sites outlined in the draft Site Allocations Development Plan Document (DPD) with land to the east of Martyrs Lane for future development needs between 2027 and 2040 has begun today.

[Take me to the Martyrs Lane consultation](#)

The consultation was agreed by Council at its meeting on 20 October 2016 in response to representations received during its initial Regulation 18 Site Allocations DPD consultation during June and July 2015 where residents were asked for their views on a number of sites including the proposed six safeguarded sites.

Sites which are safeguarded ensure that there is enough land available for the Boroughs future development needs between 2027 and 2040.

Cllr Ashley Bowes, Portfolio Holder for Planning Services and Chairman of the Local Development Framework (LDF) Working Group, said: It is now for local residents and businesses to express their views on the possibility of substituting the proposed six safeguarded sites for one to the east of Martyrs Lane.

It is however important to stress that this consultation is not an opportunity to revisit previous comments raised during the initial draft Site Allocations DPD consultation, nor if Green Belt land should be released for future development. Rather an opportunity for local residents and businesses to have their say on the possibility of safeguarding the land east of Martyrs Lane for future development needs.

This is an important matter that will help shape the direction of future development within the Borough.

All relevant documents can be viewed at the following locations.

- Civic Offices, Gloucester Square, Woking, GU21 6YL. Monday to Friday, 9am to 4.45pm.
- Woking, Byfleet, West Byfleet and Knaphill libraries. Visit [www.surreycc.gov.uk](http://www.surreycc.gov.uk) for address and opening times.
- By visiting [www.woking2027.info/allocations](http://www.woking2027.info/allocations)

There are a number of ways to submit your representation.

## APPENDIX 42

The Council's 2027 webpage which contains electronic versions of all relevant consultation material and advises how you can respond to the consultation.

**Woking 2027**  
Planning the future of our Borough

ASK A QUESTION | COMMENT ON IT | GLOSSARY | PROPOSALS MAP | USEFUL LINKS

**SITE ALLOCATIONS DPD**

**Site Allocations DPD**

**Purpose of the document**

The Council is preparing a Site Allocations Development Plan Document (DPD) to allocate sites for development and protection. This DPD will be part of the Development Plan for Woking Borough and is critical to the delivery of the Woking Core Strategy. Site allocations will be illustrated on an updated Proposals Map.

**Consultation on land to the east of Martyrs Lane (6th January - 5pm on 20th February 2017)**

Following consideration of the representations received during the Regulation 18 consultation in 2015, the Council at its meeting on 20 October 2016 resolved that a further public consultation exercise be undertaken in respect of the possibility of substituting the safeguarded sites in the draft Site Allocations DPD with land to the east of Martyrs Lane to meet future development needs between 2027-2040.

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 or whether or not Green Belt land should be released to enable the delivery of the Core Strategy.

The consultation period is open from 6 January 2017 until 5pm on 20 February 2017.

**Consultation Documents**

The Consultation document and accompanying documents are:

- Land to the east of Martyrs Lane consultation document
- Sustainability Appraisal Assessment Table for land east of Martyrs Lane (this accompanies the latest Sustainability Appraisal Report, available [here](#))
- Habitats Regulation Assessment (Dec 2016)

Hardcopies of the consultation document and its accompanying documents are also available for inspection at the following venues:

- Woking Borough Council, Civic Offices, Gloucester Square, Woking, GU21 8YL. Monday to Friday 9am - 4.45pm.
- Woking Library, West Byfleet Library, Byfleet Library and Knaphill Library. Please see [www.surrey.gov.uk](http://www.surrey.gov.uk) for address and opening times of the libraries.

**How to respond to the consultation**

**THIS SECTION**

More in Site Allocations DPD

[Consultation on land to the east of Martyrs Lane](#)

[Consultation on land to the east of Martyrs Lane: Sustainability Appraisal Assessment Table](#)

[Consultation on land east of Martyrs Lane: Habitats Regulation Assessment: Dec 2016](#)

[Site Allocations DPD Martyrs Lane Response Form](#)

[Summary of Comments received \(at Regulation 18\) and the Council's response](#)

[Draft Site Allocations DPD consultation documents](#)

[Draft Site Allocations DPD Introduction](#)

[Draft Site Allocations DPD Section A UA1-UA25](#)

[Draft Site Allocations DPD Section A UA26 - UA52](#)

[Draft Site Allocations DPD Section B GB1 - GB16](#)

[Draft Site Allocations DPD Section C GB17 - GB23 Implementation](#)

[Draft Site Allocations DPD \(single document\)](#)

[Draft Site Allocations DPD map of proposed sites](#)

[Draft Site Allocations DPD Draft Sustainability Appraisal Executive Summary](#)

[Draft Site Allocations DPD Draft Sustainability Appraisal Report Appendix 11 urban sites](#)

[Draft Site Allocations DPD Draft Sustainability Appraisal Report Appendix 12 Green Belt sites](#)

[Draft Site Allocations DPD Habitats Regulations Assessment](#)

see [www.surrey.gov.uk](http://www.surrey.gov.uk) for address and opening times of the libraries.

**How to respond to the consultation**

There are a number of ways to submit your representation:

- The Council's preference will be to use the dedicated consultation [E-form](#).
- You can also use the electronic [Response Form](#). If you are intending to include any supporting documentation alongside your representation then it is recommended that you use this method.
- You can submit your comments by e-mail to [planning\\_policy@woking.gov.uk](mailto:planning_policy@woking.gov.uk). To ensure your email is received by the Planning Policy team within the deadline, please do not email your representation to individual officers at the Council.
- Or alternatively by post to: The Planning Policy Team, Woking Borough Council, Civic Offices, Gloucester Square, Woking, Surrey, GU21 8YL. This method of communication should only be used if you are unable to submit your representation electronically.

By responding to the consultation you will automatically be added to the Planning Policy mailing list and will be notified about the subsequent relevant stages of the Site Allocations DPD process. If you do not wish to be notified then please specify this in your representation.

Please note that representations will not be kept confidential and will be made available for public inspection. The Council will also not accept anonymous representations or those received after the deadline.

**Consultation open days**

The Planning Policy Team will be available at H.G. Wells Conference Centre to help answer any questions you have on the Martyrs Lane consultation and the Site Allocations DPD process. The exact dates and times are:

- Friday 27th January 2017 (10am - 5pm)
- Thursday 2nd February 2017 (2pm - 7pm)

The venue for both open days is H.G. Wells Conference Centre, Church Street East, Woking, GU21 8HJ. Directions to the venue and information on how to get there can be found on the [H.G. Wells Conference Centre](#) website.

**The next stage of the process**

Representations received will be considered by the Council following the conclusion of the consultation and will be used to inform the Site Allocations DPD before it is published for Regulation 19 consultation. The public will have a further opportunity to comment on the Site Allocations DPD when it is published for Regulation 19 consultation.

**More information**

If you have any questions regarding the Site Allocations DPD Martyrs Lane Consultation then please email Planning Policy ([planning\\_policy@woking.gov.uk](mailto:planning_policy@woking.gov.uk)) or call 01483 743471. Alternatively please visit the team at the upcoming consultation open days (details above).

[Draft Site Allocations DPD Habitats Regulations Assessment](#)

[Draft Site Allocations DPD Questionnaire \(pdf\)](#)

[Draft Site Allocations DPD Questionnaire \(Word\)](#)

[Call for sites - Briefing Note](#)

[Development Delivery call for sites Initial Site Assessment Form 2014](#)

[Development Delivery call for sites Initial Site Assessment Form 2014 \(PDF\)](#)

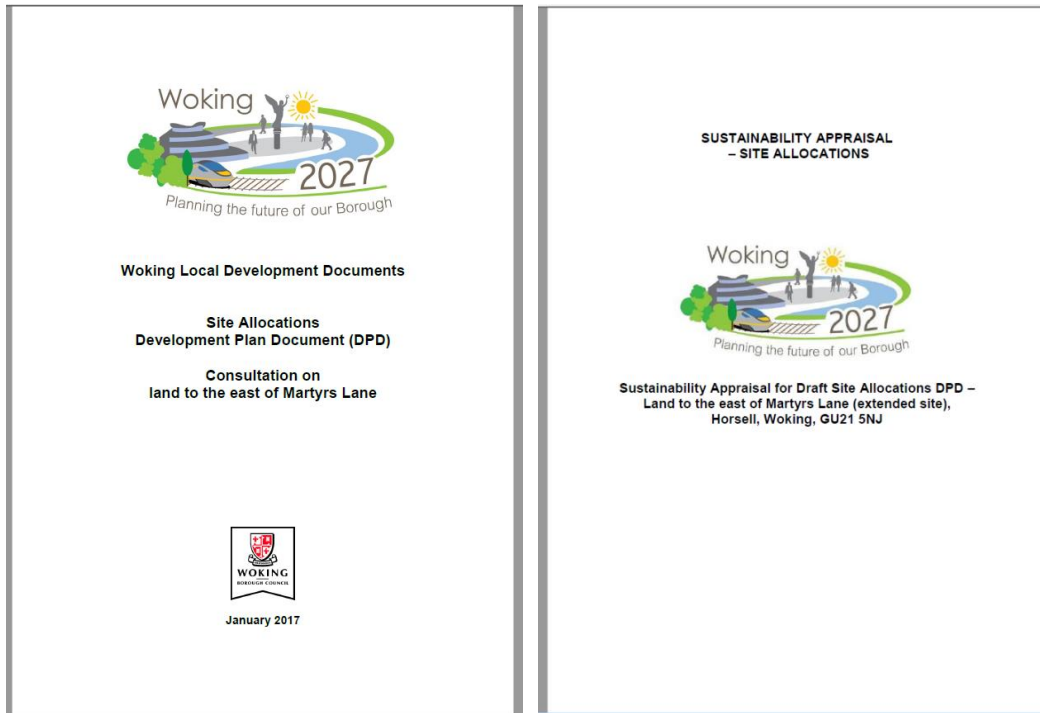
[Site assessment methodology](#)

[Sustainability Appraisal Scoping Report](#)

[Sustainability Appraisal Report Site Allocations DPD](#)

## APPENDIX 43

Consultation material made available on the Council's website, the Civic offices and local libraries.





Habitats Regulations  
Assessment

Submitted to  
Woking Borough Council

Submitted by  
AECOM  
Midpoint  
Basingstoke  
Hampshire  
RG21 7PP  
United Kingdom

# Woking Borough Council Site Allocations DPD – Habitats Regulations Assessment

December 2016

# APPENDIX 44

The various methods to submit representations were set out, including an online eform and response form. An email or letter through the post were also acceptable methods to submit responses.

**Woking Borough Council**

[Home](#)

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**Site Allocations DPD Land to the east of Martyrs Lane consultation**

[Contact Details](#) | 
 [Background Information](#) | 
 [Question](#) | 
 [Acknowledgement](#)

**Contact Name**

Title

First name \*

Last name \*

Would you like to be kept informed on the preparation of key planning policy documents of the Council. \*  Yes  No

**Contact Method**

Preferred Contact Method \*  Post  Email

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

Cancel
Next >

Return to Woking.gov.uk
Select Language ↓

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**Site Allocations DPD - Land to the east of Martyrs Lane Response Form**

Title: Mr / Mrs / Miss / Ms / Dr / Other  
 Forename:  
 Surname:  
 Email address:  
 First line of address:  
 Town:  
 Postcode:

Please mark here if you do not wish to be kept informed on the preparation of key planning policy documents of the Council

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

**Consultation Question**  
 Would you agree to the possibility of substituting the land to the east of Martyrs Lane for the safeguarded sites identified in the draft Site Allocations DPD (in Byleet, Mayford and Piffors), to meet long term future development needs of the borough between 2021 and 2040? Please provide details below.

**How to submit your response form**  
 The Council's preference is to email this form as a Word or PDF attachment to [planning.policy@woking.gov.uk](mailto:planning.policy@woking.gov.uk). If you do not have access to a computer then you can send this form by post to Planning Policy Team, Woking Borough Council, Civic Offices, Gloucester Square, Woking, GU21 6YL.

Please ensure that all response forms are received by 5pm on the 20<sup>th</sup> February 2017. Response forms received after this deadline will not be considered by the Council.

There is no need to send the Planning Policy team a duplicate response form in the post if it has also been sent by email.

## APPENDIX 45

Officers from the Council were invited and attended a public meeting arranged by local residents at Woodham on 11 January 2017. (Newspaper article published on the front page of the Woking Advertiser 13 January 2017)

# Views sought over plan for 1,200 homes

## Campaign group calls for public to object

By Unzela Khan

PLANS for a development dubbed 'McLaren New Town', which could accommodate at least 1,200 new homes, went out to public consultation last Friday.

Around 250 people attended a packed meeting on Wednesday night, organised by the No Woodham New Town campaign group.

The green belt area near the McLaren site proposed for development is bounded by Martyr's Lane, Woodham Lane and Guildford Road.

It was labelled 'McLaren New Town' by the Liberal Democrats because of its proximity to the headquarters of the motoring giant - one of Woking's major employers - although the company has no involvement in the proposal.

Woking Borough Council has proposed earmarking the site for development between 2027 and 2046, and a public consultation is open until 5pm on February 20.

The site includes New Zealand Golf Club as well as Woking community recycling

centre which would stay in the location. Councillor Ashley Bowes, Woking Council portfolio holder for planning services and chairman of the local development framework working group, said: "It is now for residents and businesses to express their views on the possibility of substituting the proposed six safeguarded sites for one to the east of Martyr's Lane."

"It is an opportunity for residents and businesses to have their say on the possibility of safeguarding the land east of Martyr's Lane for future development needs."

The Martyr's Lane site was put forward in place of green belt land in Byfleet, Mayford and Pyrford, following a public consultation in 2015.

Residents gathered at All Saints Church in Woodham on Wednesday to voice their concerns over the planning application, which will affect Woking's green belt.

Joanne Ryder, chairman of No Woodham New Town group, was shocked by the high turnout after sending out 5,000 leaflets.

She said: "We had no idea

how many people would turn up to the meeting. We were not expecting this many."

"We are not here to debate if we need more houses. The issue is not houses but the pocket of land being used."

"It is whether this piece of land is sustainable or not - which it is not."

Fellow campaigner Matt Ryder said: "We are looking at one massive area of this green belt, along with the Fair Oaks development."

"Fair Oaks is a brownfield site so there will be [fewer] objections to that - that means both sides of the A320 will cause problems."

"We need to use this six-week window to pledge as many objections as we can."

Woking Borough councillor Colin Kemp urged the public to voice their objections.

Cllr Kemp said: "I accept that there will be some building but it needs to be sustainable development. We accept small pockets, but this is a massive development."

"We need to get objections in, we need to have a basis - not just 'not in my back yard'

this is why we have researched 17 objections."

Surrey County councillor Ben Carasco, representing Woking North, said: "The voice should be you, not just the councillors."

"Councillors will then validate your views, that is why we are here."

People can see the Woking green belt consultation documents at the Civic Offices, in Gloucester Square, Woking, from Monday to Friday, 9am-4.45pm.

The documents are also available to view at Woking, Byfleet, West Byfleet and Knaphill libraries with their respective addresses and opening times listed online at surreycc.gov.uk.

To see the consultation documents online and to submit comments, visit [woking2027.info/allocations](http://woking2027.info/allocations).

Comments about the new town proposal can also be sent by email to [policy@woking.gov.uk](mailto:policy@woking.gov.uk) or by post to: The planning policy team, Woking Borough Council, Civic Offices, Gloucester Square, Woking, Surrey GU21 6YL.



Picture: Matt Ryder

A packed crowd attended a meeting called by the No Woodham New Town campaign group on Wednesday night.



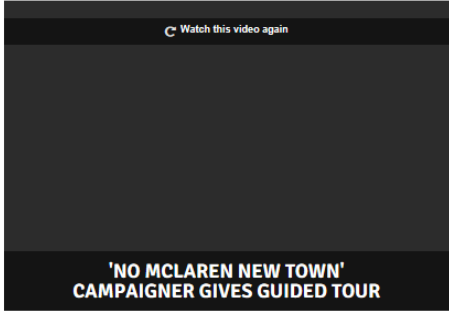
# APPENDIX 46

Articles published during the 'Land to the east of Martyr's Lane consultation'

## 'McLaren New Town': Consultation opens on site possible 1,200 homes

From Friday January 6, the public can have their say on the site which is next to the motoring giant's Woking HQ

BY ANDRE LANGLOIS, ANNA KHAN  
17.35, 6 JAN 2017 | UPDATED: 16.25, 12 JAN 2017



Watch this video again  
**'NO MCLAREN NEW TOWN' CAMPAIGNER GIVES GUIDED TOUR**

## Opponents defy 'new town'

**OPPOSITION** to a 'new town' being built on the eastern edge of Woking Borough is gathering pace, as a consultation begins tomorrow (Friday) on proposals to take a large chunk of the area out of the green belt for housing.

Leading the way among the objection is Woodham & Horsell Neighbourhood Forum, which has compiled an extensive document to submit to Woking Borough Council ahead of and holding a public meeting on Wednesday (11 January) to discuss the proposals.

The group has also set up a website ([www.no McLarenNewTown.co.uk](http://www.no McLarenNewTown.co.uk)) opposing the so-called 'McLaren New Town' on land to the east of the Martyr's Lane immunity tip, bordered by Ottershaw, Horsell, Woodham and New Haw.

New Zealand Golf Club, which would lose three-quarters of its course if development goes ahead, is also preparing a strong objection.

Woking Borough Council agreed at the end of October that the site, between the A320 Guildford Road and Woodham Lane, should be assessed for safeguarding housing needs between 2017 and 2040.

The land has been included in the borough's Site Allocations Development Plan Document, instead of six smaller sites in Byfleet, Mayford, Hook Heath and Pyrford. Part of it had already been approved for development, originally as an extension to the McLaren Technology Centre on the other side of the A320.

The neighbourhood forum is urging people to attend Wednesday's meeting, which starts at 8pm in All Saints Church, Woodham Lane.

"We are raising public awareness of the possibility that 5,500 or more houses could be built on this land," said forum Chairman Joanne Ryder. "New homes should be sustainable within the borough without placing all the burden on a single ward. Using several sites over the borough would be far more sustainable and have less overall impact on the infrastructure facilities."

Mrs Ryder was referring to rumours that a developer had its sights on building a new housing estate on New Zealand Golf Course land, which the club has stated "is not available and not for sale".

Although the council says the site is contained by boundaries that can stop urban sprawl, such as the River Bourne to the north and the A320 to the west, the forum says it should stay a green belt buffer between the Bourne, the extra pressure that would be put on the already busy A320 and Woodham Lane by vehicles from the 'new town', and the lack of public transport and infrastructure, such as schools, shops and GP surgeries, A Woking council spokesman said this week: "We are suggesting the land be put aside for housing after 2017."

"The number of houses and facilities, such as schools and shops, is yet to be decided and any number of homes to be built is pure speculation at the moment."



**MAPPED OUT** - outlined in dark red is land suggested for future development, an area that has attracted determined opposition from a Future Country of Woking Borough Council

**PUBLIC consultation begins tomorrow (Friday 6 January) and ends at 8pm on 29 February.**

**Documents are available for inspection at the Civic Offices in Gloucester Square, Woking, Monday to Friday, from 9am to 4.45pm. They can also be seen at Woking, Byfleet, West Byfleet and Knaphill libraries. Information on the council's future development plans for the borough can be found at the website [www.woking.gov.uk](http://www.woking.gov.uk) and at the website [www.woking.gov.uk](http://www.woking.gov.uk) and at the website [www.woking.gov.uk](http://www.woking.gov.uk).**

**Representations can be made on the website or comments can be emailed to [planningpolicy@woking.gov.uk](mailto:planningpolicy@woking.gov.uk), or posted to the Planning Policy Team, Woking Borough Council, Civic Offices, Gloucester Square, Woking GU24 0PL.**

## 'No Woodham New Town': Horsell Common Preservation Society strongly objects to council's development consultation

The society supports the views of the anti-development campaign group, No Woodham New Town

BY ANNA KHAN  
16.04, 24 JAN 2017

recovery capacity and ensure patient safety. All available local escalation actions taken, external extensive support and intervention required."

There was a period on Monday January 9 when more than 20 patients were without a bed, at the Royal Surrey.

We have a situation where the government is concerned about terminology and Optel, maybe, sounds better than black alerts.

What would be even better would be if it got a grip on the situation and faced the fact that nearly half of hospital trusts declared a black alert during the week commencing January 9.

Again we have the misleading statement that we are facing a 'Winter Crisis' it may be winter in Scotland where they are coping better than in England but, winter in SW Surrey - come on, we have had a few frosts, a flurry of snow and double digit temperatures.

What is the government's response - pick a fight with the GPs?

After the disastrous dispute with the junior doctors over weekend working, something most did anyway, we now have the demand that GPs surgeries stay open 8am-8pm and at weekends, one would think we have a surplus of GPs.

The problem is much deeper than so called winter

generation, and the impact on flora and fauna. Costly lessons were learned in the aftermath of the industrial revolution when people endured hacking coughs and associated health problems as well as unsightly blackened buildings and smog.

We are all now exposed to unseen yet deadly triggers, quietly causing heart disease, brain disorders and associated breathing problems arising from unseen pollutants in the air.

These particulates also generate the skin and any development on this scale along with a cocktail of associated 'permitted' toxic blue effluent from prevailing industrial processes, and the sporadic shower of aviation emissions associated with flight path variation, will undoubtedly have an impact on human health.

How many times have we seen regulations to preserve virgin Green Belt land overturned by clever arguments designed to benefit those with ulterior motives?

Any site within the proposed land mass which is clearly brownfield, should be brought forward first for consideration for sympathetic sustainable development, before this levathan is loosened upon the residents of Woodham.

**YVONNE POAT**  
Address supplies

## "No Woodham New Town"

if you wish to object click [here](#) or click [here](#) to subscribe and receive the objections by email

Woodham New Town proposal [Home](#) [Blog](#) [Objections](#) [Objection Options](#) [Contact Us](#)

**No Woodham New Town - 3550 more homes are being proposed!**

**WOKING B. C. PROPOSAL TO REMOVE LAND TO THE EAST OF MARTYR'S LANE FROM THE GREEN BELT AND TO DESIGNATE IT AS A SITE FOR POSSIBLE FUTURE DEVELOPMENT**

Woking Borough Council is proposing to take an area of land beside Martyr's Lane out of the Green Belt and to 'designate' it for possible future development. The roughly triangular area would be bounded by Woodham Lane up to the borough boundary just beyond the Sherwiner Road/Heath Road roundabout, Martyr's Lane, Guildford Road to the east and the River Bourne and borough boundary, and would include most of the New Zealand Golf Course.

The background to this proposal is a very large Council document produced in 2015 entitled 'Site Allocations Development Plan Document (SDP)'. This was over 400 pages long and sets out the plan for 2017-2040. It proposed a large number of sites which would be suitable for development: houses, offices, warehousing, retail space and plots for travellers. It listed 82 sites in the 'urban area' and 22 sites to be taken out of the Green Belt for 'development and infrastructure'.

In June - July 2015 the people of Woking were invited to comment on the proposals (a 'Regulation 18 Consultation'). The Council received comments from a very large number of people, many submitting a large number of comments. Once the comments had been reviewed the next step was to revise the document and to re-issue it for a second round of consultation (a 'Regulation 19 Consultation').

As a result of the comments received, the process carried out in certain areas and the influence of the councillors representing those areas, and in some cases living in them, the Council set to one side a number of Green Belt sites in the document. These were in Pyrford, Byfleet, Hook Heath and Mayford. The Council put the Martyr's Lane site in the document as a substitute for all the sites in the 'urban area'. The document was then presented to the Full Council on 20 October 2016 for approval for the second round of consultation.

The Council explained that the Martyr's Lane site had not been included in the original document because planning permission had already been given to McLaren for part of the site and the company had only recently declared that they would not be proceeding with construction.

However, Cllr. Bowles proposed that since Martyr's Lane had not been in the document for the first consultation, it was important that there should now be consultation on this site. Although it was recognised that this would delay the second round of consultation and final approval of the Development Plan, the Council agreed to this. This special consultation on Martyr's Lane is a major place boundary.

There is no current proposal to develop the Martyr's Lane site. However, possibly by coincidence, there is a rumour that a developer wants to build 2000 houses on the New Zealand Golf Course, although N2000 have declared that they 'have no plans to sell'.

At the Council meeting a number of councillors spoke out against the inclusion of the Martyr's Lane site, however the views of the Council meeting will need to be heavily supported if the site is to be dropped from the amended Site Allocations Development Plan Document.

What is the government's response - pick a fight with the GPs?

After the disastrous dispute with the junior doctors over weekend working, something most did anyway, we now have the demand that GPs surgeries stay open 8am-8pm and at weekends, one would think we have a surplus of GPs.

The problem is much deeper than so called winter

generation, and the impact on flora and fauna. Costly lessons were learned in the aftermath of the industrial revolution when people endured hacking coughs and associated health problems as well as unsightly blackened buildings and smog.

We are all now exposed to unseen yet deadly triggers, quietly causing heart disease, brain disorders and associated breathing problems arising from unseen pollutants in the air.

These particulates also generate the skin and any development on this scale along with a cocktail of associated 'permitted' toxic blue effluent from prevailing industrial processes, and the sporadic shower of aviation emissions associated with flight path variation, will undoubtedly have an impact on human health.

How many times have we seen regulations to preserve virgin Green Belt land overturned by clever arguments designed to benefit those with ulterior motives?

Any site within the proposed land mass which is clearly brownfield, should be brought forward first for consideration for sympathetic sustainable development, before this levathan is loosened upon the residents of Woodham.

**YVONNE POAT**  
Address supplies

## WOKING COUNCIL, keeping Woking working

# Town will come alive as we celebrate Chinese New Year



CELEBRATION TIME - dancers mark a recent Chinese New Year

Have your say on Martyr's Lane proposal

As part of a consultation seeking the views of local residents and businesses on the possibility of submitting a proposal to take an area of land beside Martyr's Lane out of the Green Belt and to 'designate' it for possible future development, Woking Borough Council will be holding two public open meetings.

All are welcome to attend the two public open meetings, which will be held on Monday 27 February 2017, 7pm-9pm, and Tuesday 30 February 2017, 10am-12pm.

Woking Borough Council will be holding a public open meeting on the site at 8pm on Monday 27 February 2017.

Woking Borough Council will be holding a public open meeting on the site at 10am on Tuesday 30 February 2017.

## Public meeting over green belt plan

A PUBLIC meeting has been organised by campaigners against Woking Borough Council's proposal to use green belt land next to McLaren's Woking headquarters for housing.

A consultation is set to begin shortly on land bounded by Woodham Lane, Martyr's Lane and Guildford Road. It has been dubbed 'McLaren New Town', although the company is not involved in the proposal.

Woking Borough Council is considering earmarking the land for development between 2017 and 2040.

'No McLaren New Town'

campaign is holding a public meeting at 8pm on January 11 at All Saints Church Hall, Woodham Lane.

A poster promoting the meeting reads: 'Say no to 1,200 extra houses, 5,000 extra cars, traffic gridlock and overcrowded health centre.'

The Martyr's Lane site was put forward after a council report recommended ditching plans to build on sites in Pyrford, Hook Heath, Mayford and Byfleet.

The site near McLaren, which encompasses New Zealand Golf Club, was described in a briefing note by Cllr Ashley Bowles, the portfolio holder for planning services, as 'well contained by defensible boundaries'.

The land includes Woking Community Recycling Centre, which will remain where it is.

With the Bourne stream to the north and the A320 to the east, Cllr Bowles said any risk of 'urban sprawl' would be 'well contained'.



The planned development would be situated near Martyr's Lane.

## APPENDIX 47

Publicity on Woking's social media. Consultation on 'Land east of Martyrs Lane' 6 Jan-27 Feb 2017



The screenshot shows the Twitter profile for Woking Council (@wokingcouncil). The profile picture is a photo of a busy town square. The bio states: "Official Twitter for #Woking Borough Council. Follow for local news & updates. For help with council services, contact 01483 755855 or [customers@woking.gov.uk](mailto:customers@woking.gov.uk)". The location is "Woking, UK" and the website is "woking.gov.uk". It shows 196 following and 6,077 followers. Below the profile are three tweets:

- Tweet 1:** "Submit your opinions on the land east of Martyrs Lane. Read more here: [ow.ly/s6Xc307RSE6](http://ow.ly/s6Xc307RSE6)" (11/01/2017)
- Tweet 2:** "Find out what being a 'riparian owner' means and what your legal obligations might be if you live by a river [ow.ly/izMM307fYM1](http://ow.ly/izMM307fYM1)" (11/01/2017). Includes a photo of a person climbing a tree with a basket.
- Tweet 3:** "#Woking job: Arboricultural Technician, FT & perm. Salary circa £20,300 to £22,900, plus bens. Closing date: 11 Jan [ow.ly/...](http://ow.ly/...)" (10/01/2017)

The bottom navigation bar includes Home, Notifications, Moments, Messages, and Me.



The screenshot shows the Facebook page for Woking Council (@WokingBC). The cover photo shows two men sitting on a bench outdoors. The page includes a "Message" button and navigation options: Like, Follow, Share, and Save. It is categorized as a "Government organisation" in Woking. The page has tabs for Home, About, Events, Photos, Videos, and Posts. Three posts are visible:

- Post 1:** "Submit your opinions on the possibility of substituting a proposed six safeguarded sites for one to the east of Martyrs Lane. Read more here: <http://ow.ly/BYC7307RSFs>" (11 January at 10:00). 2 shares.
- Post 2:** "Report a problem with the highways or discover scheduled works on the Surrey County Council webpage. <http://ow.ly/HrUf307fSbu>" (11 January at 09:45). Includes a link to "Surrey County Council - Road maintenance and cleaning" (surreycc.gov.uk).
- Post 3:** "Are you a 'riparian owner'. Find out what that means and what your legal obligations might be if you live by a river" (11 January at 09:10).

The bottom navigation bar includes Home, Friends, Events, Marketplace, and Menu.

## APPENDIX 48

The Council held two open days at HG Wells Conference Centre in Woking Town Centre on Friday 27th January 2017 (10am - 5pm) and Thursday 2nd February 2017 (2pm - 7pm).

### Consultation drop-in sessions

The Council's Planning Policy Team will be hosting two public drop-in sessions at H.G. Wells Conference and Events Centre, Woking to answer any questions you may have on the Martyrs Lane consultation and the Site Allocations DPD process on:

- Friday 27 January 2017, 10am - 5pm
- Thursday 2 February 2017, 2pm - 7pm

The six week consultation ends 5pm, Monday 20 February 2017.

Anyone with questions about the consultation should contact the Council's Planning Policy Team on 01483 743871 or email [planning.policy@woking.gov.uk](mailto:planning.policy@woking.gov.uk)



## APPENDIX 49

The Council issued a Press Notice on 3 February 2017 to advise that the Council had extended the consultation period by a further week until 5pm 27 February 2017.

The screenshot displays the Woking Borough Council website interface. At the top, there is a search bar and navigation links for 'Advanced search' and 'Site map'. Below this is a banner image of a park area. The main content area is divided into several sections:

- Left sidebar:** A vertical menu with categories such as 'About Woking', 'Advice and benefits', 'Business in Woking', 'Community and living', 'Council and democracy', 'Waste and Recycling', 'Environment', 'Housing', 'Working for us', 'Leisure and culture', 'Planning and regulation', 'Transport and streets', and 'Contact us'.
- Center:** A section titled 'Your local services' with a search form for 'House name or number' and 'Your postcode'. Below this are three news items:
  - Major highway works to Victoria Way:** Find out more about road closures and diversions along Victoria Way.
  - Licensing scheme proposal for private landlords:** Have your say on a proposal to introduce a licensing scheme for private landlords. The consultation is open until 30 April 2017.
  - Martrys Lane consultation extension:** Consultation extended to 5pm, Monday 27 February 2017.
- Right sidebar:** A list of services under 'Pay' (Council Tax, Housing, Parking, Fixed Penalty Notice), 'Apply' (Planning, Parking, Garden waste, Council Tax, Benefits, Hometrak, Business Rates), and 'Report' (Abandoned car).

The second part of the screenshot shows a detailed view of the 'Martrys Lane consultation extension' news item, dated 03 February 2017. The text states: 'In response to concerns raised by local residents following the removal of some posters and banners from Woodham Lane, Woking Borough Council has extended the consultation period regarding land east of Martrys Lane to **Monday 27 February 2017**.' It lists ways to make representations, including using an online e-form, emailing [planning.policy@woking.gov.uk](mailto:planning.policy@woking.gov.uk), or posting to The Planning Policy Team, Woking Borough Council, Civic Offices, Gloucester Square, Woking.

At the bottom, there is a navigation bar with icons for 'ASK A QUESTION', 'COMMENT ON IT', 'GLOSSARY', 'PROPOSALS MAP', and 'USEFUL LINKS'. Below this is a section titled 'SITE ALLOCATIONS DPD' with a sub-section 'Site Allocations DPD'. The 'Purpose of the document' section explains that the Council is preparing a Site Allocations Development Plan Document (DPD) to allocate sites for development and protection. A specific notice states: 'Land east of Martrys Lane consultation extension of time until 5pm on 27 February 2017.' The text repeats the information from the news item above. A 'THIS SECTION' sidebar on the right lists related documents, including 'Consultation on land to the east of Martrys Lane', 'Draft Site Allocations DPD consultation documents', and 'Draft Site Allocations DPD Introduction'.

## APPENDIX 50

Articles published on the extension of time for 'Land to the east of Martyr's Lane consultation'

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# Woking News & Mail

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>>> **What's Hot...** Reid: Don't Rule Us Out Yet!  
» Headlines » Woodham Lane New Town protesters go private


## Woodham Lane New Town protesters go private

By: editor  
Published February 2, 2017, in Headlines

POSTERS objecting to a 'new town' on the eastern edge of Woking borough are being displayed in abundance – but only on private land.

Following dozens of action group placards being taken down by council officers, protesters are being careful where they put replacements.

'No Woodham New Town' posters and banners had been removed because they were on highways land without permission and deemed to be flyposting. The council also admitted that some of those taken away were on private property.



Action group spokesman Matt Ryder told the *News & Mail*: "We are now



YOU ARE HERE: HOME / UNCATEGORIZED / 'WOODHAM NEW TOWN' PUBLIC CONSULTATION EXTENDED AFTER BOROUGH COUNCIL ACCIDENTALLY REMOVES POSTERS AND FLYERS – AGAIN

## 'Woodham New Town' public consultation extended after borough council accidentally removes posters and flyers – again

FEBRUARY 3, 2017

Get daily updates directly to your inbox + Subscribe Thank you for subscribing! Could not subscribe, try again later Invalid Email Woking Borough Council (WBC) has extended a public consultation over new housing east of Martyrs Lane after posters and banners were removed from Woodham Lane. The consultation will now run until February 27 after campaigners and local residents raised concerns when the information flyers disappeared. Posters and banners were removed a day after a public meeting on January 11, railing against the so-called "Woodham New Town" development, from private fences without permission. The following week, "No Woodham Lane New Town" campaigners printed and distributed more but around 100 more posters were reported stolen, said campaigner Matt Ryder – that was before he found out the real reason. Read More Latest Surrey Housing News He said: "We had put these posters on private properties on Saturday and Sunday, and they were there when I dropped my daughter to school this morning but this afternoon they were gone. "We have told the police, and we are going to put more back up." Read More However, it all seemed to be a misunderstanding with Woking Borough Council, he explained, after environmental officers removed them to "protect the environment". Said Mr Ryder: "The environmental officer decided to remove them... they were worried about the trees. They stopped at the boundary of Runnymede. "But the damage to these trees is nothing compared to the damage it would be if they build. Woking Borough Council have said they... [more detail](#)

## APPENDIX 51

Woking Advertiser, 17 February 2017, page 2

# Council 'strongly questions' rationale of new town plan

THE rationale of a plan for the so-called 'McLaren New Town' to meet housing demand has been 'strongly questioned' by Elmbridge Borough Council.

Woking Borough Council is consulting with neighbouring authorities over its plans to develop the green belt site between Martyrs Lane and Woodham Lane.

The authority has identified the site for development between 2027 and 2040, to meet a market assessment need of 517 new homes per year.

There has been widespread opposition to the scheme in the area, which would lead to New Zealand Golf Club being used for a housing development.

Councillor Karen Randolph, portfolio holder for planning services at Elmbridge Borough Council, lodged an official response on Tuesday.

"It is unclear from Woking Borough Council's own evidence base and consultation document as to how land to the east of Martyrs Lane has emerged as a potential option for removal from the green belt and set aside to meet future development needs."

Woking had previously identified six sites in Byfleet, Mayford, Hook Heath and Pyrford for development, before proposing the Martyrs Lane site. The borough council had said in a previous consultation that developing land other than at these six sites would 'damage the purpose and integrity of the green belt'.

Elmbridge noted that Woking had judged the Martyrs Lane land to be of 'major importance'.

Cllr Randolph said: "Elmbridge Borough Council would therefore strongly question the rationale

behind the consideration of this area as a potential safeguarded site and why this area is being considered in principle as well as a substitute to the six areas listed previously. No documentation has been presented detailing why this approach would be more sustainable."

Elmbridge is currently consulting on its local plan proposals and a need to build 9,480 homes by 2035. The borough has identified three areas of 'weakly performing' green belt in Cobham and Long Ditton as potential development sites.

In the response to Woking, Cllr Randolph suggested that Elmbridge may seek the help of neighbouring authorities to meet housing need.

"Under its preferred option, the council has identified some opportunities for amending the green belt boundary in Elmbridge borough to meet increasing

housing need," she said.

"However, it is clearly stated that, due to the constraints of green belt and other environmental designations, the council will use the duty to co-operate to enquire as to whether other authorities have the potential to meet some of our need."

Cllr Randolph went on to express concerns regarding the traffic implications of a Martyrs Lane development for Elmbridge.

"Our particular concern is any impact on the A245 and A318, which straddles our borough boundaries and is a key route between our two areas and, in particular, Brooklands business park/ industrial estate," she added.

The deadline to feedback opinion on the Martyrs Lane proposal is 5pm on Monday February 27 - anyone wishing to comment can do so at [www.woking2027.info/](http://www.woking2027.info/) allocations.

# APPENDIX 52

## Publication of the responses to the Consultation on land to the east of Martyrs Lane

- Development Plan for Working
- Supplementary Planning Documents and Guidance
- Draft Site Allocations DPD
- Statement of Community Involvement
- Local Development Scheme
- Community Infrastructure Levy
- Research and Evidence Base
- Neighbourhood Planning
- Registers
- Archived planning policy documents

### Draft Site Allocations DPD

**Purpose of the document**

The Council is preparing a Site Allocations, Development Plan Document (DPD) to allocate sites for development and protection. This DPD will be part of the Development Plan for Working through and is critical to the delivery of the Working Class Strategy. Site allocations will be finished on an updated Proposal map.

On 17th April 2018, the Planning Committee for Planning at Site Council issued a statement on the progress of the DPD, including a date for next steps for next steps. The statement can be accessed on the Council's homepage at [www.southwicks.gov.uk](http://www.southwicks.gov.uk)

Consultation on land to the east of Martyrs Lane (now closed)

The consultation on land to the east of Martyrs Lane has now concluded. All representations received will be considered by the Council and will inform the finalisation of the Site Allocations DPD. The exact dates of the next public consultation will be agreed by the Council and published in due course.

The representations received during the consultation have been published and can be viewed online. Please note that representations are identifiable by surname and that there is no other search function within the software (e.g. to search by organisation). The Council has therefore prepared a [list of representations submitted from organisations and individuals](#) to assist in finding these particular representations.

Paper copies of the representations will also be available to view at Cood Offices shortly. Due to the volume of representations, the paper copies will not be kept in Reception. The following information is available for the representations received:

**DATE RECEIVED**

- View a Draft Site Allocations DPD
- Martyrs Lane Consultation List of Organisations
- Consultation on land to the east of Martyrs Lane
- Consultation on land to the east of Martyrs Lane, Sustainability Assessment Assessment Table
- Consultation on land to the east of Martyrs Lane, Heritage Impact Assessment, Dec 2015
- Summary of Comments received on Representations to the Local Development Scheme
- Draft Site Allocations DPD consultation documents
- Draft Site Allocations DPD Introduction
- Draft Site Allocations DPD Section A, SART, SART
- Draft Site Allocations DPD Section A, SART, LMSD
- Draft Site Allocations DPD Section B, SART, LMSD
- Draft Site Allocations DPD Section C, SART, LMSD
- Draft Site Allocations DPD Section Assessment

**View Martyrs Lane consultation comments** Back

Home > View - choose a category > Draft Site Allocations > Martyrs Lane consultation comments Search for a dataset

Help Views

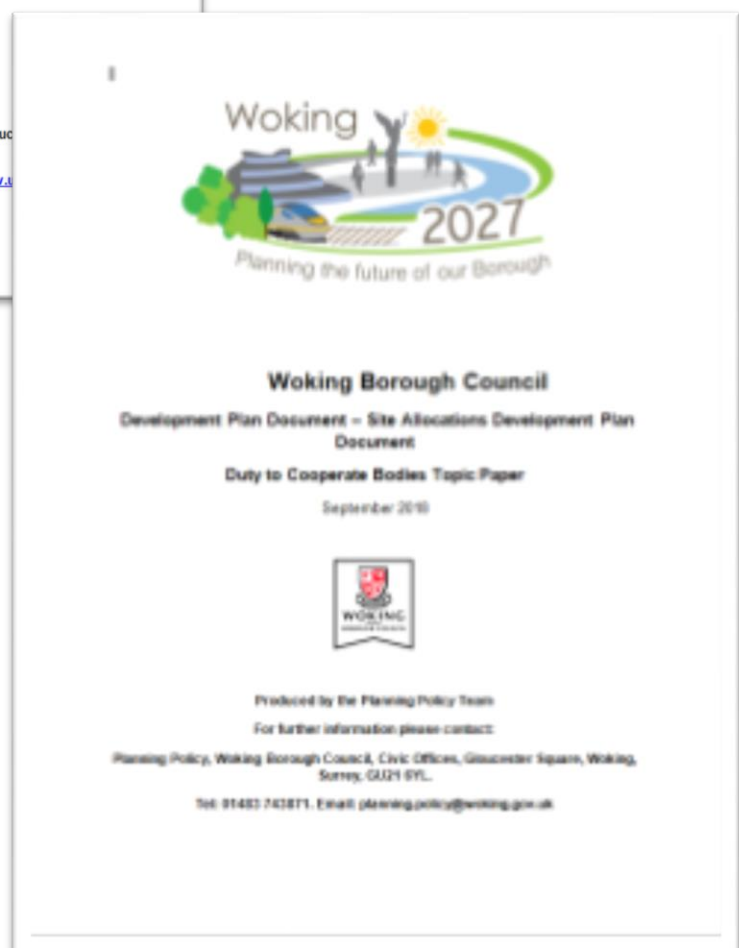
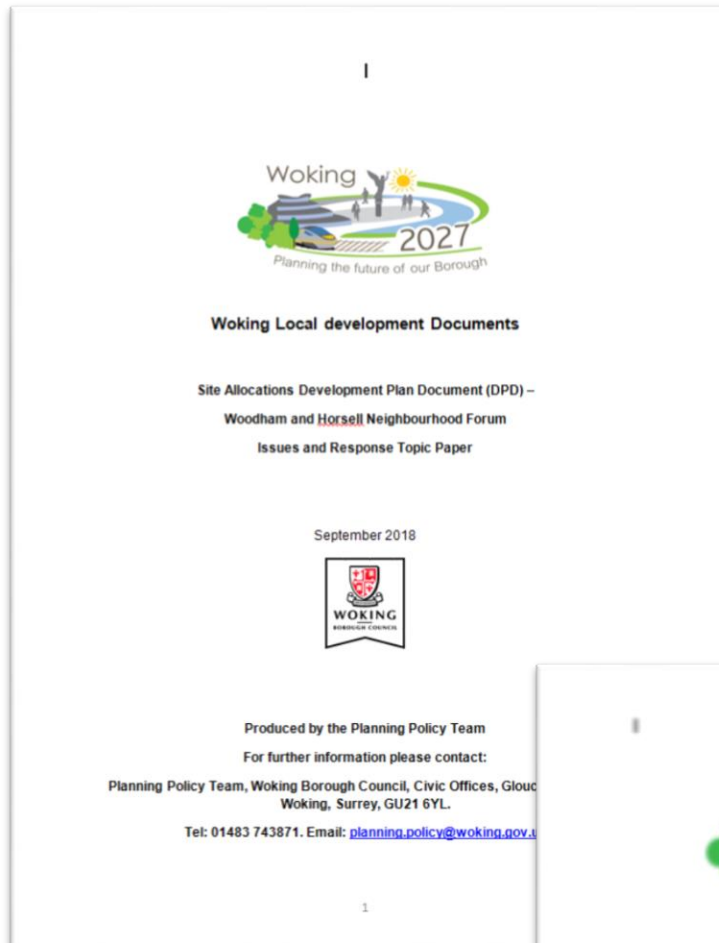
Title	Comment
Abdul-Rassak_S	<a href="#">View</a>
Abela_H	<a href="#">View</a>
Achebe_U	<a href="#">View</a>
Achebe_U2	<a href="#">View</a>
Acosta_Y	<a href="#">View</a>
Adam	<a href="#">View</a>
Adam_I	<a href="#">View</a>
Adam_A	<a href="#">View</a>
Adam_Alstar	<a href="#">View</a>
Adam_M	<a href="#">View</a>

## APPENDIX 53

Topic papers available at <https://www.woking2027.info/allocations>

Duty to Cooperate Bodies Topic Paper

Woodham and Horsell Neighbourhood Forum Issues and Response Topic Paper





# APPENDIX 54

## Woking Borough Council's website, 5 November 2018

The screenshot shows the Woking Borough Council website interface. At the top, there is a navigation bar with links for 'Skip to main content', 'Site help and accessibility options', 'Cookies', 'Data Protection', and 'Have this page read aloud'. Below this is a search bar and a 'Services gateway' section with buttons for 'Pay', 'Apply', 'Report', and 'services gateway'. The main content area features a large banner image of a park and a news article titled 'Final chance to have your say on future development sites' dated 05 November 2018. The article text discusses the final Draft Site Allocations Development Plan Document (DPD) and lists additional dwellings and floor space. A sidebar on the left contains a menu with categories like 'About Woking', 'Advice and benefits', 'Business In Woking', 'Community and living', 'Council and democracy', 'Waste and Recycling', 'Environment', 'Housing', 'Working for us', 'Leisure and culture', 'Planning and regulation', 'Transport and streets', and 'Contact us'.

Home > Latest news

### Final chance to have your say on future development sites

05 November 2018

Local residents have a final chance to have their say on future development sites across the Borough following the launch of a six-week consultation today (Monday 5 November 2018).

The final Draft Site Allocations Development Plan Document (DPD), which identifies potential urban and Green Belt sites for future housing, employment and infrastructure within Woking Borough to ensure it meets its future development requirements, had been agreed by Council at a meeting on Thursday 18 October 2018.

The Site Allocations DPD is an important document which Woking Borough Council is committed to prepare to enable the delivery of its Core Strategy. The Woking Core Strategy, which was adopted in October 2012, makes provision for the delivery of:

- 4,964 additional dwellings
- 93,900 sq. m of additional retail floor space
- 28,000 sq. m of additional office floor space
- 20,000 sq. m of additional warehouse floor space.

The Woking Core Strategy does not allocate specific sites for these proposals. It commits the Council to do so through the preparation of a Site Allocations DPD.

The document identifies 44 urban sites that are prioritised for development between its adoption and 2027. It also identifies four sites within the Green Belt for release between 2022 and 2027, and another three Green Belt sites to be safeguarded for future development between 2027 and 2040. Land has also been identified for infrastructure including Suitable Alternative Natural Greenspace (SANGs).

Cllr Ashley Bowes, Woking Borough Council's Portfolio Holder for Planning Policy, said: "Following almost three years of political debate and public consultation, we are now at the final stage of our Site Allocations Development Plan.

"During this process we have listened to resident concerns and, where justified, we have adapted our proposals. It is now for local residents and key stakeholders to review our proposals and have their final say before our Site Allocations DPD is submitted to the Secretary of State for public examination."

During summer 2015, the Council conducted an initial consultation on its proposals, which attracted over 32,000 individual representations. A further consultation was undertaken in January 2017 on the suitability of safeguarding land east of Martyrs Lane to meet long-term development needs.

During the six week consultation period, the Council's Planning Policy Team will be hosting two public events where officers will be available to answer questions.

- **Wednesday 21 November, 5.30pm to 7.30pm, H.G. Wells Conference and Events Centre, Woking**
- **Monday 26 November, 1pm to 4.45pm, Civic Offices, Gloucester Square, Woking**

The Draft Site Allocations DPD and its supporting Sustainability Appraisal Report, Habitats Regulations Assessment and Proposals Map will also be available to view at the following venues.

- Woking Borough Council, Civic Offices, Gloucester Square, Woking, GU21 6YL, Monday to Friday, 9am to 4.45pm.
- Woking, Byfleet, West Byfleet and Knaphill libraries. Please visit [www.surreycc.gov.uk](http://www.surreycc.gov.uk) for addresses and opening times of the libraries.
- By visiting [www.woking2027.info/allocations](http://www.woking2027.info/allocations)

All responses must be submitted before the consultation closes at 5pm, Monday 17 December 2018.

Once the consultation process is complete, all responses received will be considered before it is submitted to the Secretary of State for examination by an independent inspector who will assess whether the DPD is 'sound' before it is adopted by Council.

For more information about the Draft Site Allocations DPD and other planning policies, please visit [www.woking2027.info/allocations](http://www.woking2027.info/allocations)

## APPENDIX 55

Publicity of Regulation 19 in local newspaper:  
Woking News and Mail, 15 November 2018

### Final chance for a say on development sites

PEOPLE in Woking are being offered their last chance to have a say on sites across the borough which are proposed for future development.

The land is detailed in Woking Borough Council's final Draft Site Allocations Development Plan Document (DPD), which is now open to public consultation.

The document identifies potential urban and Green Belt sites for housing, employment and infrastructure development intended to ensure the borough can meet its future requirements.

Residents have until Monday 17 December to comment on 44 urban sites that are prioritised for development up to 2027. Four Green Belt sites are also proposed for release between 2022 and 2027, and another three Green Belt sites to be "safeguarded" for future development between 2027 and 2040.

Land has also been identified for SANGS (Suitable Alternative Natural Green Space) – alternative recreation areas required when housing is built near special wildlife protection sites.

The DPD is an important part of the Woking Core Strategy, which was adopted in October 2012. This makes provision for building an extra 4,964 homes, 93,900sq m of additional retail floor space, 28,000sq. m of additional office space and 20,000sq m of additional warehouse space.

Woking's portfolio holder for planning policy, Cllr

Ashley Bowes, commented: "Following almost three years of political debate and public consultation, we are now at the final stage of our Site Allocations Development Plan.

"During this process, we have listened to resident concerns and, where justified, we have adapted our proposals. It is now for residents and key stakeholders to review our proposals and have their final say before our site allocations DPD is submitted to the Secretary of State for Housing Communities and Local Government for public examination."

In the lead up to the end of a six-week consultation the council is staging two public events where officers will be available to answer questions. They are on:

● Wednesday 21 November, 5.30pm to 7.30pm, at the HG Wells Conference and Events Centre in Woking.

● Monday 26 November, 1pm to 4.45pm, at the Civic Offices in Woking town centre.

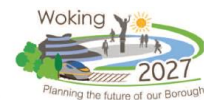
The draft site allocations plan and its supporting sustainability appraisal report, habitats regulations assessment and proposals map are available to view at the following venues:

● The council offices, Monday to Friday, 9am to 4.45pm.

● Woking, Byfleet, West Byfleet and Knaphill libraries – visit [www.surreycc.gov.uk](http://www.surreycc.gov.uk) for opening times.

The documents can also be seen online at [www.woking2027.info/allocations](http://www.woking2027.info/allocations).

Woking News and Mail, 15 November 2018



## Have your say on future development sites in Woking Borough

Woking Borough Council is preparing its Site Allocations Development Plan Document (DPD) to allocate sites for new homes, additional retail, offices and warehouses, transport projects and public green spaces that are needed until 2027 and beyond.

Before the plan is submitted to the Secretary of State for examination, there is a final opportunity to comment.

### Have your say

To view all documents relating to the consultation and have your say, please visit [www.woking2027.info](http://www.woking2027.info)

Consultation closes 5pm, Monday 17 December 2018.

To find out more about the sites, Woking Borough Council is hosting two public events where officers will be available to answer questions.


Date	Venue
Wednesday 21 November, 5.30pm to 7.30pm	H.G. Wells Conference Centre, Woking
Monday 26 November 1pm to 4.45pm	Reception, Civic Offices, Gloucester Square, Woking



**APPENDIX 56**

**Public notice: Statement of Representations Procedure of Regulation 19 in local newspaper. Woking News and Mail, 15 November 2018**

**PUBLIC NOTICES**



**Planning and Compulsory Purchase Act 2004 (as amended)  
The Town and Country Planning (Local Planning) (England) Regulations 2012  
(as amended)  
Statement of the Representations Procedure – Site Allocations Development Plan  
Document (DPD)**

Woking Borough Council has published its Site Allocations DPD and its accompanying Sustainability Appraisal Report, Habitats Regulations Assessment and Proposals Map for Regulation 19 consultation to give you the final opportunity to submit any representations, which will be taken into account before the Publication version of the DPD is submitted to the Secretary of State for Examination.

The main purpose of the Site Allocations DPD is to identify and allocate specific sites to enable the delivery of the Woking Core Strategy (2012). The Site Allocations DPD also takes a long term strategic view of the future, and safeguards land to meet future developments needs beyond the present Core Strategy period (between 2027 and 2040). The Site Allocations DPD is a Borough-wide Development Plan Document.

The Regulation 19 consultation is the final opportunity for you to comment on the Site Allocations DPD before it is submitted to the Secretary of State for Examination. The Council therefore values your involvement to ensure that the proposals of the DPD are sufficiently robust to manage development across the Borough.

The consultation period for the DPD is between 5 November 2018 and 17 December 2018 (by 5pm). You are encouraged to send any representations that you may have.

The Site Allocations DPD and its supporting Sustainability Appraisal Report, Habitats Regulations Assessment and Proposals Map are 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 visit [www.surreycc.gov.uk](http://www.surreycc.gov.uk) for address and opening times of the libraries.
- On the Council's website [www.woking2027.info/allocations](http://www.woking2027.info/allocations)

Representations may be accompanied by a request to be notified at a specified address of any of the following:

- that the Site Allocations DPD has been submitted to the Secretary of State for Independent Examination
- the publication of the recommendations of any person appointed to carry out an Independent Examination of the DPD and
- the adoption of the DPD.

The representation form provided by the Council allows you to indicate whether you wish to be informed when the DPD progresses to the next stages. If you do not use the form, please remember to specify whether you would like to be notified and provide your contact details.

Representation forms are available at the locations above, and also online at [www.woking2027.info/allocations](http://www.woking2027.info/allocations). The Council has also produced a guidance note to explain in detail what we are consulting on, and to assist you in submitting your comments. Representations made at this stage should relate to one of the tests of soundness set out in paragraph 35 of the National Planning Policy framework (NPPF). To be sound, the Site Allocations DPD should be positively prepared, justified, effective and consistent with national policy. It must also satisfy the legal and procedural requirements. The representation form has been designed to guide respondents to do this.

Representations can be e-mailed to [planning.policy@woking.gov.uk](mailto:planning.policy@woking.gov.uk) or posted to:  
The Planning Policy Team  
Woking Borough Council  
Civic Offices  
Gloucester Square, Woking  
Surrey GU21 6YL


**Representations must be received no later than 5pm on 17 December 2018**

Please be aware that all comments will be made publically available and identifiable by name and organisation. Any other personal information provided will be processed by Woking Borough Council in line with the General Data Protection Regulation. Please do let the Council know if you do not want your details to be retained on the Council's consultation database.

**Next stages of the process**

After the consultation period, all duly made representations received together with the DPD and its supporting documents will be submitted to the Secretary of State for Independent Examination. You will be notified of the details of the Examination.

If you have any questions on the draft DPD, 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)



**NOTICE IS HEREBY GIVEN** that the Borough Council has received applications for Planning Permission, Conservation Area Consent, Listed Building Consent, potential Departure, Major Development or which may affect a Public Right of Way or for works to trees in a Conservation Area or covered by a Tree Preservation Order, as the case may be, for developments as briefly described in the following schedule:

**Town & Country Planning (Listed Buildings & Buildings in Conservation Areas) Regulation 1990.**

**Vincent James Homes Ltd, 44B Commercial Way, Woking, PLAN/2018/1162/DR:** Erection of a five storey building comprising 5x self-contained one bedroom flats following demolition of existing building.

**19 Waldens Park Road, Horsell, Woking, PLAN/2018/1178/BC:** Proposed garage conversion with garage roof adaptation and internal alterations.

**Albion House, Church Path, Woking, PLAN/2018/1202/BRB:** Change of use of part of the lower ground floor from Nightclub (Sui Generis) to Class A4 (Drinking Establishment) use; Replacement of the shopfront, glazing and entrance doors; reconfiguration of elevations and a new glazed conservatory including new floorspace for the existing external terrace overlooking Church Path.

**Shoppers Car Park Red And Toys R Us, Victoria Way, Woking, PLAN/2018/1114/DR:** Erection of a 12x storey building comprising 10x levels of car parking (totalling 1,378x spaces) and A1 (retail) and/or D2 (assembly and leisure) uses at ground and upper ground floor levels (totalling 8,084 sq.m GIA); the erection of spiral entrance and egress ramps; provision of pedestrian and vehicular links to Victoria Square development, access, landscaping, and other associated works following demolition of the existing Red car park and ground floor uses.

**Town & Country Planning (Development Management Procedure) (England) Order 2015 – Notice Under Article 15 – Departure/Major Development/Right of Way/Environmental Statement**

**Football Pavilion, Kings Head Lane, Byfleet, West Byfleet, Surrey, PLAN/2018/1087/TR:** Erection of storage container.

**1 Heathfield Farm, Smarts Heath Road, Woking, PLAN/2018/1134/DR:** Proposed single storey side and rear extension and dormers on existing loft conversion.

**Shoppers Car Park Red And Toys R Us, Victoria Way, Woking, PLAN/2018/1114/DR:** Erection of a 12x storey building comprising 10x levels of car parking (totalling 1,378x spaces) and A1 (retail) and/or D2 (assembly and leisure) uses at ground and upper ground floor levels (totalling 8,084 sq.m GIA); the erection of spiral entrance and egress ramps; provision of pedestrian and vehicular links to Victoria Square development, access, landscaping, and other associated works following demolition of the existing Red car park and ground floor uses.

\* As this is a household application, in the event of an appeal against a refusal of planning permission, which is to be dealt with on the basis of representations in writing, any representations made about this application will be sent to the Secretary of State, and there will be no further opportunity to comment at appeal stage.

**NB: You should be aware that the Local Government (Access to Information) Act 2000 allows anyone the right to examine and receive copies of your representations.** Details of the application, together with submitted plans and documents may be inspected at the Civic Offices, Gloucester Square, Woking between 9am and 4.45pm, Monday to Friday. Any representations should be submitted to the Head of Planning Services within 21 days from the date of this notice. Also documents relating to these applications can be viewed at [www.woking.gov.uk/planningpublicaccess](http://www.woking.gov.uk/planningpublicaccess)

Dated: 15.11.2018  
Signed: Christopher Dale  
Development Manager

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**Notice of application for the grant of a Provisional Licence under Section 11 of the Licensing Act 2003**

Notice is hereby given that Staffans Ltd has applied to Woking Borough Council for the grant of a Provisional Licence in respect of premises to be situated at The Station, 47, West Byfleet, Surrey GU24 0BJ. The proposed Provisional Licence will authorise the sale of alcohol (except beer, wine and spirits) between 11.00am and 01.00am on the following days: Monday 12.00 – 01.00, Tuesday 12.00 – 01.00, Wednesday 12.00 – 01.00, Thursday 12.00 – 01.00, Friday 12.00 – 01.00, Saturday 12.00 – 01.00, Sunday 12.00 – 01.00. The proposed Provisional Licence will also authorise the sale of alcohol (except beer, wine and spirits) on the following days: Monday 12.00 – 01.00, Tuesday 12.00 – 01.00, Wednesday 12.00 – 01.00, Thursday 12.00 – 01.00, Friday 12.00 – 01.00, Saturday 12.00 – 01.00, Sunday 12.00 – 01.00.

**GOODS VEHICLE OPERATORS LICENCE**

Staffans Trees Ltd trading as Tree Clinic Surrey of 4 Vale Farm Road, Woking GU21 6DE is applying for an Operating Licence. To keep one goods vehicle at the OPERATING CENTRE at Wyevale Garden Centre, Eglew Road, Woking Surrey GU22 0NH. Owners or occupiers of land (including buildings) near the operating centre who believe that their use or enjoyment of that land would be affected, should make written representations to the Traffic Commissioner for South Eastern and Metropolitan Traffic Area, Hillcrest House, 386 Harehills Lane, Leeds LS9 6NF stating their reasons, within 21 days of this notice.



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# APPENDIX 57

## Publication of the responses to the Consultation on Regulation 19

The screenshot shows the Woking Borough Council website. At the top, there is a navigation bar with the council logo, a search bar, and links for 'ASK A QUESTION', 'COMMENT ON IT', 'GLOSSARY', 'PROPOSALS MAP', and 'USEFUL LINKS'. The main heading is 'DRAFT SITE ALLOCATIONS DPD'. A sidebar on the left contains a menu with items like 'Development Plan for Woking', 'Draft Site Allocations DPD', 'Supplementary Planning Documents and Guidance', 'Statement of Community Involvement', 'Local Development Scheme', 'Community Infrastructure Levy', 'Research and Evidence Base', 'Neighbourhood Planning', 'Registers', and 'Archived planning policy documents'. The main content area is titled 'Draft Site Allocations DPD' and includes a sub-section for 'Regulation 19 Consultation'. The text explains that the council has prepared its final draft of the Site Allocations Development Plan Document (DPD) and that all representations received during the Regulation 19 consultation have been published online. It provides contact information for the Planning Policy Team and a link to a list of organizations and their representations. A 'THIS SECTION' sidebar on the right lists various documents related to the DPD and consultation process.

The screenshot shows the DataShare website interface. At the top, it says 'DataShare Our Data. Free for all.' and includes the Woking Borough Council logo. The main heading is 'View Regulation 19 consultation comments'. Below this, there is a breadcrumb trail: 'Home > View - choose a category > Draft site allocations > Regulation 19 consultation comments'. A search bar is present with a 'Go' button. A 'Help' button is also visible. The main content is a table with the following structure:

Title	Comment
Aarssen_K	<a href="#">View</a>
Adams_A	<a href="#">View</a>
Adams_AandStandage_R	<a href="#">View</a>
Adamson_C	<a href="#">View</a>
Agnew_R	<a href="#">View</a>
Ahmed_S	<a href="#">View</a>
Alexander_L	<a href="#">View</a>
Allen_BandD	<a href="#">View</a>
Amer_S	<a href="#">View</a>

At the bottom of the table, there is a message: 'Only secure content is displayed. What's the risk?' with a 'Show all content' button. The URL 'http://www.woking.gov.uk/' is visible in the browser's address bar.