

The following draft Sustainability Appraisal Report is the latest iteration of the Report, published for the Council meeting on 20 October 2016. It was intended for publication as part of the Regulation 19 consultation on the Site Allocations DPD in early 2017.

At its meeting on 20 October 2016, the Council 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 and 2040. Following consideration of the responses to this additional public consultation exercise, the draft Sustainability Appraisal Report may be updated again prior to the Regulation 19 consultation period.



**Woking Borough Council
Local Development Documents**

**Draft Sustainability Appraisal Report (incorporating
Strategic Environmental Assessment) for the**

**Draft Site Allocations Development Plan
Document 2016**



October 2016

TABLE OF CONTENTS

1. Introduction	page 4
2. Schedule of SEA Directive Requirements	page 9
3. Sustainability Appraisal Process	page 12
4. Policy context in which the plan is being prepared	page 19
5. Contents of the Site Allocations DPD	page 22
6. Identification and review of other relevant policies, plans and programmes that have a bearing on the Site Allocations DPD	page 23
7. Current Baseline Situation	page 24
8. Likely Situation without the Site Allocations DPD (the Business as Usual Scenario)	page 32
9. Summary of the Key Challenges facing the Borough until 2027 and their Key Sustainability Issues	page 36
10. Sustainability Appraisal Objectives and Framework	page 42
11. Sustainability Appraisal Methodology	page 50
12. Relationship between the SA of the Site Allocations DPD and Green Belt Boundary Review report	page 72
13. Factors that have informed the determination of reasonable alternatives	page 73
14. Limitations and uncertainties encountered during the SA Process	page 74
15. The Sustainability Appraisal and its Findings	page 75
16. Cumulative Impacts	page 103
17. Recommended optimising/mitigating measures	page 106
18. Monitoring Arrangements	page 107
19. Consultation and Next Steps	page 108
20. Conclusion	page 110

List of Figures and Tables

Figure 1: Stages in the preparation of a Development Plan Document

Figure 2: Sustainability Appraisal Process

Figure 3: SA Matrix for assessing individual sites

Table 1: A Checklist of the SEA Directive

Table 2: Method of Travel to Work 2001 Census vs. 2011 Census.

Table 3: Sustainability issues for Woking Borough

Table 4: Sustainability Appraisal Objectives

Table 5: Sustainability Appraisal Framework

Table 6: Effect criteria checklist

Table 7: List of preferred Green Belt sites

Table 8: List of rejected Green Belt sites

Table 9: Cumulative Impact Assessment

List of Appendices

Appendix 1 – Relationship of the DPD to other Plans, Programmes, Policies and Strategies (updated)

Appendix 2 – Baseline data

Appendix 3 – List of consultees

Appendix 4 – List of evidence base

Appendix 5 – List of sites appraised in the SA

Appendix 6 – Effects criteria checklist with decision aiding questions

Appendix 7 – List of sites rejected by threshold

Appendix 8 – List of sites rejected by policy constraints

Appendix 9 – List of reasonable alternative Green Belt sites appraised in the SA

Appendix 10 – List of reasonable alternative urban sites appraised in the SA

Appendix 11 – Full details of the SA of Urban sites (*separate document*)

Appendix 12 – Full details of the SA of Green Belt sites (*separate document*)

Appendix 13 – Summary of SA result and Green Belt boundary review report

Appendix 14 – Map of land parcels accessed by the Green Belt boundary review

Appendix 15 – Level of Development policy protection by the Core Strategy

Appendix 16 – Map illustrating sites recommended for allocation in the Site Allocations DPD

Appendix 17 – Anticipated capacity of preferred sites

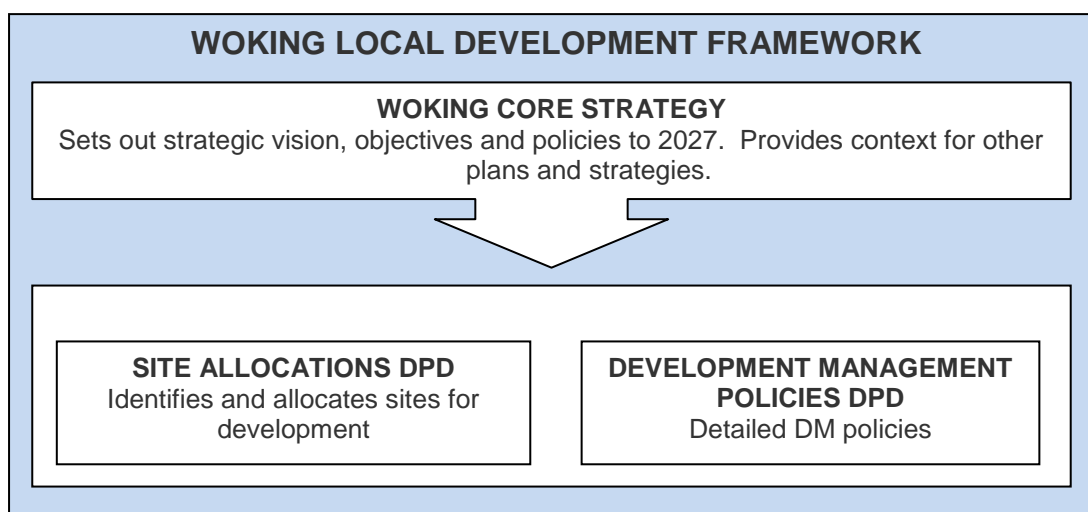
Appendix 18 – SA of Additional Sites Arising from Regulation 18 Consultation (*separate document*)

1 INTRODUCTION

- 1.1 The Woking Core Strategy was adopted in October 2012. It sets out the quantity of development to be provided between 2010 and 2027, their broad spatial distribution and the standards that the development is expected to achieve. In particular, it make provision for the delivery of 4,964 net additional dwellings, 28,000 sq.m of office floorspace, 20,000 sq.m of warehouse floorspace and 93,900 sq.m of retail floorspace. The Core Strategy does not allocate specific sites to bring forward these proposals. It commits the Council to prepare a Site Allocations Development Plan Document (DPD) for this purpose. The overall purpose of the Site Allocations DPD is to allocate specific deliverable sites to enable the delivery of the development proposals of the Core Strategy. It does not seek to review the requirements of the Core Strategy. The Core Strategy has its own built in mechanism for monitoring and reviewing its requirements. The monitoring of how the Core Strategy is performing against its objectives is reported in the Annual Monitoring Report (AMR). The latest AMR was published in December 2014 and is on the Council's website (www.woking.gov.uk). In preparing the Site Allocations DPD, Woking Borough Council is required by the Planning and Compulsory Purchase Act (2004) to carry out a Sustainable Appraisal (SA).
- 1.2 The SA has been carried out to encompass the provisions of the European Union Directive 2001/42/EC (SEA Directive), which requires an assessment of the effects of certain plans and programmes on the environment. The main purpose of the European Directive is to provide adequate protection for the environment and to ensure the integration of environmental considerations into the preparation of plans and programmes. This requirement is relevant to Woking Borough because of the existence of a number of European environmentally designated sites within its boundaries such as the Thames Basin Heaths Special Protection Areas (SPA) and the Thursley, ash, Pirbright and Chobham Special Area of Conservation (SAC). The draft SA Report has a wider remit and assesses the environmental, economic and social implications of the Site Allocations DPD, and is published for public consultation alongside the draft DPD. Comments received will be taken into account before finalising the SA Report for Submission.
- 1.3 A Habitats Regulation Assessment screening of the draft Site Allocations DPD proposals with potential for impacts on natura 2000 and RAMSAR sites has also been carried out. This is a separate document, which complements this SA Report. The recommendations of the assessment have been taken into account in preparing the proposals of the Site Allocations DPD.
- 1.4 The Core Strategy which the Site Allocations DPD seeks to deliver was the subject of a comprehensive SA Report, which was considered at the Core Strategy Examination. The Inspector accepted that the SA of the Core Strategy has been prepared to meet the requirements of the European Directive and the Planning and Compulsory Purchase Act. Overall, the SA Report of the Core Strategy concluded that the Core Strategy will make a positive contribution towards achieving sustainable development of the area. The SA Report of the Core Strategy is on the Council's website (www.woking.gov.uk).
- 1.5 The National Planning Policy Framework (NPPF) emphasises that SAs should be proportionate and should not repeat policy assessment that has already been undertaken. Where possible the local planning authority should consider how the preparation of any assessment will contribute to the plan's evidence base. The SA of the Site Allocations DPD takes this guidance into account where relevant.

Background to the Site Allocations Development Plan Document (DPD)

- 1.6 The Woking Local Development Documents (LDDs) are a collection of local planning policy documents to help guide land use decisions in the area. A range of documents will make up the LDDs, the main component of which is the Woking Core Strategy. The Core Strategy is a strategic level document which sets out the overall scale of growth envisaged up to 2027, their broad location to achieve sustainable development and the standard that the development should achieve. The Core Strategy does not allocate specific sites for development. It commits the Council to do so through the Site Allocations DPD. The Site Allocations DPD is therefore of significant importance to the delivery of the Core Strategy.
- 1.7 The Site Allocations DPD will identify and allocate sites for development. In particular, it will identify land for new housing, employment, green infrastructure and other land uses throughout the Borough up to 2027. In addition, it will safeguard land to meet long term development needs of the area between 2027 to 2040, including an appropriate defensible Green Belt boundary to ensure its enduring permanence.
- 1.8 The following diagram shows how Woking's LDDs relate to each other.



Purpose of Sustainability Appraisal

- 1.9 The purpose of the SA is to promote sustainable development through better integration of sustainability considerations into the preparation and adoption of plans, in this case the Site Allocations DPD. The SA assesses the social, economic and environmental implications of proposed proposals in the Site Allocations DPD in a consistent manner. The following box provides further general information on sustainability appraisal.

WHAT IS SUSTAINABILITY APPRAISAL?

Sustainability Appraisal (SA) is a process through which the sustainability implications of a plan or programme, generally prepared by a public authority, are assessed. The SA process aims to test the overall plan, and each policy it contains, against the sustainability objectives which have been agreed for this purpose. The plan can then be altered, if appropriate, to maximise its benefits and minimise its adverse effects. SAs are intended to help planning authorities work towards achieving sustainable development in line with the five principles set out in the UK Sustainable Development Strategy (as also quoted in the National Planning Policy Framework).

Living Within Environmental Limits

Respecting the limits of the planet's environment, resources and biodiversity to improve our environment and ensure that the natural resources needed for life are unimpaired and remain so for future generations.

Ensuring a Strong, Healthy and Just Society

Meeting the diverse needs of all people in existing and future communities, promoting personal wellbeing, social cohesion and inclusion, and creating equal opportunity for all.

Achieving a Sustainable Economy

Building a strong, stable and sustainable economy which provides prosperity and opportunities for all, and in which environmental and social costs fall on those who impose them (polluter pays), and efficient resource use is incentivised.

Using Sound Science Responsibly

Ensuring policy is developed and implemented on the basis of strong scientific evidence, whilst taking into account scientific uncertainty (through the precautionary principle) as well as public attitudes and values.

- 1.10 The process of SA involves a series of stages by which the content of an emerging plan is appraised against a series of sustainability objectives. The Appraisal must also incorporate the requirements of the European Directive 2001/42/EC – commonly referred to as the Strategic Environmental Assessment (SEA) Directive - on the 'assessment of the effects of certain plans and programmes on the environment'. The SEA Directive focuses on environmental issues, whilst the sustainability appraisal is broader and also considers social and economic issues. As there are many crossovers between SA and SEA, government guidance¹ has recommended that the two processes be undertaken simultaneously in an integrated manner.
- 1.11 The final output of the appraisal process is a Sustainability Appraisal Report that also includes an environmental assessment in accordance with the European Directive. The SA Report will be published alongside the Site Allocations DPD. The extent to which the SA Report has achieved compliance with the SEA Directive is demonstrated in Section 2 (Table 1).

¹ ODPM (2005) *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents*

Purpose of this Sustainability Appraisal Report

- 1.12 This SA solely relates to the Site Allocations DPD. It is informed by the SA of the Core Strategy.
- 1.13 Options for the spatial distribution of development in the Borough were appraised as part of the SA of the Core strategy. It concluded that the most sustainable location for development would be on previously developed land in the main centres, in particular, the Town Centre. The SA of the Core Strategy also recognised that land released from the Green Belt will be needed to deliver additional homes, especially family homes, which cannot all be met in high density flatted developments. The SA of the Site Allocations DPD has been carried within this broad context. In this regard, one of the primary purposes of the SA is to identify through the appraisal any mitigation measures that might be necessary to be incorporated as key requirements for the sustainable development of the various allocations. The key requirements of the individual allocations in the DPD reflect the outcome of the SA.
- 1.14 This draft SA Report sets out the approach and outcome of the SA and SEA prepared in-house by Woking Borough Council for the Site Allocations DPD. The SA has been carried out as an integral part of the Site Allocations DPD process and has informed the selection of preferred sites for allocation. In this regard, both documents should be read in conjunction with each other. A copy of this draft SA Report is on the Council's website. Comments received from the public consultation period (Regulation 18 consultation) have informed this iteration of the SA Report, which in turn has informed the Submission Draft Site Allocations DPD. The comments received during the next consultation period (Regulation 19) will be used to inform further stages of the Site Allocations DPD process.. The final SA Report is one of the 'Proposed Submission' documents that must be 'published', as per Regulation 19 of the Local Planning Regulations 2012² and submitted to the Secretary of State. In this regard, a key purpose of the SA Report is to meet the requirements of the Act to help justify a sound DPD.

Structure of the SA Report

- 1.15 This introductory section (Section 1) provides background information regarding the preparation of the Site Allocations DPD and explains the requirements to undertake SA. The remainder of the main body of this report is structured as follows:
- Section 2: Schedule of SEA Directive requirements
 - Section 3: Sustainability appraisal process – description of how the assessment was undertaken including any difficulties encountered and in relation to consultation;
 - Section 4: Policy context in which the plan is being prepared
 - Section 5: Content of the Site Allocations DPD
 - Section 6: Identification and review of other relevant policies, plans and programmes
 - Section 7: Current baseline situation
 - Section 8: Likely situation without the Site Allocations DPD
 - Section 9: Summary of key challenges and sustainability issues facing the Borough
 - Section 10: Sustainability appraisal objectives and framework
 - Section 11: Sustainability appraisal methodology

² The Town and Country Planning (Local Planning) (England) Regulations 2012

- Section 12: Relationship between SA of the Site Allocations DPD and Green Belt boundary review report
- Section 13: Factors that has informed the determination of reasonable alternatives
- Section 14: Limitations and uncertainties encountered during the SA process
- Section 15: Sustainability Appraisal findings
- Section 16: Cumulative impacts
- Section 17: Recommended optimising/mitigating measures
- Section 18: Monitoring arrangements
- Section 19: Consultation and next steps
- Section 20: Conclusion

2 SCHEDULE OF SEA DIRECTIVE REQUIREMENTS

2.1 A key objective of the SEA Directive is ‘to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development’. The Directive defines ‘environmental assessment’ as a procedure comprising:

- preparing an Environmental Report on the likely significant effects of the draft plan or programme;
- carrying out consultation on the draft plan or programme and the accompanying Environmental Report;
- taking into account the Environmental Report and the results of consultation in decision making; and
- providing information when the plan or programme is adopted and showing how the results of the environmental assessment have been taken into account.

2.2 The Council is satisfied that the above objectives have been met. To meet the above objective and what is meant by environmental assessment, the Directive sets out detailed specific requirements. Table 1 lists the details of the requirements and where they are covered in the Report. This table is deliberately set out at the beginning of the Report to guide the reader about how the requirements of the Directive have been met.

Table 1 - A Checklist of the SEA Directive

Requirements of the Directive	Where it is covered in Report
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. (The information to be given is (Art. 5 and Annex 1);	SA Report Section 9, 15
a) An outline of the contents, main objectives of the plan and programme and relationship with other relevant plans and programmes;	Sections 1, 4, 5, 6 and Appendix 3
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	Sections 7, 8, 9
c) The environmental characteristics of areas likely to be significantly affected;	Section 8
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	Sections 9
e) The environmental protection objectives, established at international, community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation;	Sections 4, 9, 10
f) The likely significant effects on the environment, including issues such as biodiversity, population, human health, fauna,	Appendix 15, Appendices 11,

flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should be secondary, cumulative, synergistic, short, medium and long term permanent, temporary, positive and negative effects).	12, 18
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	Section 17, Appendices 11, 12, 18
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know how) encountered in compiling the required information;	Sections 11, 12, 13, 15
i) A description of measures envisaged concerning monitoring in accordance with Article 10;	Section 15, 18
j) A non-technical summary of the information provided under the above headings;	Separate document
The report shall include information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication on the assessment (Art. 5.2);	SA Report
Consultation <ul style="list-style-type: none"> • authorities with environmental responsibilities, when deciding on the scope and level of the information to be included in the environmental report (Art 5.4); 	Section 19, Appendix 3
<ul style="list-style-type: none"> • authorities with environmental responsibility and the public shall be given an early and effective opportunity within an appropriate time frame to express their opinion on the draft plan or programme and the accompanying environmental report before adoption of the plan or programme (Art. 6.1, 6.2); 	Section 19, Appendix 3
<ul style="list-style-type: none"> • other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7); 	N/A
Taking the environmental and the results of the consultation into account in decision-making (Art. 8);	Section 17, Appendices 11, 12, 18, DPD
Provision of information on the decision: When the plan or programme is adopted, the public and any countries consulted shall be informed and the following made available to those so informed: <ul style="list-style-type: none"> • the plan or programme as adopted; • a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report pursuant to Art. 5, the opinions expressed pursuant to Article 6 and the results of the consultations entered into pursuant to Article 7 have been taken into account in accordance with Article 8, and the reason for choosing the plan or programme as adopted, in the light of the 	Requirement to be followed after adoption of DPD

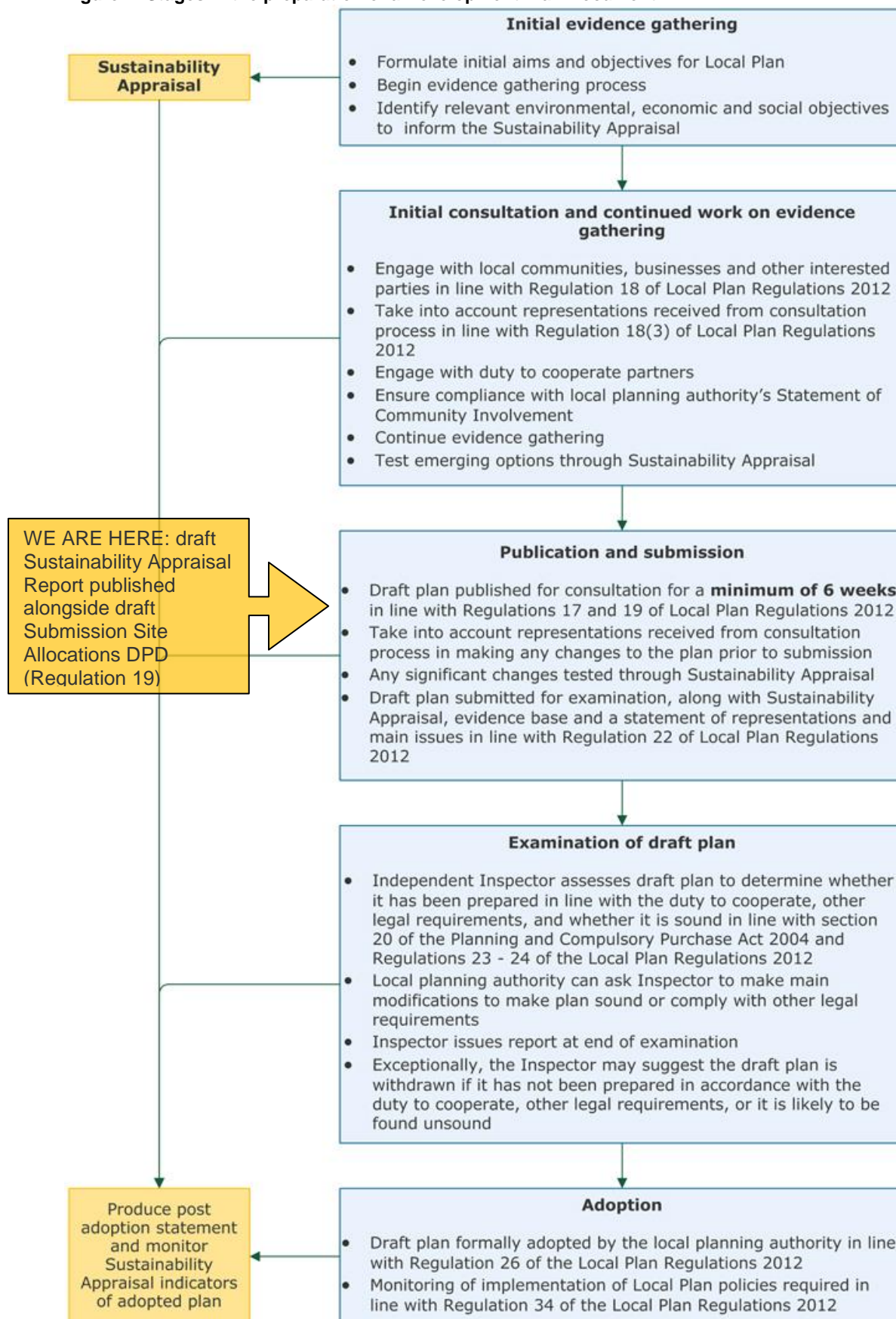
<p>other reasonable alternatives dealt with; and</p> <ul style="list-style-type: none"> the measures decided concerning monitoring (Art. 9 and 10); 	
Monitoring the significant environmental effects of the plan's or programme's implementation (Art. 10);	Section 18
Quality assurance: environmental report should be of a sufficient standard to meet requirements of the SEA Directive (Art. 12).	Section 20, SA Report

3 THE SUSTAINABILITY APPRAISAL PROCESS

Stages in the DPD Preparation Process and Relationship to Sustainability Appraisal

- 3.1 The key stages for preparing DPDs are significantly prescribed by the Regulations. Local Authorities will be required to demonstrate how their DPD satisfies all statutory requirements, including the provisions of the Regulations. An essential part of the process is the extent to which the local community has been involved in the plan making process in accordance with the Statement of Community Involvement. The Council plans to give two separate formal opportunities for the community to be involved in the Site Allocations DPD process in accordance with Regulations 18 and 19 of the Regulations. The SA will be published alongside the Site Allocations DPD for comments, which will be taken into account to inform the subsequent stage of the process. In addition, there has been a series of informal consultation with the statutory consultees and key stakeholders to seek technical input to inform the process.
- 3.2 The various stages that the Council must follow in preparing the Site Allocations DPD are summarised in Figure 1 below. The stage reached in the process is indicated by an arrow.
- 3.3 The Government has published *Sustainability Appraisal of Regional Spatial Strategies and Local Plan Documents (November 2005)* and the *National Planning Policy Guidance* to provide guidance on the preparation of SAs. They set out five key stages for the preparation of SAs for Development Plan Documents. These are:
- Setting the context and objectives, establishing the baseline and deciding on the scope;
 - Developing and refining alternatives and assessing effects;
 - Prepare the Sustainability Appraisal Report;
 - Publish and consult on the Sustainability Appraisal Report and Local Plan;
 - Post adoption reporting and monitoring.
- 3.4 The Sustainability Appraisal process and its relationship with the DPD process are illustrated by Figure 2.

Figure 1: Stages in the preparation of a Development Plan Document

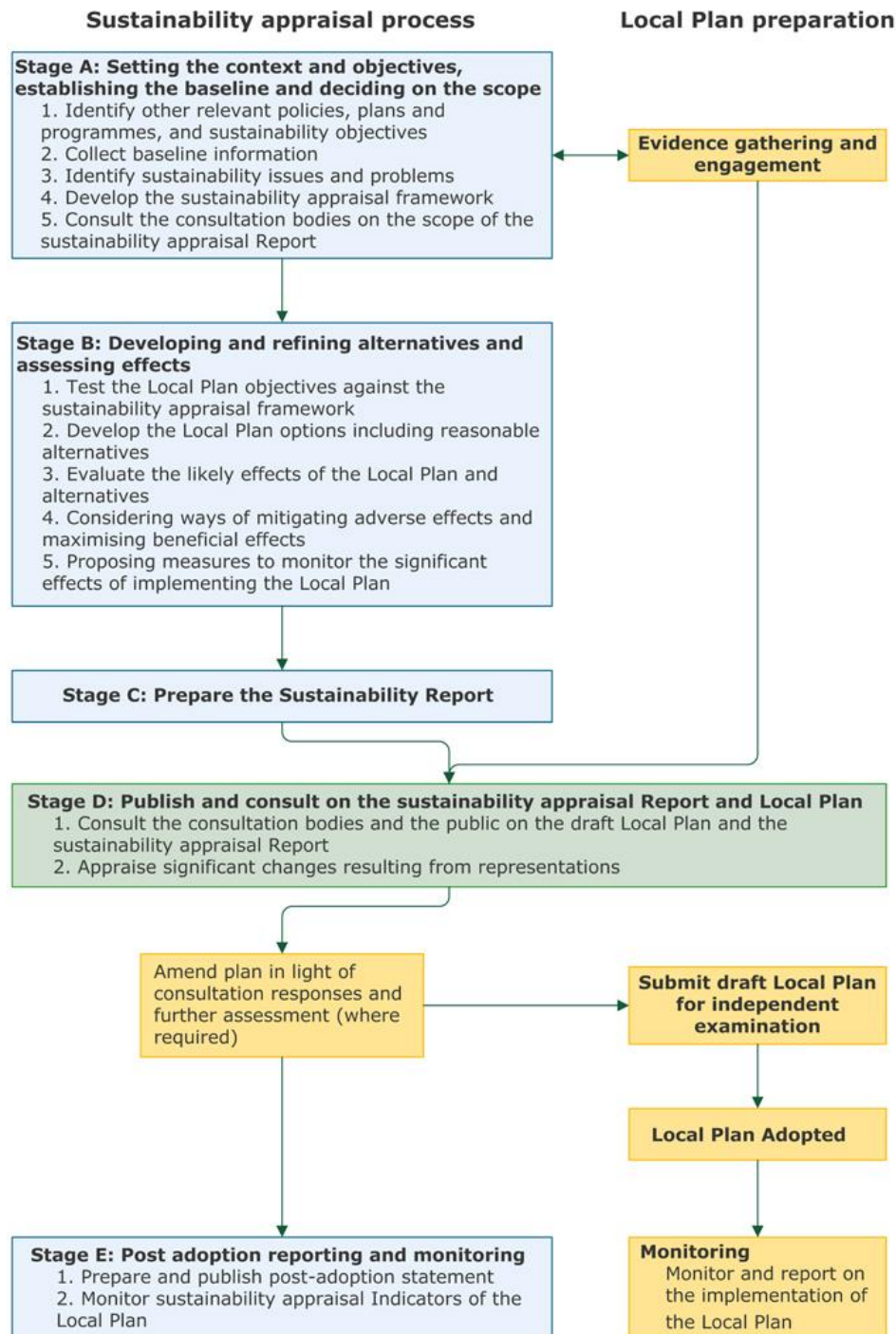


Source: draft [National planning practice guidance](#) (CLG, extract 17 September 2013)

Stages in the Sustainability Appraisal Process

3.5 The key stages of the sustainability appraisal process and its relationship to Local Plan are shown in Figure 2, below. This has been extracted from the Government's latest Planning Practice Guidance, which provides clarity on the purpose of sustainability appraisal and how the process should be applied to Local Plan preparation.

Figure 2: Sustainability Appraisal Process.



Source: Planning practice guidance at <http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-local-plans/> (accessed March 2014)

- 3.6 The appraisal has been carried out in-house by the Planning Policy team. Undertaking the process in-house has helped to ensure that the key findings of the appraisal were taken into account in the preparation of the draft Site Allocations DPD as an integral process. The Council is currently at Stage D of the process as depicted in Figure 2. The SA Framework from the Scoping Report was used to test the site allocations of the draft Site Allocations DPD. The results of this assessment, as well as the outcome of each of the steps within Stage B, have been conveyed within this draft SA Report (Stage C). This SA Report now accompanies the draft Site Allocations DPD and will be subject to consultation by 'consultation bodies'³, key stakeholders and members of the public (Stage D) at the Regulation 19 stage.
- 3.7 The Council has published an up-to-date Scoping Report (February 2014) that sets out the scope of the SA for the Site Allocations DPD. The Scoping report is the first stage of the SA process that provides the foundation blocks for the preparation of the SA Report. A copy of the Scoping Report is on the Council's website (www.woking.gov.uk). It is mainly about gathering information to inform the SA process and addresses the key tasks in Stage A of Figure 2. These include:
- Identify other relevant policies, plans and programmes and sustainability objectives;
 - Collect baseline information;
 - Identify sustainability issues and problems;
 - Develop the sustainability appraisal framework;
 - Consult the consultation bodies on the scope of the sustainability appraisal report.
- 3.8 Details of these stages are set out below.

Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope

- 3.9 The first stage of the SA process – setting the context and objectives, establishing the baseline and deciding the scope – was undertaken by the Council and published as *Development Delivery Development Plan Document Sustainability Appraisal final Scoping Report (February 2014)*. The Scoping Report is available to view online at www.woking2027.info. The Scoping Report provides context for both the Site Allocations DPD and the Development Management Policies DPD.
- 3.10 The Core Strategy Scoping Report (February 2010) was designed to be used as a basis for all documents subsequently produced as part of Woking LDD preparation. However, having reviewed the Core Strategy Scoping Report it was concluded that various sections required updating, including the relevant policies, plans and programmes (particularly since the National Planning Policy Framework has been introduced) and the baseline information. By bringing this information up-to-date specifically with the Development Management Policies DPD and Site Allocations DPDs in mind, the most relevant sustainability issues and problems could be identified and a more appropriate Sustainability Appraisal framework could be developed.

³ As set out in the Town and Country Planning (Local Planning) (England) Regulations 2012

3.11 As part of the scoping exercise, a desk-based study was undertaken to update the existing wide range of plans, policies and programmes at the international, national, regional and local level. As many plans and programmes were collected for the Core Strategy sustainability appraisal, this study looked at only new or updated plans and programmes and strategies of relevance. The latest table showing the relationship of the Site Allocations DPD to other plans, programmes, policies and strategies can be found in **Appendix 1**. This has been updated since the publication of the Scoping Report to include the following new documents (see final column of Appendix 1 to understand how SA will take these into account):

- Woking Borough Draft Local Transport Strategy and Forward Programme, Surrey Transport Plan (September 2014)
- Woking 2050: Draft Climate Change Strategy (2014)
- Biodiversity and Planning in Surrey (May 2014)

3.12 Baseline information was collated and analysed to provide information on the current and likely future state of the Borough. This was first undertaken as part of the Scoping Report stage and refined throughout the appraisal process. The purpose of the collection and analysis of baseline information is threefold:

- it provides important contextual information on the current and likely future state of the Borough to inform the identification of key sustainability issues;
- secondly, it provides the basis for identifying trends and predicting the significant effects of site allocations and development management policies on sustainability. Knowledge of existing sustainability conditions is crucial to an effective appraisal and understanding of Site Allocations and Development Management policies effects, on sustainability in the Borough; and
- thirdly, it provides a series of indicators and targets, which can be used in monitoring the identified significant effects of the Site Allocations and Development Management policies.

3.13 Much of the baseline information was held by the monitoring section of the Planning Policy Team and other departments within the Council. However, additional liaison with statutory consultees (such as the Environment Agency) and other key stakeholders (such as the Surrey Wildlife Trust) during statutory consultation and informally has contributed to this information and improved the breadth and robustness of the baseline. The latest baseline information can be found in **Appendix 2**.

3.14 The sustainability appraisal framework (SA Framework) is central to the appraisal process and contains the sustainability objectives against which the emerging Site Allocations and Development Management policies were appraised. The revised, up-to-date SA Framework was consulted on in January-February 2014, and views were gathered from the Environment Agency, English Heritage and Natural England, as prescribed by the SEA Regulations⁴. The Council also consulted with other key stakeholders, listed in **Appendix 3**, including neighbouring authorities.

⁴ The Environmental Assessment of Plans and Programmes Regulations 2004 – the SEA Regulations

3.15 The detailed comments and responses can be found in Appendix 5 of the Scoping Report (available here: <http://www.woking2027.info/allocations/allocation>). A summary of the key comments received is set out below:

- Addition of various documents for inclusion in Plans, Programmes, Policies and Strategies table;
- Addition of assessment criteria e.g. 'Source Protection Zones and Aquifers';
- Updates to the Baseline Information e.g. to include Biodiversity Opportunities Areas, Species of Principal Importance and Habitats of Principle Importance;
- Amendments to 'sustainability issues' table, confirming legally protected species and declining species of the Borough, as well as degree of flood risk from water bodies in the Borough.
- Seek sufficient protection of wildlife on both designated and undesignated nature sites;
- Additional considerations under Sustainability Appraisal Objectives, such as Objective 6 on "Make the best use of previously developed land and existing buildings" ensuring that the value is adequately assessed in terms of landscape, townscape, amenity, habitats, use by protected species.

The Scoping Report and SA Framework were modified according to comments received. The SA is also informed by other evidence base of the Council as set out in **Appendix 4**.

Stage B: Developing and refining options and assessing effects

3.16 Developing options for a plan is an iterative process, and incorporates feedback from consultation with public and stakeholders. The SA can help to identify where there may be other 'reasonable alternatives' to the options being considered for a plan. 'Reasonable alternatives' is a term used in the SEA Directive and Regulations, and are therefore legally required to be considered when preparing a plan. The options for the Site Allocations DPD include potential sites for development, and there have been a number of stages in developing and refining the site options as described in more detail in **Section 15**.

Stage C: Preparing the Sustainability Appraisal Report

3.17 This draft SA Report details the process undertaken to date in carrying out the SA of the draft Site Allocations DPD, as well as setting out the findings of the appraisal.

Stage D: Consultation on the Site Allocations DPD and the SA Report

3.18 There are two formal stages for consultation⁵ prescribed by the SEA Regulations⁵. The first requires Woking Borough Council to invite comments on the Scoping Report from the Environment Agency, English Heritage and Natural England. The Council may also consult with other interested parties at their discretion. Consultation on the Scoping Report lasted for five weeks, as required by Regulation 12(6) of the SEA Regulations. Following this period, responses were analysed and amendments were made to the Scoping Report to reflect the advice of consultees and in the interests of improving the process of the sustainability appraisal. The responses to the consultation and the resulting actions taken are included at Appendix 5 of the Scoping Report. Useful comments were provided by the consultees on additional plans, policies and programmes that could be referred to, further details of the sustainability issues affecting the Borough, and suggestions for baseline indicators.

⁵ The Environmental Assessment of Plans and Programmes Regulations 2004 – the SEA Regulations

- 3.19 The second formal consultation stage for SA Report is the consultation on the SA Report⁶ to accompany the consultation on the draft Site Allocations DPD. In the interests of producing a robust and informative SA Report, this round of consultation will be vital in ensuring that representations received are taken into account before a final version is published.
- 3.20 The Council carried out public consultation (in accordance with Regulation 18 of the Local Plan Regulations 2012) on the draft Site Allocations DPD and draft SA Report between June and July 2015. Comments received were taken into account in preparing this latest version of the SA Report – resulting in the appraisal of additional sites and undertaking a consistency check - which has informed the proposed Submission version of the Site Allocations DPD.
- 3.21 The Council is now inviting representations on the proposed Submission Site Allocations DPD and the draft SA Report in accordance with Regulation 19 of the Local Plan Regulations 2012. Comments received will be taken into account before the SA Report is submitted as an accompanying document to the DPD for Examination. In addition to the formal consultation with the statutory consultees, the Council also informally engaged with them to seek their technical input before the draft SA is published for consultation.

Stage E: Monitoring and Reporting of the Site Allocations DPD

- 3.22 The Final SA Report will set out recommendations for monitoring the social, environmental and economic effects of implementing the Site Allocations DPD. These monitoring proposals would be considered within the context of the broader monitoring framework of the Core Strategy, Site Allocations DPD as part of the Council's Annual Monitoring Report.

⁶ Regulation 12 of the SEA Regulations

4 POLICY CONTEXT IN WHICH THE PLAN IS BEING PREPARED

European Directive and National Planning Policy

- 4.1 The European Union Directive 2001/42/EC (SEA Directive) requires an assessment of the effects of certain plans and programmes on the environment. The key purpose of the European Directive is to provide adequate protection for the environment and to ensure the integration of environmental considerations into the preparation of plans and programmes. Strategic Environmental Assessment of plans and programmes is a key principle of the UK planning system. There are other European Directives, which apply to UK planning practice. For example in 1992, European Union governments adopted the Habitats Directive to protect the most seriously threatened habitats and species across Europe. This Directive complements the Birds Directive of 1979. At the heart of these Directives is the creation of a network of sites called Natura 2000. The Birds Directive requires the establishment of Special Protection Areas (SPAs) for birds. Furthermore, the Habitats Directive requires Special Areas of Conservation (SACs) to be designated for other species and habitats of European significance. Woking Borough has both of these sites designated within its borders. A separate Habitats Regulations Assessment screening has been carried out to assess the impacts of the Site Allocations DPD on these sites. Details of the assessment are on the Council's website and hard copies can be obtained on request.
- 4.2 At the heart of national planning policy is the objective of achieving sustainable development. Section 19 of the Planning and Compulsory Purchase Act 2004 requires a local planning authority to carry out a sustainability appraisal of each of the proposals in a Development Plan during its preparation. More generally, section 39 of the Act requires that the authority preparing a Local Plan must do so "with the objective of contributing to the achievement of sustainable development". Planning practice guidance accompanying the National Planning Policy Framework is clear to emphasise that a sustainability appraisal should be an appraisal of the economic, social and environmental sustainability of the plan. The requirements of national planning policy therefore go beyond the environmental requirements of the EU Directive. Planning practice guidance provides guidance on the preparation of sustainability appraisals by stating that "Sustainability appraisals incorporate the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (commonly referred to as the 'Strategic Environmental Assessment Regulations'), which implement the requirements of the European Directive 2001/42/EC (the 'Strategic Environmental Assessment Directive') on the assessment of the effects of certain plans and programmes on the environment. Sustainability appraisal ensures that potential environmental effects are given full consideration alongside social and economic issues".
- 4.3 The Thames Basin Heaths Special Protection Area Joint Strategic Partnership Board has been established to strategically manage the protection of the SPA across all the authorities with SPAs within their boundaries. A delivery Framework has been approved by the Board to ensure a consistent approach to avoid harm to the SPA as a result of development pressures. The Joint Strategic Partnership Board and Natural England have agreed that the provision of Suitable Alternative Natural Greenspace and Strategic Access Management and Monitoring are the most effective means of avoiding harm to the SPA.

- 4.4 Woking Borough Council is satisfied that national guidance has been followed and there will be no need for a separate Strategic Environmental Assessment. Also, the Council has identified sufficient SANG land to mitigate the impacts of residential development during the entire period of the Core Strategy.

Woking Core Strategy 2012

- 4.5 As a starting point the Site Allocations DPD follows on from the overarching strategy provided by Woking Core Strategy, adopted in 2012. The Core Strategy sets out the Council's vision, objectives and strategic policies on issues such as housing, employment and retail. It identifies broad distribution for new housing, employment and retail growth but does not allocate specific sites for development. It commits the Council to prepare a Site Allocations DPD to allocate specific sites to bring forward the delivery of the Core Strategy proposals. The Core Strategy makes provision for the delivery of the following scales of development up to 2027:
- 4,964 net additional dwellings, with an overall affordable housing provision target of 35%
 - 28,000 sq.m of additional office floorspace and 20,000 sq.m of warehousing floorspace;
 - 93,900 sq.m of additional retail floorspace.
- 4.6 The Site Allocations DPD will form part of Woking's Local Development Documents and will allocated specific sites across the Borough that are suitable for certain forms and scales of development and the necessary infrastructure to support the development. This will enable the delivery of the spatial vision, objectives and growth targets set out within the Core Strategy.
- 4.7 The Site Allocations DPD will also safeguard sites to meet development needs beyond the present plan period, between 2027 and 2040.

Community Strategy for Woking Borough

- 4.8 Woking's Community Strategy sets out a future for the Borough based on the local community's aspirations and vision. It sets out six key aims for improving the quality of life for people in Woking, which are:
- A strong community spirit with a clear sense of belonging and responsibility;
 - Access to quality and affordable housing for local people and key workers;
 - A clean, healthy and safe environment;
 - A transport system that is integrated and accessible, recognising Woking's potential as a transport hub;
 - A community which values personal health and well-being; and
 - Integrated and accessible local facilities and services.
- 4.9 Woking Core Strategy reflects the key aims of the Community Strategy, the delivery of which will be facilitated by the Site Allocations DPD. The sustainability appraisal will be a significant contributory factor to influence sustainable development of the Core Strategy proposals.
- 4.10 The Core Strategy has a clear vision of what the Borough would look like by 2027. It sets out the following specific objectives to deliver the vision of the Core Strategy. The vision and objectives have been examined and supported at the Core Strategy

Examination. The vision and objectives of the Site Allocations DPD are the same as that of the Core Strategy and will form the basis for the SA of the objectives.

- **Objective 1:** To enable a diverse range of development such as offices, housing, shops, leisure and cultural facilities in Woking Town Centre to enable its status as a centre of regional significance to be maintained. Development will be of high quality and high density to create an attractive environment for people to live, do business and visit.
- **Objective 2:** To enable attractive and sustainable development of the district and local centres to provide convenient access to everyday shops and local services, local community facilities, parks and open spaces.
- **Objective 3:** To enable the provision of well designed homes of different types, tenures and affordability to meet the needs of all sections of the community. This will be in sustainable locations and at densities that maximise the efficient use of urban land without compromising the distinctive character of the local area.
- **Objective 4:** To protect the integrity of the Green Belt and to harness its recreational benefits for the community.
- **Objective 5:** To enable a buoyant local economy with good quality offices, business parks and industrial areas, which meet the needs of modern business. This will mainly be encouraged in Woking Town Centre, West Byfleet District Centre and the employment areas.
- **Objective 6:** To lead the way in high quality sustainable development that minimises the adverse impacts of climate change. This will be achieved through maximising opportunities for implementing renewable energy technologies, maximising the efficient use of energy and water in buildings and managing waste effectively.
- **Objective 7:** To maintain and improve air and water quality and manage effectively the impacts of noise and light pollution.
- **Objective 8:** To encourage the high quality design of buildings, neighbourhoods and the public realm that creates a sense of place where people feel safe to spend time and interact without fear of crime.
- **Objective 9:** To ensure that the provision of community infrastructure, including key services and facilities, keeps pace with the growth of the Borough. This will include schools, healthcare, water supply, drainage and flood alleviation, leisure, green infrastructure and community facilities.
- **Objective 10:** To work in partnership with Surrey County Council and other stakeholders with an interest in transport provision to deliver a transport system that enables people to access key services, facilities and jobs by all relevant modes of travel. In particular, by encouraging the use of public transport and creating a safe environment for people to walk and cycle to the town, district and local centres.
- **Objective 11:** To provide an integrated and effective transport interchange that has an improved Woking Railway Station as a focus.
- **Objective 12:** To preserve and enhance the cultural, historic, biodiversity and geodiversity features of the Borough and make them accessible to the benefit of residents.
- **Objective 13:** To significantly reduce both absolute and relative deprivation in Sheerwater, Maybury and the Lakeview Estate in Goldsworth Park.

5 CONTENT OF THE SITE ALLOCATIONS DPD

- 5.1 The Site Allocations DPD seeks to allocate land within the urban area and land released from the Green Belt to deliver the development planned by the Core Strategy. The allocations are called Proposal Sites. The Site Allocations DPD is structure in groups according to the nature and location of the allocation.
- Section A: development and infrastructure sites in the Urban Area / Village
 - Section B: development sites within the existing Green Belt
 - Section C: land for SANG/open space within the Green Belt
 - Section D: land for essential infrastructure use within the Green Belt
 - Section E: safeguarded sites to be removed from the Green Belt for long term development needs
- 5.2 Each Proposal Site has a unique reference number and the following information:
- A brief introduction explaining the purpose of the site, the need for it and the role it will play in responding to the Core Strategy;
 - Proposal Site reference number and site address;
 - A recent photograph of the site;
 - A definition of the proposed uses on the site with site specific key requirements for its development;
 - The reasoned justification for the allocation and the evidence base supporting the proposal;
 - Commentary on land ownership, availability, viability and any development phasing;
 - The site plan;
 - An indicative illustration of how the allocated uses could be achieved on site, including indicative capacities where relevant.
- 5.3 The Site Allocations DPD also includes an Implementation and Monitoring section, a Glossary, and various Appendices. A list of all the sites that have been appraised are at **Appendix 5**.

6 IDENTIFICATION AND REVIEW OF OTHER RELEVANT POLICIES, PLANS AND PROGRAMMES THAT HAVE A BEARING ON THE SITE ALLOCATIONS DPD

- 6.1 The Site Allocations DPD is influenced by other plans, policies and programmes and by broader sustainability objectives. The DPD needs to be consistent with international and national guidance and strategic planning policies (as described above), and should contribute to the goals of a wide range of other programmes and strategies, such as those relating to social policy, culture and heritage. It must also conform to environmental protection legislation and the sustainability objectives established at an international, European and national level.
- 6.2 The Site Allocations DPD aims to deliver the objectives of the Core Strategy, which was prepared with the help of the review of relevant policies, plans and programmes undertaken as part of the SA for the Core Strategy. As part of this SA process for the Site Allocations DPD, the Core Strategy SA review of plans, policies and programmes was updated as part of the review of the Scoping Report, and the results are detailed in **Appendix 1**. The review has been central in identifying the up-to-date sustainability issues and objectives to be considered in the SA of the Site Allocations DPD. Furthermore, it has helped in defining the baseline data for the SA and the SA Framework that is used for appraising the proposals of the Site Allocations DPD.
- 6.3 The most significant development for the Site Allocations DPD has been the publication of the National Planning Policy Framework (NPPF) in March 2012, and associated Planning practice guidance. There is now a strong 'presumption in favour of sustainable development' and much emphasis is placed on achieving sustainable growth. Local authorities are required to identify sufficient land to meet the development requirements of their up-to-date local plans. The following key messages are drawn from the review of the relevant policies, plans and programmes. They are not exhaustive:
- There are international Directives and obligations such as on climate change, conservation of natural and semi natural habitats and wild fauna and flora, conservation of wild birds, water framework and air quality that the DPD should take account of;
 - Nationally, there are a number of legal and policy requirements to be satisfied, including those set out in the NPPF;
 - The need to facilitate and make provision for affordable housing is a particular priority at both national and local levels;
 - The need to reduce green house emissions is a priority at both national and local levels;
 - The need to safeguard the sustainable use of water and maximise the efficient use of other natural resources;
 - Need to protect and enhance the historic environment and improving their accessibility and understanding;
 - Need to explore possibilities for development and renewable energy;
 - Need for improvements to sustainable modes of travel;
 - Need to minimise and manage local incidents of flood risk.

7 CURRENT BASELINE SITUATION

- 7.1 A key starting point for the SA process is a good understanding of the current state of the environment. **Appendix 2** includes full details of baseline data of the key sustainability issues for the SA. This is helpful information when assessing and predicting the impacts of options and identifying issues which the Sustainability Appraisal should consider. Each Appraisal matrix includes a summary of the baseline data to inform the decision making process. The SEA Directive requires the following to be taken into account when establishing this information – biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between them. These are covered under various headings in the table in **Appendix 2**.
- 7.2 It should be noted that the Plans, Programmes, Policies and Strategies table at **Appendix 1** has been updated since the publication of the SA Scoping Report to include newly published (or draft) documents:
- Woking Borough Draft Local Transport Strategy and Forward Programme, Surrey Transport Plan (September 2014)
 - Woking 2050: Draft Climate Change Strategy (2014)
 - Biodiversity and Planning in Surrey (May 2014)
- The table also indicates how the Sustainability Appraisal will take the requirements of these documents into account.
- 7.3 In addition to the baseline information shown in **Appendix 2**, the Council has carried out the studies listed in **Appendix 4** to provide robust evidence to support the Site Allocations DPD and the SA. For example, the Strategic Flood Risk Assessment has been used to inform the suitability of land allocated in the Site Allocations DPD for residential development.
- 7.4 The SEA Directive requires a statement of the current state of the environment. Because this report is a Sustainability Appraisal Report instead of a Strategic Environmental Appraisal, a portrait of the key characteristics of the Borough – including the socio-economic situation – is provided. The baseline information, together with other contextual information, has been used to compile this portrait.

Character of Woking Borough and Demographics

- 7.5 The Borough of Woking is located in north-west Surrey, about 40 km (25 miles) from London and is 6,400ha in area. Woking is the main town which is located in the centre of the Borough. Woking is a modern town which is currently undergoing renewal. The vast majority of the population lives in the main built-up part of the Borough which is dotted with smaller centres, known locally as “the villages”. West Byfleet in the east and Knaphill in the west are the largest centres with other key centres being Byfleet, Sheerwater, Horsell, Goldsworth Park, and St. Johns. A few small villages, of which the largest are Brookwood and Mayford, lie just outside the main built-up area.
- 7.6 Outside this main urban area, the remaining 60% of the Borough is Green Belt. Relatively little of the Green Belt land is in active agricultural use, the main uses are open spaces, playing pitches, golf courses, commercial nurseries and horse grazing. There is also a significant amount of low density residential property, and some industrial premises, in the Green Belt. The Green Belt also contains extensive heathland. Nowhere in the urban area is more than 1.5km from open countryside.

- 7.7 At present Woking has the 5th highest resident population in Surrey with 99,198 residents. With a population density of 15.6 persons per hectare, Woking is the third densest borough in Surrey. The average household size in the Borough is the second highest in the county with 2.49 persons per household and slightly above both the regional and national average.
- 7.8 Woking has a fairly young population. It is the Borough with the highest proportion of children under the age of four in Surrey. It is also the Borough with the lowest number of over 65's in the county. Within the Borough approximately 62.5% of the population are aged between 18-64, slightly above the Surrey average.
- 7.9 The number of people in all age groups is set to increase over the lifetime of the Core Strategy, with the exception of the 15-29 age group. In common with the nation as a whole, the forecast is for the proportion of older people to rise in the future. Compared to other age groups the number of people at retirement age has the steepest increase over the next 13 years. There is some spatial variation in the age profile. The youngest populations are found in the Goldsworth Park and Maybury and Sheerwater areas.
- 7.10 Woking is a diverse and multi-cultural Borough that has the highest proportion of non-white British residents in Surrey. The 2011 Census data demonstrated that 16.6% of the population were from a black or minority ethnic background – which has significantly risen from 8.7% in the 2001 Census. This is higher than Surrey as a whole at 9.8%, and the South East at 9.5%. This population, largely Asian and Asian British, mainly lives in Maybury and Sheerwater, where over 40% of the population is from a Black and Minority Ethnic (BME) group.
- 7.11 Less than 60% of the population are Christian and Woking has the largest Muslim community in Surrey that makes up around 7.4% of the Boroughs overall population. The ethnic composition table below highlights the wide range of residents in the Borough and how it compares locally and nationally.
- 7.12 Woking Borough, although rated as an area of low deprivation in national terms (Woking is in the top 10% of the least deprived areas in the country), does contain areas and issues that are masked by high levels of affluence. In 2010, four areas within the Borough fell within the top 40th percentile, up from two areas in 2004. The Council has identified the areas of Sheerwater, Maybury and the Lakeview Estate as Priority Areas as they are some of the most deprived areas in Surrey. The ward of Maybury and Sheerwater is identified as the most deprived ward in Surrey with an index of 41.22, compared to the Borough average of 9.91. Policy CS5 of Woking Core Strategy identifies key policies to make a positive contribution towards addressing the challenges in these areas.

Natural and Historic Environment

- 7.13 The Metropolitan Green Belt covers approximately 60% of the area of the Borough. Green Belt plays a key role in providing recreational opportunity, securing the quality of the Borough's landscape setting, and in contributing to the special identity of the area. In addition to designated Green Belt land, Woking Borough contains:
- 2 internationally important Natura 2000 sites (partly in the Borough) including Special Areas of Conservation (SAC) and Special Protection Areas (SPA):
 - Thames Basin Heaths SPA
 - Thursley, Ash, Pirbright and Chobham SAC

- 6 SSSI (Sites of Special Scientific Interest)
- 44 SNCI (Site of Nature Conservation Importance)
- 2 Local Nature Reserves covering 7ha (Mayford Meadows and White Rose Lane)
- 4 Biodiversity Opportunity Areas (BOAs)
- 3 SANG (Suitable Alternative Natural Greenspace) covering 56.2ha and 3 proposed SANG
- 3 Historic Parks and Gardens
- 814 allotment plots on 11 sites
- 180 Listed Buildings of which 4 are Grade I, 10 Grade II*, and 166 Grade II
- 311 Locally Listed Buildings
- 1 Grade I registered park and garden on English Heritage's Buildings at Risk register (Brookwood Cemetery)
- 25 Conservation Areas
- 5 Scheduled Ancient Monuments
- 50.6ha of Ancient Woodland, making up 0.8% of the Borough in 32 woodland parcels (Source: Ancient Woodland Inventory for Surrey, 2011).

7.14 Access to areas of natural and semi-natural open space has been identified in the 2008 Open Space, Sports and Recreation Audit. Provision includes 49 individual sites in and around the Borough, covering an area of 503ha (around 8% of the Borough). Sites include the Thames Basin Heaths Special Protection Area, which covers part of Horsell Common, Sheets Heath Common and Brookwood Heath. The audit found that all areas of the Borough are in good proximity of at least one natural or semi-natural open space.

7.15 Of the 6 SSSI areas in the Borough, the majority are in 'unfavourable condition but recovering'. None are in 'unfavourable condition and declining'. Of the 44 SNCI areas in Woking, surveys show that around half were declining in quality or considered stable, and one was improving; however, survey data needs to be updated from 2005. Several of the areas are in private ownership and cannot be surveyed.

7.16 Some areas of the Borough are at significant risk of flooding, and this will be exacerbated in the future by the impacts of climate change. The Borough lies entirely within the catchment of the River Wey, which is sub-divided here into the following water bodies: Addlestone Bourne, Hoe Stream, Basingstoke Canal and the River Wey and Wey Navigation. The River Wey is the principle watercourse in the Borough and represents a major source of flood risk within the Council area. Surface water flooding and flooding from smaller watercourses is also significant on a local scale. Planning applications within Flood Zone 2 are only permitted if it can be demonstrated that there are no suitable alternatives in areas at lower risk. Over the 2012-13 monitoring period for the Core Strategy, 59 dwellings were completed in this zone. 50 of these were at a site called Gresham Mill in Old Woking, where substantial flood improvement works were carried out. In 2012, the Hoe Valley scheme removed almost 200 homes and a number of community buildings from the threat of regular flooding, and provided extensive public open space and new wildlife habitats. Over the 2012-13 monitoring period, there were no dwellings built in either Flood Zone 3a or 3b.

7.17 Generally the river quality in the Borough, as classified under investigations for the Water Framework Directive, is 'poor' to 'moderate'. There are also concerns regarding the chemical quality of the Wey and the ecological quality of the Hoe Stream.

7.18 Redevelopment in Woking Town Centre over the last 40 years has resulted in the demolition of much of the original Victorian town centre. Christ Church is the only listed building of historic interest. Elsewhere in the Borough, the original villages still

contain medieval churches and many buildings of architectural and historic significance, as well as a number of conservation areas. Scheduled ancient monuments, sites of archaeological significance, historic gardens and areas of historic landscape interest all form part of Woking's cultural heritage and deserve appropriate protection for future generations to enjoy. Brookwood Cemetery was recently added to English Heritage's 'at risk register' – it has been identified as having 'extensive significant problems'. The Council has adopted eight Conservation Area appraisals. These need to be reviewed, and new appraisals are required for the remaining Conservation Areas.

Transport and Access to Services

- 7.19 Over the 2012-13 monitoring period all new dwellings were within a 15 minute walk to the nearest primary school. It can also be noted that the majority of new dwellings are within 10 minutes of a G.P and hospital. An area of concern is the distance of new homes to secondary schools. As indicated within the Surrey County Council School Organisation Plan, there is currently a shortage of secondary school places in the Borough. The Community Infrastructure Levy will be used to contribute towards improving the number secondary school places by either extending existing schools or creating new ones.
- 7.20 In recent years there have been significant steps taken to improve transport, infrastructure and accessibility within the Borough. Various projects are underway or in the pipeline, such as the Sheerwater Access Scheme, the tunnelling and widening of Victoria Arch in the Town Centre and road improvements to Six Crossroads roundabout. A new pedestrian bridge from the Town Centre to Brewery Road has recently been completed as part of the new WWF Living Planet Centre development. There have also been improvements to the public realm in Commercial Way, in the Town Centre.
- 7.21 Patronage of Woking Railway Station continues to grow, with over 7million passengers starting or finishing their journey at the station – an annual increase of over 116,000 people in the 2012-13 monitoring period. It is now the fourth busiest interchange station in the South East (excluding London). West Byfleet, Brookwood and Worplesdon stations have also shown increases in the number of passengers entering and exiting the stations over the past year. Data from the Office of Rail Regulation shows that all the railway stations within the borough are well used. Data collected by South West Trains indicates that reliability and punctuality is very good, and closely aligns with Charter Standards. There is limited up-to-date local data on bus patronage available, but usage in 2009/10 was good at 29.88million passenger journeys across Surrey. Reliability of bus services rose between 2007 to 2010 from 68% to 80% according to Surrey County Council. The Surrey Local Transport Plan 3 (April 2011) seeks to increase satisfaction with ease of access to work by any mode, which was at 73.22% in 2010 (compared to 77.38% in Hampshire).
- 7.22 Woking has been designated a Cycle Town, and cycling facilities and routes in the area have been significantly improved since 2008, when funding was secured from Cycling England. The Borough has experienced a 60% increase in dedicated cycle facilities between July 2008 and March 2011. Despite this, car ownership in Woking remains very high – and is largely unchanged from the 2001 Census. There has been no increase in numbers of people cycling or walking to work, but there has been a rise in people taking the train or bus to work (13.1%), and this is higher than the regional figure. The private car remains the dominant means of transport in Woking.

Table 2: Method of Travel to Work 2001 Census vs. 2011 Census. Source: Office for National Statistics.

	2001 Census	2011 Census
% of Woking's households which own 1 or more cars	69.4	68.3
% of households with more than one car	15.1	15
% of people who travel to work by car or van	42	41.4 (South East = 41.3)
% of people who travel to work by train or bus	6.2	13.1 (South East = 8)
% of people who cycle or walk to work	8.2	8.3 (South East = 9.4)

Employment and economic activity

- 7.23 The strategic location of the Borough close to the M3 corridor, the international airports of London Heathrow and London Gatwick as well as proximity to London makes Woking an ideal location for major business and retail.
- 7.24 Woking has a large economic workforce with 84.9% of the population economically active (in June 2013), the second highest proportion in Surrey and well above both regional and national averages (79.7% and 77.3% respectively). The Nomis website reports that the unemployment rate in Woking was 4.5% (Jun 2012 – Jun 2013), compared to 6.2% in the South East. Job density in Woking in 2011 stood at 0.83 – the density figures represent the ratio of total jobs to population aged 16-64, and the figure is similar to the regional average (0.80). In 2011, retail (14.8%), professional services (10.7%) and human health and social work activities (10.4%) were the main industry employers in the Borough. The on-going regeneration of the town centre will see the retail sector continue to employ a large proportion of the residents in the Borough.
- 7.25 The number of people in the Borough claiming Job Seekers Allowance is steadily falling since its peak in the summer of 2009. It is hoped that this figure continues to fall as development in the Borough, and town centre in particular, continues to take place. However, take up of benefits varies by wards – Maybury and Sheerwater, Old Woking and Kingfield and Westfield have a higher claimant rate than the countrywide and borough proportions. The wards of Maybury and Sheerwater, Kingfield and Westfield and Knaphill also have relatively high proportions of young people not in education, employment or training.
- 7.26 There is a wide range of companies and organisations based in the Borough, creating a dynamic and diversified job market. Some of the major employers in the Borough include:
- Oil, gas and petrochemical companies Petrofac, Mustang and Kuwait Petroleum
 - Financial and business service companies such as CapGemini and Fidessa
 - An advanced engineering technology centre at McLaren, and
 - Multi-national companies WWF, SAB Miller and Yum! Foods.
- 7.27 The biggest concentration of employment is in Woking Town Centre, principally in retail and office jobs. The other main employment centres are in the business parks and industrial estates in Sheerwater and Byfleet. Unlike some other parts of Surrey, there are relatively few large, modern out-of-town business parks and Woking Town

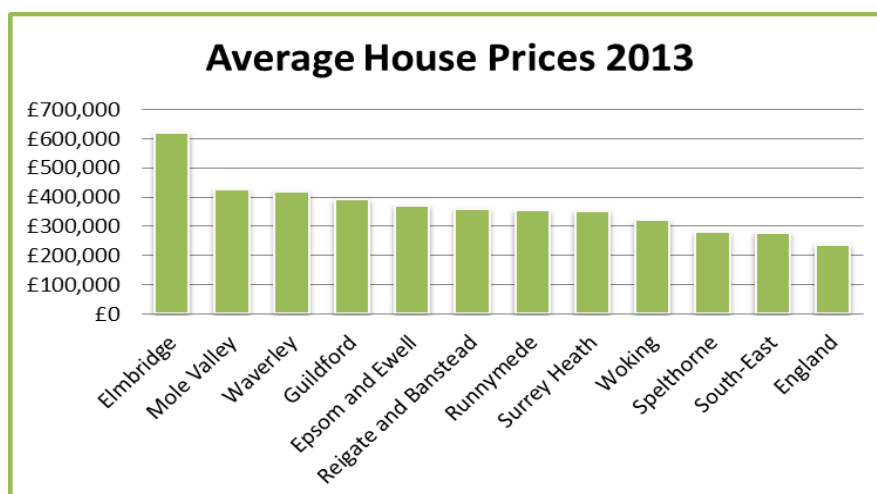
Centre remains the single most important employment location. Having access to good quality jobs can assist in reducing unemployment levels and deprivation. The Sheerwater Access Scheme was awarded funding in July 2012, which is designed to address infrastructure blockages that are holding back economic growth. Access to Sheerwater Business Park will be greatly improved and the creation of 600-1250 jobs across a variety of sectors is foreseen. Further employment opportunities for residents in areas such as these in the Borough are required, and spatial planning has a key role to play.

- 7.28 Vacancy rates of commercial and industrial floorspace in the borough is relatively high compared to recent years. As of the end of 2013, vacancy rates were around 20% compared to 19% in 2010 and 16.5% in 2007. The Employment Land Review conducted as part of the Core Strategy's evidence base indicated that the average vacancy rate tends to be around 10-15% for offices, and 5-10% for industrial/warehousing. The take-up of premises is expected to increase once new and better quality stock is in place, and economic growth improves. The gradual regeneration of the Town Centre should contribute to an improvement in the provision of high quality office space.
- 7.29 Woking has over 80,000m² of retail floorspace, making it the second largest shopping centre in Surrey after Guildford. Woking Town Centre provides for the majority of shopping needs in the Borough, although local residents do shop further afield, particularly in Guildford. Latest figures show that the retail vacancy rate in the secondary retail area of the Town Centre is rising rapidly (20% vacancy in 2013 compared to 10.3% in 2011).

Housing and the Built Environment

- 7.30 Although lower compared to most of the neighbouring boroughs in Surrey, property prices are over £100,000 higher than the national average at £242,415 (see Graph 1). Over the past five years house prices in Woking have fallen and between December 2011 and December 2012, house prices fell by 9.5%. Despite this drop, the difficulty in accessing mortgage finance coupled with the requirement for larger deposits and long-term affordability pressures has led to an inability for many potential first-time buyers to purchase properties. The need for affordable housing remains considerable. The Strategic Housing Market Assessment shows that there is a need for an additional 499 new affordable homes per annum. The majority of unmet need is for family housing.
- 7.31 The majority of homes in Woking are privately owned (70%) with the rental market making up around 30% of the housing stock. The rental market in the south east is generally higher than in Woking and in London alone; one in five households rent their home from the private market. This could indicate that housing in Woking is more affordable than other areas in the region as many people in London and the South East cannot afford to buy their own homes.

Graph 1: Average house prices across Surrey (2013). Source: Land Registry via the BBC website.



7.32 According to 2011 Census data and Planning Services data, there are currently 39,898 households in the Borough, of which 31% are detached houses, 24% semi detached houses, 24% flats and 20% terraced houses. The 2012-13 Annual Monitoring Report indicates that housing completions in the Borough are at their highest level in three years. The most notable developments have taken place within Woking Town Centre, which has spurred a large increase in the number of flats in the Borough. Conversions of detached and semi-detached houses into smaller units has also contributed to this trend.

7.33 Woking Council published an updated Gypsy and Traveller Accommodation Assessment (GTAA) and Woking Borough Council Traveller Accommodation Assessment in November 2013. The Assessment identified a need to provide 20 pitches between 2012 and 2027, at a net annual average provision of 1.3 pitches. This is in addition to the GTAA (2007) and therefore a total of 26 pitches are required between 2006 and 2027. At present, the Council has met its identified need for additional pitches in the Borough up to 2015. Sites to meet the need for necessary additional pitches between 2015 and 2027 will need to be identified through the Site Allocations Development Plan Document (DPD).

Health

7.34 The residents of the Borough are generally well in terms of their health. According to 2011 Census data, over 96.6% of residents are in very good, good or fair health. The average life expectancy in Woking is 79.3 years for males - 1.1 years above the national average – and 84.6 years for females – 2.3 years higher than the national average. However, the more deprived wards experience worse outcomes for these indicators than the Borough as a whole: people living in the healthiest wards such as St John’s and Hook Heath have an average life expectancy of over 7 years more than those in the least healthy wards, such as Maybury and Sheerwater, Old Woking and Kingfield and Westfield.

7.35 According to the National Child Measurement Programme, prevalence of obesity amongst 4 to 5 year old children is decreasing, and is significantly better than the England average. However, obesity amongst 10 to 11 year old children is on the rise in Woking (in 2011/12 16.6% were classed obese, versus 13% in 2010/11). This is on par with the South East at 16.5%, but better than the England average of 19.2%.

Qualifications and Education

- 7.36 There is a skilled workforce in Woking with 84.9% of people economically active (compared to 79.7% regionally), and only 4.5% unemployed, according to ONS annual population survey data⁷. Nearly half of Woking's population are educated to NVQ4 and above (47.5%) compared with 36.8% regionally. Only 7.9% of residents have no qualifications, which is similar to the regional figure of 6.9%, and better than the Great Britain figure of 9.7%.
- 7.37 Woking schools have shown improvements in recent years with the percentage of people with NVQ2 and higher qualifications having increased since 2010. 62.6% of all pupils were achieving 5 or more A*-C grade passes at GCSE or equivalent in 2012 (compared to 58.8% nationally). The percentage of people with no qualifications has decreased since a peak in 2008 (11.3%), but increased slightly in 2012 to 7.9% from 6.1% in 2011. Data demonstrates that there is a spatial variation in the achievement of percentage of pupils achieving 5 or more A*-C grade GCSEs (including English and Maths) between 2009-2011. For example, Maybury and Sheerwater (44.3% achievement) does not perform as well as some of the more affluent areas such as Horsell East and Woodham (84.6%) and Pyrford (83.8%).

Leisure and community facilities

- 7.38 Generally, public satisfaction with leisure and community facilities is high at around 80%, and there are no major gaps in public provision. Annual Surrey County Council Resident Satisfaction Surveys have shown that the vast majority of residents are either very or fairly satisfied with cultural activities and libraries in the Borough. However, it is difficult for community and faith organisations to find sites for larger premises. The evidence base prepared for the Core Strategy also indicates local shortages in the provision of playing pitches and children's play areas. There is also a high demand for allotment plots, which 116 people on a waiting list.
- 7.39 There are a number of existing primary and secondary schools close to capacity. As indicated within the Surrey County Council School Organisation Plan, there is currently a shortage of secondary school places in the Borough. Future provision of educational facilities needs to be identified.

⁷ Nomis official labour market statistics for Woking, accessed in December 2013 at www.nomisweb.co.uk/reports/lmp/la/1946157338/report.aspx?#ld

8 LIKELY SITUATION WITHOUT THE SITE ALLOCATIONS DPD (THE 'BUSINESS-AS-USUAL' SCENARIO)

- 8.1 The purpose of the Site Allocations DPD is to allocate land for a range of uses to deliver the spatial vision and objectives of the Core Strategy. The Sustainability Appraisal Report accompanying the Core Strategy gave a brief description of how the Borough would look without the intervention of the Core Strategy (see Section 7⁸). Many similar scenarios would result without the Site Allocations DPD, as set out below.
- 8.2 Overall, without the Site Allocations DPD to support the delivery of the Core Strategy, unplanned and unmanaged forms of development may occur across the Borough, and it is less likely that the future needs of the Borough will be met in the most sustainable manner possible. The vision and objectives of the Core Strategy could be undermined.
- 8.3 A positive and proactive approach to planning is preferred for several reasons:
- **Socio and economic implications without the allocation of sites:** without the identification of Proposal Sites put forward in the Site Allocations DPD, a lack of provision of sufficient and suitable sites to meet the need for housing (particularly affordable housing, specialist housing for the elderly and Gypsy and Traveller accommodation) may result. House prices could rise further and exacerbate the more than average house prices in the area due to excessive demand, which will be unmatched by supply. First time buyers, in particular, the young will be priced out of the housing market. This situation could put off people who wish to look for jobs in the area due to high cost of living.
 - Demand for jobs is predicted to rise. Without adequate identification of sites to supply employment land, businesses will find the area an unattractive location to establish. This could also have implications on the unemployment rate in the area. There are potential consequential impacts such as a decline in the skill base of the area due to a brain drain to other nearby authorities.
 - Population will continue to outgrow the necessary infrastructure to support it. The consequential lack of access to key services and facilities could lead to social exclusion. Many of the underlying causes of deprivation in some areas of the Borough will continue to exist. Consequently, the wellbeing of some of the people living in these areas will decline. The Proposal Sites identified in the Site Allocations DPD include sites for the provision of critical infrastructure to support a growing population.
 - Investor confidence in new homes and jobs could be harmed, potentially slowing growth in the local economy. The Site Allocations DPD is important for ensuring the location and spread of development is sustainable and does not put unnecessary strain on infrastructure. Allocated sites establish the principle of development of a site. This provides certainty of development opportunities, which is good for business.
 - There could be a challenge by developers that the Council has failed to identify sufficient land to meet its development needs. It could also encourage speculative development in unsustainable locations. The Council could lose control of key planning decisions leading to development by planning appeal.
 - **Environmental implications without the allocation of sites:** the environmental implications will be mixed. The rate of growth in development across the Borough might not be as fast as it would have been without the Core Strategy,

⁸ The Sustainability Appraisal of the Core Strategy Publication Document is available at: www.woking.gov.uk/planning/policy/ldf/cores/woking2027/saofcorestrpd

and the Site Allocations DPD to deliver its spatial strategy. This could result in a reduced rate of impacts on natural assets because there will be less people to use them and less development traffic. Additionally, land in the Green Belt would not be allocated to meet development needs. However, the purpose of the Site Allocations DPD is to help bring forward development in what is potentially the most sustainable location in the Borough. It therefore aims to:

- reduce traffic impacts by locating development to the main centres and allocating land for essential transport infrastructure to support development (and thereby reduce intensification of existing transport infrastructure, which could lead to air pollution);
- allocate sites for the green infrastructure required to mitigate impacts of development on existing designated sites (such as sufficient Suitable Alternative Natural Greenspace to reduce impacts on the Thames Basin Heaths Special Protection Area);
- identify Green Belt land which contributes the least towards the purposes of the Green Belt to accommodate future development – with the highest potential to deliver sustainable development - thereby preserving the most valuable Green Belt land; and
- put forward a range of site-specific requirements to both maximise environmental benefits (such as connecting to the surrounding green infrastructure network and incorporating biodiversity measures) and to reduce harmful impacts on the environment (such as replacing valuable trees or being designed to avoid impacts on important views, and contributing towards the achievement of overall net gains for plant and wildlife species through participating in the Council's Favourable Conservation Status initiative).

In these respects, there could be negative environmental implications without the Site Allocations DPD. To protect, mitigate and minimise harm to sensitive environmental landscapes and historic buildings whilst meeting the development needs of the community, the Site Allocations document along with the Sustainability Appraisal process is necessary.

Characteristics of area likely to be most affected by the Proposals of the Site Allocation DPD

- 8.4 The Site Allocations DPD has Borough-wide coverage and its impacts will affect all part of the Borough. It allocated specific sites across the Borough to make provision for housing, employment and infrastructure to meet identified needs of the community. It is prepared in the context of the spatial strategy of the Core Strategy, and in this regard, it seeks to allocate most sites on previously developed land in the Town Centre and to a lesser extent in the other main centres such as West Byfleet. To meet the nature, type and the overall requirements of the Core Strategy, the Site Allocations DPD also allocates specific sites in the Green Belt to meet housing and infrastructure needs between 2022 and 2027 and safeguards land to meet development needs between 2027 and 2040. These are the broad areas likely to be most affected by the Site Allocations DPD. The broad distribution of development and their policy protection is illustrated in Appendix 15.

Woking Town Centre

- 8.5 Woking Town Centre has been identified as a Centre of significant change. It is the focus of major retail, office and employment generating development. The town centre is compact and benefits from the second busiest station in Surrey, with journey times to London Waterloo of less than 30 minutes. To capitalise on Woking's excellent transport links and motivated by the Government's wish to promote an

integrated transport network, Woking Borough Council is working in partnership with key stakeholders from the transport industry and local organisations, to promote Woking rail station as a transport hub. An improved and upgraded public transport system for the area and improved traffic flows around the Borough will further add to Woking Town Centre's reputation as a well connected business centre. There are proposals in the Site Allocations DPD and other strategies to help deliver this objective.

- 8.6 In 2008 Woking was designated as a Cycle Town. Cycle Woking, the partnership between Woking Borough Council and Surrey County Council is working on improving the existing Woking Cycle Network, upgrading the Basingstoke Canal towpath and increasing cycle parking across the Borough. These improvements are helping to reduce congestion by encouraging cycling across the Borough and increasing cycling by commuters to railway stations. Whilst the Cycle Woking initiative has ended, the Council's commitment to enhance the cycle infrastructure of the area continues. Through funding from the Local Sustainable Transport Fund, the Council is working with Surrey County Council to invest significant capital to improve cycling in the area. The Council's Regulation 123 List to deliver its Community Infrastructure Levy also includes a number of specific schemes to improve cycle infrastructure in the area.
- 8.7 Woking's economy is predominantly service sector led; there are more finance and insurance businesses than any other type of firms. Woking Town Centre is home to many leading national and international companies including the computer services and software giant Cap Gemini, Mouchel Consulting's management services, Skanska engineering, and South African Breweries' UK headquarters.
- 8.8 Woking Town Centre is the largest centre in the Borough and provides a range and choice of shopping facilities as well as providing a social and entertainment hub. The town centre has two modern shopping centres, the Peacocks Centre and Wolsey Place which represent the core retail area. The Peacocks Shopping Centre opened in 1992 and contains over 70 stores, across three main floors. Wolsey Place is older and offers over 60 stores at ground level. The Council bought the centre in early 2010. Recent improvement to the Town square has enhanced the attractiveness of the shopping environment. The two centres are now linked at the frontage and well integrated with the market, which has recently opened. The economic vitality of the Town Centre is complemented by good quality restaurants. The Core Strategy has identified significant potential for additional retail floorspace in Woking Town Centre up to 2027. This is estimated to be about 93,900 sq.m of retail floorspace. The Victoria Square scheme, which already has planning permission, will deliver significant retail to house major brands such as Marks and Spenser.
- 8.9 Woking Town Centre has a strong cultural offer with two theatres and a six-screen cinema. The Victoria Theatre presents leading theatrical productions from across the UK whilst the Rhoda McGaw Theatre specialises in new and community projects. The Lightbox gallery and exhibition space opened in September 2007. The town centre is an ideal location for further cultural and entertainment facilities to strengthen this offer as emphasised in the Core strategy. There is also the potential to broaden the appeal of the evening economy, for example with more high quality restaurants. New well know restaurants such as Bills and Carlucious have recently opened outlets in the Town Centre. Improvement to Commercial way and the Town Centre is now having the benefits of attracting investment into the Town centre. The Town, District and Local Centres Study identified that residents are likely to increase

their expenditure on leisure by 26%, more than twice the national average, between 2009 and 2026. Increasing the cultural and leisure offer is in line with the Council's Cultural Strategy and will benefit the quality of lives of residents as well as boosting the economy.

- 8.10 In addition to the cinema and theatre, Woking Town Centre has a number of leisure facilities. The Big Apple family entertainment complex includes ten pin bowling, laser quest, and children's soft play with a Gala Bingo on the upper floors. There is one small gym in the town centre. To complement the entertainment and cultural offer are good quality hotels in the Town Centre such as Holliday Inn and Premium Inn.
- 8.11 The Town Centre continues to change to offer an enhanced experience in accordance with the aspiration of the Core Strategy. A recent planning approval for the Victoria Square development will transform the Town Centre and consolidate its status as a regional economic hub. Potential future transport improvements to Victoria Arch will improve north to south links of the area. The Site Allocations DPD will identify specific deliverable sites to facilitate the comprehensive delivery of the aspirations of the Core strategy for the Town centre.
- 8.12 West Byfleet is the second largest centre in the Borough. It has good accessibility, benefiting from the mainline rail station on the London to Portsmouth line and frequent bus services into Woking Town Centre. There are a good range of services within the centre including the library, a modern health centre, hairdressers, an optician, banks, travel agents, estate agents and chemists. It has a reasonable retail offer including a medium sized supermarket, convenient stores, a butcher and a number of restaurants. Its retail ranking declined between 1998 and 2008. It also has high vacancy levels. Its designation as a District Centre and the policies of the Core Strategy, which the Site Allocations DPD is seeking to deliver, is intended to reverse any recent decline.
- 8.13 In addition to the Town Centre and West Byfleet District Centre, there are networks of local centres with varying characteristics that will also be affected by the Site Allocations DPD to a lesser extent.

9 SUMMARY OF THE KEY CHALLENGES FACING THE BOROUGH UNTIL 2027 AND THEIR KEY SUSTAINABILITY ISSUES

9.1 Woking Core Strategy addresses a broad range of issues and challenges facing the Borough until 2027 as set out below, which were developed through various stages of consultation with the general public and consultation bodies:

Housing:

- The urban area is surrounded by the Green Belt and other environmental designations such as the Thames Basin Heaths Special Protection Area and the Thursley, Ash, Pirbright and Chobham Special Area of Conservation. The need to identify sufficient land that is available and suitable in sustainable locations to meet all types of housing need continues to be an issue;
- There is significant unmet need for affordable housing, which will have to be delivered in a period of severe public sector budget constraint and an economic downturn;
- The need to balance the priority to secure affordable housing with the viability of development schemes is challenging;
- The need to meet the accommodation needs of the elderly as the rate of the elderly population continues to increase;
- The need to meet the accommodation needs of Gypsies and Travellers in sustainable locations;
- There is significant need for family homes, in particular, affordable family homes that cannot all be met in high density flatted accommodation in the main urban centres;

Economy:

- How to ensure that there is sufficient land at sustainable locations to meet modern business needs.
- How to control the loss of employment land to alternative uses at a period when the Government's economic agenda is pro-growth;
- How to set a positive framework to support business start ups and small businesses.
- How to deal with unallocated employment sites within the Green Belt without compromising its openness.
- How to define the boundaries of the town centre and its shopping area to reflect its functionality and focus of activities.
- How to define the hierarchy of centres in the Borough to reflect their status and functionality.
- There are pockets of deprivation within the community that need to be addressed.

Transport and accessibility:

- How to accommodate the proposed growth identified in the Core Strategy without significantly exacerbating the existing traffic situation. In particular, how the Core Strategy will encourage a modal shift from car based travel to environmentally friendly alternatives such as walking, cycling and public transport;
- How to strike a balance between the need to meet the parking needs of local businesses and residents and managing the level of congestion in the area. In particular, how to achieve the balance without undermining local economic activity.

Climate change:

- Woking is recognised for its work to tackle the adverse impacts of climate change. Setting a framework that encourages renewable and low carbon energy generation and the delivery of high standards of sustainable

construction of building without compromising the viability of schemes will be a significant challenge.

- The security of water supply as an important resource against a background of growth.
- There are some areas liable to flooding. Planning to avoid development in a flood zone and/or ensuring that further growth does not exacerbate the existing situation is an important issue for consideration.

Infrastructure and services:

- How to ensure that the delivery of infrastructure and services keep pace with development

Green infrastructure and the historic environment:

- How to strike a balance between the need to protect and/or enhance the Thames Basin Heaths Special Protection Area and the Thursley, Ash, Pirbright and Chobham Special Area of Conservation and the need to achieve growth to meet the needs of the community;
- The need to protect the purpose and integrity of the Green Belt from the growing pressure for further development that cannot all be accommodated within the urban area and/or on previously developed sites;
- How to achieve a balance between the existing character of the area and the design of new development that incorporates high sustainable construction standards;
- How to ensure a design approach that is flexible to accept tall buildings in the town centre whilst retaining the general image of Woking;

9.2 These issues and challenges informed the development of the policies of the Core Strategy, and subsequently, the content of the Site Allocations DPD, which would assist to deliver the requirements of the Core Strategy. In addition to issues and challenges set out above, the review of relevant plans, policies and programmes, and the up-to-date baseline information for the area, has highlighted a number of key sustainability issues facing Woking Borough. These are set out in detail in Table 3 below.

Table 3: Sustainability issues for Woking Borough

SOCIAL	<p>Population</p> <ul style="list-style-type: none"> • Increasing rate of growth of elderly population and the need to plan to meet their needs e.g. for housing provision, health and social support. • One of the densest boroughs in Surrey (third) • Average household sizes are one of the highest in Surrey (2.49 persons per household) – slightly above regional and national averages. • Highest proportion of children under the age of four in Surrey. • Pressure on infrastructure such as schools and community facilities as population increases. • Increasingly diverse ethnic composition. Supporting the needs of rapidly increasing Black and Minority Ethnic (BME) group – highest proportion in Surrey (16.6% in 2011).
	<p>Health and well-being</p> <ul style="list-style-type: none"> • Generally a healthy Borough and residents have a long life expectancy; however, more deprived wards have lower life expectancy. • Increasing obesity levels among older children (3.6% increase from 2010-11 reporting period to 2012-13); although lower than national average. • Low levels of deprivation in national terms, but the Borough contains some of the most deprived areas in Surrey (Maybury and Sheerwater). • Overall crime rates are falling, but increases in robberies and vehicle interference. • Good level of satisfaction with, and access to, local health services, including GPs, hospitals and dentists. • High level of usage of parks and open spaces, but only half of residents using sport/leisure facilities. • High public satisfaction with leisure and community facilities, and cultural activities.
	<p>Housing</p> <ul style="list-style-type: none"> • Despite being the second most affordable borough in Surrey, average house prices are high. There remains a lack of affordable housing and entry level properties. • Lack of Gypsy and Traveller Accommodation identified from 2015 onwards. • Large numbers of people on the housing register. Demand for affordable housing on the register vastly outweighs supply. • A need to improve housing conditions across the Borough, particularly of Houses in Multiple Occupation. • Significant proportion (86.5%) of new housing development from 2012-13 is 2+ bedrooms (family accommodation). • High levels of housing completions, with the majority currently on previously developed land. • Predominance of high density housing balanced with need for family housing (average housing density in 2012-13 was 74.6 dwellings per hectare).
ECONOMIC	<p>Employment and skills</p> <ul style="list-style-type: none"> • A skilled and qualified workforce in the Borough, with only 7.9% unqualified (compared to 6.9% regional scale, and 9.7% in Great Britain) and nearly a third educated to Level 4 and above (equivalent to Certificate of Higher Education). • Lower educational performance in Priority Places such as Maybury and Sheerwater. • Improve provision of primary and secondary school classrooms, and early years provision. • High economically active workforce, across a wide range of industries with the majority being in professional occupations.

	<ul style="list-style-type: none"> • Low levels of unemployment and those claiming unemployment benefits are decreasing (but are still above 2008 levels). • High claimant rates in some parts of the Borough, along with higher proportions of young people not in education, employment or training. • Gross weekly pay for full-time workers in Woking increased by 3.3% in 2012, but remains below the regional and national average. • Woking's 2013 UK Competitiveness Index ranking has decreased from 32nd to 41st since 2010 (out of 375 localities). Although one of the lowest ranking localities in Surrey, it is performing well at a regional and national scale. • High vacancy rates of commercial and industrial floorspace, and rising retail vacancy rates in secondary retail area of the Town Centre. Falling vacancy rates in district and local centres. • Low rates of retention for convenience goods expenditure in rural parts of the Borough (to large out-of-centre destinations e.g. Sainsbury in Brookwood). • Risk of losing offices to residential uses through Permitted Development rights.
	<p>Transport and accessibility</p> <ul style="list-style-type: none"> • Excellent rail connections with London and South East, with increasing number of passengers at Woking, Brookwood, West Byfleet and Worplesdon stations. • Excellent cycling infrastructure, but improvements are still possible. • No significant decrease since 2001 in proportion of people travelling to work by car. • Comparably high percentages travel to work by rail or bus to work, reflecting good connectivity to London. • Car ownership persistently high (68.3% compared to 69.4% in 2001). • Comparably high percentage of households own 2 cars or vans (32.99% compared with 24.66% nationally). • Good accessibility to local services, including GPs and employment, but accessibility to secondary schools is a rising concern. • Improve local area road safety and accessibility via cycle, pedestrian, road and public transport improvement schemes.
ENVIRONMENTAL	<p>Environmental health and natural resources</p> <ul style="list-style-type: none"> • It is not considered that air quality poses a significant risk to health in the Borough, but one Air Quality Management Area has been established in Anchor Hill, Knaphill. • Busy and congested roads contribute to air pollution. • Number of sites of potential land contamination concern is steadily increasing. • Light pollution is not considered to be an issue. • One of the most common complaints to the Environmental Health service is regarding noise. • Incidents of water pollution in the Thames region have decreased since 2007. • Hoe Stream has been assessed as 'poor ecological status' and is predicted to remain poor by 2015. It is classified as 'at risk' by the Environment Agency. • The River Wey achieves 'moderate potential' ecological status, but fails in terms of current chemical quality, and is predicted to remain so by 2015. It is classified as 'at risk' by the Environment Agency. • The Basingstoke Canal achieves 'moderate potential' ecological quality. • High levels of water consumption and supply/demand deficit with increases in population and housing growth. • High levels of recycling and composting coupled with reduction of waste going to landfill. Household waste predicted to rise with increase in population.
	<p>Biodiversity</p> <ul style="list-style-type: none"> • A wide range of sites designated for their biodiversity including the Thursley, Ash, Pirbright and Chobham Special Area of Conservation, and the Thames

	<p>Basin Heaths Special Protection Area.</p> <ul style="list-style-type: none"> • Within the Woking area the most common examples of legally protected species are bats, badgers, and Great Crested Newts. However, there are many other declining species some of which are also prioritised for conservation. Some species previously present have been lost to the Borough. The heathlands support important breeding bird populations, which are especially vulnerable to recreational pressure. • Provision of sufficient and effective Suitable Alternative Natural Greenspace (SANG) and securing development contributions. • Only two SSSIs are in 'favourable' condition, nine are in 'unfavourable condition but recovering', five are in 'unfavourable condition with no change', and none are in 'unfavourable condition and declining'. • Thirteen SNCIs are considered to be stable, fourteen were declining in quality (as of 2005), and only one was improving. Nine were not included in the survey. • Both White Rose Lane and Mayford Meadows Local Nature Reserves were in an unfavourable condition (as of 2002), but works by volunteers are ongoing to improve them. • The biodiversity of the Borough is vulnerable to new developments and land management practises which could result in habitat loss and fragmentation.
	<p>Green and Blue Spaces</p> <ul style="list-style-type: none"> • The River Wey presents a major flood risk within the Borough. The Hoe Stream and River Bourne also pose lower degrees of flood risk to parts of the Borough. • Surface water flooding, and flooding from smaller watercourses is also significant on a local scale. • The Basingstoke Canal is potentially a source of flood risk (e.g. in cases of extreme weather brought about by climate change), but this is not currently an issue. • A need to identify new and/or improve the Borough's green infrastructure network (identified in Natural Woking) which would assist in its protection and enhancement. • 60% of the Borough is designated as Green Belt, which makes a significant contribution to the openness of the Borough's landscape. • A deficit of open space, sport and recreation facilities (specifically children's play areas, pitches and allotments). • An appropriate level of natural space is required close to people's homes. 10% of residents feel their needs are not being met in terms of access to and use of the countryside, primarily due to lack of information, distance from homes and problems with transport/parking. • High demand for allotment plots. • High percentage of residents (81.6%) is satisfied with maintenance of Surrey countryside for recreation. • High proportion of development currently takes place on previously developed land.
	<p>Historic environment</p> <ul style="list-style-type: none"> • The Borough contains a wide range of areas, gardens, buildings and monuments of historic importance designated at both statutory and local level, which need to be protected and enhanced. • Brookwood Cemetery – a grade I Registered Park and Garden - is on English Heritage's 'Heritage at Risk' Register. • Conservation area character appraisals need to be created and/or updated. • Pressure for development on heritage assets, the Green Belt, open spaces and protected landscapes.

	Sustainable construction and climate change
--	--

- | | |
|--|--|
| | <ul style="list-style-type: none">• The impacts of climate change may include increased risk of flooding from the River Wey, the River Bourne and smaller watercourses.• Reduced water resources due to climate change.• Improvement in CO2 emissions throughout the past decade.• Extensive investment in decentralised energy infrastructure (e.g. Town Centre Combined Heat and Power network) – further expansion possible.• Improve resilience to climate change e.g. through integration of SUDS within development.• Reduce energy emissions from dwellings and transport. |
|--|--|

9.3 There are a number of European protected sites within the Borough – the table above sets out sustainability issues relating to these designated sites. Regard will need to be given to these in the Sustainability Appraisal. However, under the Habitat Regulations, it will also be necessary to undertake a Habitats Regulations Assessment Screening which is a similar but separate document to the Sustainability Appraisal.

10 SUSTAINABILITY APPRAISAL OBJECTIVES AND FRAMEWORK

10.1 Sustainability Appraisal guidance recommends the development of sustainability objectives, which are distinct from the objectives of the development plan. These provide a way of checking whether the DPD objectives are the best possible ones for sustainability and act as a yardstick against which the social, environmental and economic effects of a plan can be tested.

10.2 The Core Strategy Sustainability Appraisal identified 20 Sustainability Appraisal (SA) objectives. These have been reviewed in the light of current information and has been consolidated into 17 clear objectives for the purposes of appraising the proposals of the Site Allocations DPD. It is important to emphasise that none of the key objectives used to inform the SA of the Core Strategy had been lost as a result of this review and consolidation. The SA objectives are set out in Table 4 below and they take into account comments received from the statutory consultees as part of the consultation on the Scoping Report.

Table 4: Sustainability Appraisal Objectives

Objective 1: Provision of sufficient housing which meets the needs of the community and which is at an affordable price
Objective 2: Facilitate the improved health and well-being of the population and reduce inequalities in health
Objective 3: Reduce vulnerability to flooding and harm from flooding to public well-being, the economy and the environment
Objective 4: Reduce poverty, crime and social exclusion.
Objective 5: To improve accessibility to all services and facilities
Objective 6: Make the best use of previously developed land and existing buildings
Objective 7: Minimise air, light and noise pollution
Objective 8: Reduce land contamination and safeguard agricultural soil quality
Objective 9: Conserve and enhance biodiversity
Objective 10: Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking
Objective 11: Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts
Objective 12: Reduce the impact of consumption of resources by using sustainably produced and local products
Objective 13: Reduce waste generation and disposal and achieve sustainable management of waste
Objective 14: Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably
Objective 15: Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure
Objective 16: Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all
Objective 17: Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance the economies of town, district, local and neighbourhood centres.

10.3 The SA objectives, the review of plans, programmes and strategies, the key sustainability issues, the baseline information, the consultation responses and

requirements of the SEA Directive, have all informed the Sustainability Appraisal Framework (SA Framework) illustrated in Table 5.

- 10.4 The purpose of the SA Framework is to provide a consistent basis for describing, analysing and comparing the sustainability effects of the options and various proposals of the Site Allocations DPD.
- 10.5 The SA Framework is objective led and hence includes a set of objectives to be achieved by the various elements of the Framework. The SA Framework was published for consultation with the statutory consultees and key stakeholders from January-February 2014, and was amended as per the comments received. It is considered sufficiently comprehensive to be used to appraise the Site Allocations DPD.
- 10.6 The Core Strategy Sustainability Appraisal process also developed a series of decision-aiding questions in order that the potential impact of emerging alternative policies on the SA objectives could be examined in detail. These is being used again in the appraisal of the Site Allocations DPD, helping focus the appraisal to establish the clear and direct impacts of potential development sites. The full SA Framework including SA objectives, decision-aiding criteria and indicators is shown in Table 5 below – this acted as the main tool at each stage of the SA for assessing the options for the Site Allocations DPD.

Table 5: Sustainability Appraisal Framework

SA Objective	Indicators	Decision-aiding questions
Social objectives: supporting strong, vibrant and healthy communities		
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	Net housing completions	Would the development of the site / policy option: <ul style="list-style-type: none"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile?
	5-year housing land supply	
	No. pitches approved for Gypsies, Travellers and Travelling Showpeople	
	Percentage of affordable housing	
	No. households on the housing register	
	No. specialist units delivered for older people	
	Average property price	
	Average monthly rent	
	Proportion of new dwellings by size and type	
	Population profile	
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	Proportion of people who describe their health as good	Would the development of the site / policy option: <ul style="list-style-type: none"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and open space for informal and/or formal recreation?
	Proportion of people who describe their health as not good	
	Proportion of people with a limiting long-term illness	
	Life expectancy	
	Death rates from circulatory disease, cancer and stroke	
	No. persons participating in health and exercise activities at Woking's Centres for Community	
	Child Wellbeing Index	
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	No. of permissions granted contrary to Environment Agency advice	Would the development of the site / policy option: <ul style="list-style-type: none"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing surface water drainage problem?
	No. of properties at risk from flooding	

4. Reduce poverty, crime and social exclusion	Average score for Indices of Multiple Deprivation (IMD)	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities?
	No. of areas within Woking that are in the top 20% of deprived areas nationally	
	Proportion of adults on key out of work benefits	
	No. of recorded offences per 1000 people	
	Percentage of people who believe the police and local council are dealing with anti-social behaviour and crime	
5. To improve accessibility to all services and facilities	Ranking in the Indices of Multiple Deprivation using the geographical sub domain (road access to GP, supermarket/convenience store, primary school and post office)	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • provide local community services (e.g. education, health, leisure and recreation)? • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? • help support existing community facilities? • help support the provision of religious cultural uses?
	No. new developments located within 30 mins travel by public transport to local services	
Environmental objectives: protecting and enhancing our natural, built and historic environment		
6. Make the best use of previously developed land and existing buildings	Proportion of new dwellings built on previously developed land	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land?
	Proportion of new business floorspace built on pdl	
	Amount of derelict land	
	Dwelling densities	
7. Minimise air, light and noise pollution	Number and extent of Air Quality Management Areas	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • affect an existing AQMA (or 'air quality hot spot') or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic?
	Annual average of NO2 in AQMAs	
	No. of noise complaints to Environmental Health	
	No. of light complaints to Environmental Health	
	Percentage of permissions that include a condition to minimise light pollution and spillage	

		<ul style="list-style-type: none"> • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution?
8. Reduce land contamination and safeguard agricultural soil quality	Amount of development on Grade 1, 2 or 3a agricultural land	Would the development of the site / policy option: <ul style="list-style-type: none"> • avoid development on agricultural land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination?
	No. of sites of potential contamination concern	
	Amount of contaminated land brought back into beneficial use	
9. Conserve and enhance biodiversity	Creation of new and enhancement of existing BAP priority habitats (aka Habitats of Principal Importance), for recovery of BAP priority species (aka Species of Principal Importance).	Would the development of the site / policy option: <ul style="list-style-type: none"> • avoid land take of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity?
	No., extent and condition of designated sites	
	Extent of ancient woodlands	
	No. and area of SANGs	
	SANG capacity	
	Population of wild birds	
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	Number of listed buildings, locally listed buildings, ancient monuments and conservation areas.	Would the development of the site / policy option: <ul style="list-style-type: none"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important asset? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets?
	No. of Conservation Area Character Appraisals	
	Statutory listed assets at risk	
	Access to and use of the natural environment	
	Proportion of residents satisfied with cultural and recreational facilities	
	Net change in amount of green infrastructure	
	No. properties open to the public on heritage days	
	No. of conditions recommended on archaeological sites	
	No. of historic landscapes	
	No. of sites in areas of high archaeological potential where development takes place without prior assessment	

11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	Per capita emissions of CO2	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15.</p>
	Proportion of housing achieving Code for Sustainable Homes requirement and commercial buildings achieving BREEAM very good	
	Installed capacity for energy production from renewables	
	No. of dwellings and amount of commercial floorspace which are providing CHP onsite or connected to a district heat network	
	No. of conditions requiring development to be designed and constructed to connect to the future district heat network	
	Number of developments incorporating SUDS	
12. Reduce the impact of consumption of resources by using sustainably produced and local products	Sustainability credentials of new development	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide or affect land for allotments?
	No. of local food producers from Woking area listed in the Surrey Produce Directory	
	No. of allotment plots in the Borough and percent vacant	
13. Reduce waste generation and disposal and achieve sustainable management of waste	Proportion of waste that has been recycled/reused/composted	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • support a reduction in the generation of waste? • minimise waste in the construction process?
	Amount of household waste collected	
	Amount of waste going to landfill	
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	Quality of rivers and groundwater	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • support the improvement of water quality?
	Pressure on water resources	
	Incidents of major and significant water pollution	

	No. new dwellings incorporating greywater/rainwater collection systems Household per capita consumption of water	<ul style="list-style-type: none"> • support the efficient use of water resources? • operate within the existing capacities for water supply and wastewater treatment? • prevent water resource pollution? • facilitate water quality to be achieved through remediation? • provide adequate wastewater and sewerage infrastructure?
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	Proportion of travel to work by mode Access to, frequency and reliability of public transport Investment in public transport, cycling and walking modes Developer contributions (including CIL) allocated for public transport, cycling and walking Car ownership per household No. of planning permissions with Green Travel Plans Length of cycle track Proportion of new residential development within 30 minutes public transport time of key services	Would the development of the site / policy option: <ul style="list-style-type: none"> • reduce the need to travel, particularly by car/van/lorry? • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.?
Economic objectives: building a strong, responsive and competitive economy		
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	Percentage of pupils achieving five or more A*-C GCSEs No. of jobs in the Borough Level of qualification of those living in the Borough Annual change in employment floorspace Percentage of vacant employment floorspace Percentage of unemployed economically active people Proportion of people claiming unemployment benefits Percentage of people unemployed for over a year Percentage of economically active people of	Would the development of the site / policy option: <ul style="list-style-type: none"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education?

	working age	
	No. of people not in education or employment training (NEET)	
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	No. of VAT registrations and deregistrations	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres?
	Earnings by residents and workforce	
	UK Competitiveness Index ranking	
	No. of businesses in rural areas	
	Amount of commercial and industrial floorspace	
	Amount of vacant commercial and industrial floorspace	
	Vacant floorspace in town, district, local and neighbourhood centres	

11 SUSTAINABILITY APPRAISAL METHODOLOGY

11.1 The following appraisals are carried out:

- 1 appraisal of objectives;
- 2 appraisal of alternative options;
- 3 appraisal of specific sites.

11.2 The SA Framework objectives provides a consistent basis for describing, analysing and comparing the sustainability effects of the objectives, options and the specific proposals of the Site Allocations DPD. The SA Framework is objective-led and as such comprise of objectives to be achieved by each site being assessed.

11.3 Figure 3 is a standard proforma used for the appraisal of the sites. The proforma includes key baseline information to enable decision aiding questions to be answered. The manner in which the objectives, options and the sites contribute to achieving the SA Framework objectives is indicated by the following symbols:

Symbol	Predicted effect	Suggested action/response
++	Very positive impact – site allocation/use would significantly help in achieving the objective	Consider whether very positive impact can be further enhanced.
+	Positive impact – site allocation/use would help in achieving the objective	Consider whether positive impact can be further enhanced.
0	Neutral impact – site allocation/use would neither help nor hinder the achievement of the objective	Policy or allocation likely to be acceptable; consider whether intervention could result in positive impacts.
-	Negative impact – site allocation/use would be in conflict with the objective	Consider mitigation, such as delete/reconsider/amend the policy or site allocation; reconsider proposed use.
--	Very negative impact – site allocation/use would be in significant conflict with the objective	Significant mitigation measures to reduce severity of impact; reconsider the policy or proposed use.
I	Effect depends on how the policy and allocation are implemented	Suggestions for implementation.
?	Uncertain – need more information	Consider where this will come from – who has it? What will be done about collecting it? When will it be collected?

11.4 It should be noted that a combination of national and local planning policy is already in place to ensure that project-level impacts (i.e. site implementation stage) are considered, and therefore mechanisms are already in place to reduce or enhance effects. Examples of these effects and whether and how the DPD can address them is given below:

Effect	Mitigation or Enhancement
Thames Basin Heaths SPA &	Many of the effects identified on biodiversity are either uncertain or depend upon implementation. In terms of local biodiversity this will

Biodiversity	<p>very much depend on individual site design and exploring opportunities for biodiversity gain which will remain project-level concerns. Policies CS7 and CS8 of the Core Strategy reduce these uncertainties and no suggestions are made for the site allocations section of the Site Allocations DPD.</p> <p>For internationally designated sites such as the Thames Basin Heaths SPA uncertainty is due to the absence of sufficient SANG to deliver avoidance for the entire Core Strategy housing target. In order to reduce the uncertainty of SPA impacts the Site Allocations DPD will either have to ensure sufficient SANG is allocated to allow sites to come forward or allocate sites which can provide their own SANG.</p>
Use of Sustainable Materials in Development	<p>Use of sustainable materials has been identified as being dependent upon implementation. However, this will be an issue addressed at the project level. Guidance in the NPPF, NPPG and Policy CS22 of the Core Strategy will already act to reduce uncertainties and therefore no suggestions are made at this level of assessment for the Site Allocations DPD.</p>
Impact on Countryside/Green Belt and use of Previously Developed Land	<p>Impact of development within countryside or Green Belt for sites where development already exists will depend upon the impact of existing development in comparison to that proposed. In most cases this will depend upon scale, layout and design which are project level matters and therefore uncertainty will remain, although Policies CS6 and CS21 of the Core Strategy should reduce this.</p> <p>For undeveloped sites within open countryside/Green Belt areas or sites where additional development is proposed beyond that which already exists, development would have significant negative effects on landscape and visual amenity as well as urbanising impacts and land take. Mitigating these effects as fully as possible will mostly depend on project details such as scale, layout, landscaping and design issues although Policies CP1, CS6, CS17, CS21 and CS24 should help to reduce negative effects.</p> <p>When sites in open countryside/Green Belt are required to deliver Core Strategy targets, negative effects could be further reduced by allocating those sites or broad areas which act as urban extensions ahead of sites within the open countryside. As such the Site Allocations DPD should consider how allocations will be prioritised. Evidence provided via the Green Belt Boundary Review can assist in decision-making.</p>
Waste	<p>Uncertain effects arise on waste, especially where one use of development would be replaced by another i.e. employment with residential which would lead to a change in waste streams and volumes. This uncertainty is likely to be reduced at the project level stage when development should consider how it integrates waste measures on site. As such, the uncertainty is unlikely to be reduced at this stage of assessment although Policies CS21 and CS22 of the Core Strategy should help to reduce uncertain effects.</p>
Flood Risk & Water Quality	<p>Negative effects on flood risk and associated negative effect on water quality can be reduced through use of Flood Risk Assessments (FRA) and Sustainable Drainage Systems (SUDS); however these are likely to be through project level assessments. However, Policies CS9 and CS22 of the Core Strategy should aid in reducing negative effects. Nevertheless, the DPD can and will reduce negative effects further by prioritising sites with lowest flood risk in line with a sequential approach advocated by</p>

	both the NPPF and Core Strategy Policy CS9.
Crime & Design	Effects on crime & design will be considered by individual projects at the design stage. As such, the uncertainty is unlikely to be reduced at this level of assessment although Policy CS21 of the Core Strategy should help to reduce uncertainties.
Greenhouse gas emissions	Negative effects on greenhouse gas emissions are likely where an intensification of development is likely to occur, especially on greenfield sites with no previous development. Negative effects are likely to be reduced through the use of sustainable design which is a project level consideration and will be aided by Policy CS22 of the Core Strategy. However, the DPD can mitigate negative effects itself by prioritising sites where older building stock would be replaced with newer more efficient buildings. Prioritising those sites which would have the least increase in CO2 emissions would also help to reduce negative effects; as well as those sites which would improve accessibility to key services and facilities and thus reduce emission from transport.
Heritage Assets	Uncertain effects on heritage assets are likely to be reduced through project level considerations and are unlikely to be reduced at this stage of assessment. Policies CS20 and CS21 of the Core Strategy should help to reduce these uncertainties.
Loss of Employment & Impact to Business	Potential loss of employment sites to other uses is likely to have negative effects on employment and business in general. The DPD can reduce these negative effects by not allocating those sites which are key to delivering employment and economic growth in the Borough or by allocating mixed use sites which retain an element of economic use.
Transport & Accessibility to Services	Negative effects are likely for those sites/locations which are not situated close to or within areas served by a host of service provision or where these are not accessible by a range of public transport including cycling and walking. Policies CS1 and CS18 of the Core Strategy should help to reduce these negative effects but the Document could help to reduce effects further by prioritising sites within locations served by a range of services and accessible public transport facilities.

11.5 Apart from the above predicted effects, the effects are also assessed according to whether or not they will be short, medium or long term. For the purposes of the appraisal, short term is defined as up to 5 years, medium term is 5 – 20 years and long term is over 20 years. The nature of the effects is described where relevant and mitigation measures suggested where appropriate. The proforma has been designed to incorporate these elements of the appraisal. The methodology also allows cumulative impacts to be quantified.

11.6 The appraisal of options rules out sites within absolute constraints and those with the potential yield of less than 10 dwellings and 500 sq.m of employment floorspace. Sites within absolute constraints are ruled out because there will be strong in-principle policy objection to their development and as such no realistic prospects of them coming forward for development during the period of the Core Strategy or the Site Allocations DPD. The Site Allocations DPD does not seek to allocate sites with potential yield for less than 10 dwellings. No purpose would therefore be served by appraising those sites. It should be emphasise that the decision not to appraise these sites does not

mean that they could not come forward on the back of a planning application. Those sites could come forward as windfall sites if they meet detailed policy requirements. For the purposes of the appraisal, absolute constraints are defined:

- Thames Basin Heaths Special Protection Area;
- Thursley, Ash, Pirbright and Chodham Special Area of Conservation;
- Land at risk of flooding within flood zone 3;
- Common land;
- Sites of Special Scientific Interest (SSSI).

Details of how the various options have been considered, including sites that fall within these constraints are set out in **Section 11**

11.7 The Strategic Housing Land Availability Assessment (SHLAA) and the Employment Land Review has provided the starting point for the selection of sites for sustainability appraisal. Both documents are on the Council's website (www.woking.gov.uk).

11.8 The Core Strategy provides a clear spatial strategy to guide the distribution of growth. The appraisal process takes this into account.

11.9 The Council adopted a 'team work approach' to the sustainability appraisal to generate discussion on likely impacts and to aid objectivity. It also enabled an effective integration of the Site Allocations DPD process with the SA process. Consistency in scoring was assured by producing a detailed Sustainability Appraisal Methodology (as summarised above), clear SA Matrices, simple scoring options and step by step guidance on decision making criteria. A consistency check was also conducted once the scoring was complete using ArcGIS to map the scores against each objective. This enabled the team to easily identify any discrepancies in scoring for sites across the Borough.

11.10 In the sustainability appraisal, 'suitable walking distance' is defined as:

- i. 800m walking distance; or
- ii. 600m straight-line distance; or
- iii. Within a 10 minute walking distance.

Sport England goes on to suggest that cycling distances of up to 3km are generally accepted as being a reasonable cycling distance with an upper threshold of 5km.

11.11 An effects criteria checklist has been prepared to provide guidance and ensure consistency in the scoring of the effects. This is set out in Table 6. The effects criteria are not and should not be considered a definitive list of significant effects. Their role in the appraisal process is to increase understanding and transparency of judgements and rationale in evaluating the significant effects of the Site Allocations options. A Table of the effects criteria checklist with decision aiding questions to ensure consistency of assessment in at **Appendix 6**.

11.12 GIS data has been used as source of information. However, GIS data has its limitations, and cannot provide information on all topics. Site visits were a useful way of gaining a greater understanding of the assets on or nearby to a potential site (such as valuable trees), and of the nature of the site. Information gained on site visits fed

into the appraisal process. In addition, consultation with Council Officers and the statutory consultees assisted in determining sustainability of potential sites. For example, areas at potential risk of contamination or surface water flooding were identified by colleagues in the Neighbourhood Services and Environmental Health teams.

11.13 In determining whether or not an effect is significant, the probability, duration, frequency and reversibility of an effect of the SA objective is considered. Key question to consider include – how good or bad is the current situation and do trends show that things are getting worse or better, how far is the current situation from the established thresholds and targets, are the problems reversible, permanent or temporary, how difficult would it be to resolve any damage and has there been significant cumulative effects over time and are there expected to be such effects in the future.

11.14 *Mitigating adverse effects:* The SA aims to prevent, reduce and, as fully as possible, offset any significant adverse effects on the environment. 'Mitigation measures' are those measures that will help to achieve this - to prevent, reduce or offset the significant adverse effects of implementing a site (and the Development Plan Document as a whole). However, the emphasis should be on the proactive avoidance of adverse effects and, only once alternative options or approaches to avoiding an effect have been examined, should mitigation then examine ways of reducing the effect. Examples of typical mitigation measures are shown in the table below. It is acknowledged that the above are only examples of typical mitigation measures. Each site will require its own site specific mitigations measures based on the circumstances of the impacts.

Effect	Mitigation measures
Substitution/ offsetting adverse effects	Requirements to substitute or offset for certain types of impacts, for instance, through projects that replace any benefits lost through other projects (e.g. a new play area / amenity open space near an area of open space that is being developed)
Flood effects	Undertaking a flood risk assessment for larger sites, including consideration of Sustainable Urban Drainage and how the layout and form of the development might reduce the overall level of flood risk
Assessment of impact of effects	Requiring certain types of impact assessment for certain projects and proposals e.g. a landscape/ traffic assessment, travel plan or ecological survey etc.
Infrastructure effects	Opportunities to extend/improve infrastructure such as improve existing bus services to the site/improve footpath provision and cycle provision/enhance pedestrian links to local centres and local facilities
Use of land	Considering providing a greater variety of uses on the site (e.g. additional education, health services and local shopping provision) to try and achieve a more balanced development which provides greater accessibility for local services / re-location of existing uses e.g. an on-site business
Landscaping effects	Retaining any important trees and hedgerows and other boundary vegetation as part of any development / investigate opportunities to link e.g. green infrastructure corridors or green cycle routes
Facilities	Providing community facilities and/or carry out further work to identify if there is a need for community facilities in the area
Design	Design requirements e.g. to complement nearby conservation

requirements	areas or ensure similar scale of development/introduce street trees to improve character/retain any features which contribute to local character/ whether high quality design or design briefs are required due to site's location at an important entrance to the town, or the site's location within a Conservation Area etc.
Waste	Introduce opportunities for waste recycling provision
Biodiversity	Establishing whether any vacant buildings are home to protected species and making appropriate arrangements to re-house them etc.
Noise	A noise assessment would normally be carried out for any proposed residential development that may be affected by road traffic/rail/flight noise. Design measures might also include appropriate façade insulation or optimising the proposed layout of the buildings.
Contaminated land	If site is potentially affected by contamination, mitigation measures could include requiring the developer to carry out a risk assessment to identify and assess the sources, pathways and receptors; and report on remediation measures to make any risks acceptable. Planning conditions can be applied requiring halting of development if unexpected contamination is found.

Figure 3: SA Matrix for assessing individual sites

Scoring System:

++ Very positive impact	+ Positive impact	0 Neutral impact	- Negative impact	-- Very negative impact	I Effect depends on how allocation implemented	? Uncertain
-------------------------	-------------------	------------------	-------------------	-------------------------	--	-------------

X1: Land north of xxxx

Proposed Use:

SA Objective	Decision-aiding questions	Indicators And targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • facilitate meeting the Core Strategy allocation to a small/large extent? • provide the right type and size of housing to meet local need in line with Core Strategy? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes? • provide appropriate properties for a changing demographic profile? 					<p>Comments: [consider: likelihood of effect, spatial scale, temporary/permanent, short/medium/long term]</p> <p>Optimising/mitigating measures:</p>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and open space for informal and/or formal recreation? 					
3. Reduce vulnerability to flooding and harm	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • result in development within an area at 					

from flooding on public well-being, the economy and the environment	<p>risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</p> <ul style="list-style-type: none"> • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing surface water drainage problem? 					
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 					
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • provide local community services (e.g. education, health, leisure and recreation)? • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? • help support existing community facilities? • help support the provision of religious cultural uses? 					
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 					
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • affect an existing AQMA (or "air quality hot spot") or lead to its designation? • help to improve air quality? 					

	<ul style="list-style-type: none"> • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution? 					
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid development on agricultural land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination? 					
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 					
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important asset? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural 					

	assets?					
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>					
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide or affect land for allotments? 					
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • support a reduction in the generation of waste? • minimise waste in the construction process? 					

<p>14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • support the improvement of water quality? • support the efficient use of water resources? • operate within the existing capacities for water supply and wastewater treatment? • prevent water resource pollution? • facilitate water quality to be achieved through remediation? • provide adequate wastewater and sewerage infrastructure? 					
<p>15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • reduce the need to travel, particularly by car/van/lorry? • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 					
<p>16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? 					

	<ul style="list-style-type: none"> • improve access to and participation in education? 					
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 					
OVERALL CONCLUSIONS						
Summary of Environmental Impacts						
Summary of Social Impacts						
Summary of Economic Impacts						
	Overall summary of recommendations for optimising/mitigating measures:					

Table 6: Effect Criteria Checklist

SA Objective	Summary baseline – indicators, targets, trends	Effect Indicator	Positive Effect Criteria	Negative Effect Criteria	Other relevant effect criteria
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. <i>Source: Core Strategy Policies CS10 & CS12</i></p> <p>Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i></p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy & Traveller Accommodation Assessment 2012</i></p> <p>Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.</p>	1a) Number of homes provided	<ul style="list-style-type: none"> • Development which contributes to meeting overall housing requirement. 	<ul style="list-style-type: none"> • Development which reduces or conflicts with meeting housing requirement. 	
		1b) Number of affordable homes delivered through development (net)	<ul style="list-style-type: none"> • Development which contributes to affordable housing requirement. 	<ul style="list-style-type: none"> • Development which reduces or conflicts with meeting affordable housing requirement. 	
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. <i>Source: Woking Service and Performance Plan 2013-14</i></p> <p>Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in</p>	2a) Accessibility to sports/leisure facilities e.g. swimming pools, leisure centres, sports pitches, recreation space (including SANG)	<ul style="list-style-type: none"> • GIS CRITERIA Development in location accessible to sports/leisure facilities: <ul style="list-style-type: none"> - within suitable walking distance from homeⁱ - within suitable cycling distance from homeⁱⁱ - accessible by public transport. 	<ul style="list-style-type: none"> • GIS CRITERIA: Development in location lacking suitable access to sports/leisure facilities. 	<p>7a & 7b (avoid air and noise pollution)</p> <p>15a & 15b (to promote walking and cycling)</p>

SA Objective	Summary baseline – indicators, targets, trends	Effect Indicator	Positive Effect Criteria	Negative Effect Criteria	Other relevant effect criteria
	both health and exercise activities has significantly increased in recent years.				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	3a) Would development take place in flood risk areas?	<ul style="list-style-type: none"> • GIS CRITERIA: Development in Flood Zone 1 (or Flood Zone 2 if demonstrated that there are no suitable alternatives in areas at lower risk). • GIS CRITERIA: Sensitive development (residential/schools) proposed in Flood Zone 1. 	<ul style="list-style-type: none"> • GIS CRITERIA: Development in Flood 3 (unless development is for a replacement property with similar/reduced footprint and flood risk mitigation measures are proposed). NB. Stage 1 site assessment likely to have removed all proposed sites in Flood Zone 3b, unless proposed for non-vulnerable uses. • GIS CRITERIA: Development in Flood Zone 2 where there are suitable alternative areas at lower risk. 	
4. Reduce poverty, crime and social exclusion	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & Performance Plan 2013-14</i></p> <p>Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.</p>	4a) Employment loss or provision in employment deprived area (e.g. Priority Places)	<ul style="list-style-type: none"> • Provision of a range of employment floorspace in areas of employment deprivation such as Priority Placesⁱⁱⁱ. 	<ul style="list-style-type: none"> • Loss of employment floorspace in areas of employment deprivation such as Priority Places. 	
		4b) Loss of provision of skills or training facility in area of employment or income deprivation (e.g. priority places)	<ul style="list-style-type: none"> • Provision of advice/ information/ training facilities, as part of new employment floorspace, to match potential jobs to those in areas of employment/income deprivation. 	<ul style="list-style-type: none"> • Loss of floorspace or failure to consider providing advice/ information/ training facilities, with new floorspace, to match potential jobs to those in areas of employment/ income deprivation. 	16b (access to libraries and training facilities)
		4c) Site with potential exposure to crime	<ul style="list-style-type: none"> • Development which generates potential for crime 'designs it out' e.g. through Code / BREEAM standards / providing passive surveillance. 	<ul style="list-style-type: none"> • No consideration or inclusion of mitigation techniques / methods for sensitive uses proposed for development in areas of crime vulnerability. 	

SA Objective	Summary baseline – indicators, targets, trends	Effect Indicator	Positive Effect Criteria	Negative Effect Criteria	Other relevant effect criteria
5. To improve accessibility to all services and facilities	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	5a) Accessibility to health services e.g. GP surgery	<ul style="list-style-type: none"> • GIS CRITERIA: Development generating need, in location accessible to health facilities: - within suitable walking distance from homeⁱ - within suitable cycling distance from homeⁱⁱ - accessible by public transport. 	<ul style="list-style-type: none"> • GIS CRITERIA: Development generating need for health facilities outside suitable distance. 	<p>2b (access to sports/leisure facilities)</p> <p>16a (access to schools, children's centres)</p> <p>16b (access to libraries and training facilities)</p>
		5b) Accessibility to retail services e.g. shopping parade / local, neighbourhood, district or town centre (as defined in Core Strategy).	<ul style="list-style-type: none"> • GIS CRITERIA: Development generating need for retail facilities in location accessible to them: - within suitable walking distance from homeⁱ - within suitable cycling distance from homeⁱⁱ - accessible by public transport. 	<ul style="list-style-type: none"> • GIS CRITERIA: Development generating need for retail facilities outside suitable distance of shopping parade/centre; • Reduction in retail facilities that reduces access for existing / potential users. 	
		5c) Accessibility to community services e.g. youth facilities, community halls, village hall, sports/social club, places of worship, childcare premises.	<ul style="list-style-type: none"> • GIS CRITERIA: Development generating need for community facilities (residential/education) in location accessible to them: - within suitable walking distance from homeⁱ - within suitable cycling distance from homeⁱⁱ - accessible by public transport. 	<ul style="list-style-type: none"> • GIS CRITERIA: Development generating need for community facilities outside suitable distance. 	
6. Make the best use of previously developed land and existing buildings	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is</p>	6a) % of development on previously developed land	<ul style="list-style-type: none"> • Development on previously developed land. 	<ul style="list-style-type: none"> • Development on undeveloped land / open space / greenfield sites. 	
		6b) Density of development	<ul style="list-style-type: none"> • Development density suitable for the location^{iv}. 	<ul style="list-style-type: none"> • Development designed at a density which jeopardises the efficient use of land (i.e. not in line with Policy CS10)iv. 	

SA Objective	Summary baseline – indicators, targets, trends	Effect Indicator	Positive Effect Criteria	Negative Effect Criteria	Other relevant effect criteria
7. Minimise air, light and noise pollution	<p>being met and exceeded.</p> <p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.</p>	7a) Air pollution	<ul style="list-style-type: none"> • GIS CRITERIA: Sensitive uses^v placed outside of AQMA and areas of known NO2 exceedance. • Construction methods / design to reduce and /or eliminate air pollution within new development • Multiple trees retained/newly planted to assist in reducing poor air quality. 	<ul style="list-style-type: none"> • GIS CRITERIA: Sensitive uses placed in AQMA and areas of known NO2 exceedance. • No consideration or inclusion of mitigation techniques / methods^{vi} for sensitive uses proposed for development in areas of high air pollution. • New development generates significant / increases existing traffic congestion / changes traffic volumes. 	15a-c (reduce traffic emissions through sustainable transport modes)
		7b) Noise ^{vii} pollution	<ul style="list-style-type: none"> • Sensitive uses^{viii} located in areas less exposed to noise pollution. • GIS CRITERIA: Sensitive uses are not adjacent to 'Important Areas' and 'First Priority Locations' as defined by Defra Noise Action Plan. • Inclusion of mitigation measures^{ix} e.g. screening and planting using green infrastructure, or construction methods / design to reduce and eliminate noise pollution. 	<ul style="list-style-type: none"> • Placing sensitive uses^{viii} in areas exposed to noise pollution (particularly close to roads or railways). • GIS CRITERIA: Sensitive uses are adjacent to 'Important Areas' and 'First Priority Locations' as defined by Defra Noise Action Plan. • No consideration or inclusion of mitigation techniques / methods as part of development in areas of high noise pollution. 	
8. Reduce land contamination and safeguard agricultural soil quality	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in</p>	8a) Contaminated land	<ul style="list-style-type: none"> • Sensitive uses located outside of contaminated land areas^x. • Development which takes opportunities to remediate contaminated land. 	<ul style="list-style-type: none"> • Placing sensitive uses in areas exposed to contaminated land^x. • No consideration or inclusion of mitigation techniques / methods as part of development in areas of land contamination. 	

SA Objective	Summary baseline – indicators, targets, trends	Effect Indicator	Positive Effect Criteria	Negative Effect Criteria	Other relevant effect criteria
	number of sites with potential land contamination.	8b) High quality agricultural land	<ul style="list-style-type: none"> Development that integrates / preserves / enhances^{xi} existing high quality agricultural land of Grade 1, 2 or 3a. 	<ul style="list-style-type: none"> Development that would lead to loss or harm of high quality agricultural land of Grade 1, 2 or 3a. 	
9. Conserve and enhance biodiversity	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.</p>	9a) Effect on local ecological sites and opportunity areas, including: SSSI, SPA, SAC, SANG, SNCI, LNR, Common Land, Ancient Woodland, BAP Priority Habitats, and locally designated sites (no designated National Nature Reserves / RAMSAR sites in the Borough).	<ul style="list-style-type: none"> GIS CRITERIA: Development is more than 400m from a SPA^{xii} GIS CRITERIA: Development is more than 250m from important site/habitat, including: <ul style="list-style-type: none"> - SACN - SSSI - SNCI, LNR and other Ancient Woodland - BAP Priority Habitats - Locally designated sites Development that integrates / preserves / enhances existing designated habitats, features or wildlife corridors Development that maintains / enhances the connectivity and integrity of the Borough's wildlife 	<ul style="list-style-type: none"> Development which is within 400m of a SPA (NB. Stage 1 site allocation assessment likely to have removed these sites). Development within 250m from an important site/habitat and where insufficient mitigation measures have been proposed. Development that would fragment the connectivity and integrity of the Borough's wildlife network. Light pollution from new development that would disturb wildlife corridors (sever corridor function) or designated habitats/species. 	10a, 10b and 10f (effect on trees and GI assets, which host biodiversity)
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i> Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals</p>	10a) Effect on registered / valuable trees	<ul style="list-style-type: none"> Development location / design which integrates the majority of existing trees of value to ecosystem services (including amenity). Development which proposes additional tree planting to create / enhance GI. 	<ul style="list-style-type: none"> Development location / design that leads to loss of all existing trees of ecosystem services value without adequate replacement. Development which fails to take opportunities to create / enhance GI. 	2a (accessibility to recreation space) 9a (effect on biodiversity sites)
		10b) Effect on connectivity and integrity of the strategic GI network	<ul style="list-style-type: none"> Development that takes opportunities to provide new/strengthen existing GI corridors and linked assets. 	<ul style="list-style-type: none"> Development that severs existing GI corridor / linked assets. Development that leads to loss of individual GI assets on existing corridors in the strategic GI network. 	
		10c) Effect on	<ul style="list-style-type: none"> Suitable development in and 	<ul style="list-style-type: none"> Overbearing or 	

SA Objective	Summary baseline – indicators, targets, trends	Effect Indicator	Positive Effect Criteria	Negative Effect Criteria	Other relevant effect criteria
	of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking place in areas of high archaeological potential without prior assessment.	landscape features and views	<p>around landscape features^{xiii}.</p> <ul style="list-style-type: none"> • Development which enhances long distance views / vistas or character of landscape features. 	<p>unsympathetic development in and around landscape features^{xiii}.</p> <ul style="list-style-type: none"> • Development which has a negative effect on long distance views / vistas / landmarks or character of landscape features. 	
		10d) Effect on designated heritage assets, including: <ul style="list-style-type: none"> - Listed buildings - Conservation Areas - Listed Historic Parks and Gardens - SAM 	<ul style="list-style-type: none"> • GIS CRITERIA: Development is more than 250m from a designated heritage asset: <ul style="list-style-type: none"> - Listed Building - Conservation Area - Scheduled Ancient Monument - Listed Historic Park or Garden • Development that enhances / integrates or preserves existing designated assets. 	<ul style="list-style-type: none"> • GIS CRITERIA: Development that is within 250m of a designated heritage asset and would harm the asset. • Development beyond 250m of a designated heritage asset, which still has potential to harm the asset. • Development would lead to the loss of a designated heritage asset. 	
		10e) Effect on other heritage assets, including: <ul style="list-style-type: none"> - Locally listed assets - Locally valued features and landmarks 	<ul style="list-style-type: none"> • Development that enhances / integrates or preserves such heritage assets. 	<ul style="list-style-type: none"> • Development that leads to loss of such heritage assets. 	
		10f) Quantity, quality and accessibility to Public Open Spaces	<ul style="list-style-type: none"> • GIS CRITERIA: Development in location accessible to a suitable quantity and quality of public open space (ref. ANGSt standards^{xiv}). • Development that increases access to public open space e.g. enhances/ provides connection to surrounding GI. • public open space in areas of need. 	<ul style="list-style-type: none"> • GIS CRITERIA: Development in location lacking suitable access, quantity or quality of public open space (ref. ANGSt standards^{xiv}). • Development on public open space which reduces quantity, quality and accessibility, below standards of provision. 	
11. Reduce the causes of climate change – particularly by increasing energy efficiency	Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i> Dwellings to meet energy and	11a) Effect of development on Borough-wide carbon emissions	<ul style="list-style-type: none"> • Development that provides renewable or low and zero carbon energy technologies. • Development that takes opportunities to incorporate additional measures to become 	<ul style="list-style-type: none"> • Development that leads to an increase in carbon emissions and fails to take opportunities to mitigate the emissions. • Reduced levels of the Code 	2a (better accessibility to services = reduced travel by car)

SA Objective	Summary baseline – indicators, targets, trends	Effect Indicator	Positive Effect Criteria	Negative Effect Criteria	Other relevant effect criteria
and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<p>water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i></p> <p>Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 & CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>		energy efficient and reduce carbon emissions, or reach higher levels of the Code or BREEAM standards than Policy CS22 requirements.	or BREEAM on sites, relative to Policy CS22 requirements.	<p>5a – 5c) (better accessibility to services = reduced travel by car)</p> <p>10a – 10f (potential impact of energy development on natural and historic landscape)</p> <p>15a – 15c (reduce carbon emissions through sustainable travel modes)</p>
		11b) Effect on vulnerability to climate change impacts	<ul style="list-style-type: none"> Development that generates increased vulnerability to climate change incorporates adaptation measures e.g. GI, SUDS 	<ul style="list-style-type: none"> Development that increases vulnerability to the impacts of climate change and fails to consider adaptation measures 	10a – 10c, 10f (enhanced GI assets increase capacity to adapt)
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i></p> <p>All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).</p>	12a) Effect on consumption of resources	<ul style="list-style-type: none"> Construction methods / design (e.g. through use of Code or BREEAM standards) to reduce impact of consumption of resources within new development. 	<ul style="list-style-type: none"> No consideration or inclusion of measures to use sustainably produced and local products, e.g. through use of construction standards. 	11a (Code for Sustainable Homes and BREEAM standards can facilitate this)
13. Reduce waste generation and disposal and achieve sustainable	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan</i></p>	13a) Effect on sustainable waste management on sensitive land uses	<ul style="list-style-type: none"> Development which contributes to sustainable waste management^{xv}. GIS CRITERIA: Waste development more than 250m of sensitive land uses^{xvi}. 	<ul style="list-style-type: none"> Development which reduces or conflicts with meeting waste management requirement^{xv}. GIS CRITERIA: Waste facility would be 	

SA Objective	Summary baseline – indicators, targets, trends	Effect Indicator	Positive Effect Criteria	Negative Effect Criteria	Other relevant effect criteria
management of waste	2011. Trends: increase in recycling and composting; decrease in waste going to landfill.			within 250m of sensitive land uses ^{xvi} .	
		13b) Effect on waste generation	<ul style="list-style-type: none"> • Development generating increased levels of waste located within suitable distance of waste management facility^{xvi}. • Development that includes features to enhance waste reduction e.g. composting, recycling. 	<ul style="list-style-type: none"> • Development generating increased levels of waste outside suitable distance. • No consideration or inclusion or mitigation techniques / methods as part of development which increases generation of waste. 	
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i> Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	14a) Effect on water quality of region's rivers and groundwater	<ul style="list-style-type: none"> • Development location / design that preserves water quality (e.g. minimises risk of pollution / provides adequate wastewater and sewerage infrastructure). • GIS CRITERIA: Development that avoids / maintains Groundwater Source Protection Zone. 	<ul style="list-style-type: none"> • Development location / design that leads to harm or loss of water quality. • GIS CRITERIA: Development that leads of harm of Groundwater Source Protection Zone. 	
		14b) Sustainable use of water resources	<ul style="list-style-type: none"> • Development which proposes measures to minimise water consumption and maximise use of rainwater/grey water. 	<ul style="list-style-type: none"> • No consideration or inclusion of mitigation techniques / methods for minimising water consumption. 	11a (Code for Sustainable Homes and BREEAM standards can facilitate this)
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 & Core Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase	15a) Site access to public rights of way network	<ul style="list-style-type: none"> • Development on or adjacent to primary walking network / public rights of way routes. • Extension or enhancement to walking network to facilitate and encourage travel by walking. 	<ul style="list-style-type: none"> • Development outside primary walking network / public rights of way routes, that requires use of poorer quality routes, which could lead to private car journeys. • Development that reduces connectivity, safety or use of walking network. 	
		15b) Site access to cycle network	<ul style="list-style-type: none"> • Development on or adjacent to existing cycling network. • Extension or enhancement to cycling network to facilitate and encourage travel by cycling. 	<ul style="list-style-type: none"> • Development outside cycling network / public rights of way routes, that requires uses of poorer quality routes, which could lead to private car journeys. • Development that reduces connectivity, safety or use of cycling network. 	
		15c) Site access to public transport	<ul style="list-style-type: none"> • GIS CRITERIA: Development generating need 	<ul style="list-style-type: none"> • GIS CRITERIA: Development generating 	

SA Objective	Summary baseline – indicators, targets, trends	Effect Indicator	Positive Effect Criteria	Negative Effect Criteria	Other relevant effect criteria
	across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.		to travel within suitable walking distance ⁱ to bus stops/ train station. <ul style="list-style-type: none"> • Development that enhances access to bus stops/train station. • Development with access to multiple bus routes/rail routes. 	need for travel outside suitable walking distance ⁱ to access bus stops/ train station.	
		15d) Site access to jobs and services	<ul style="list-style-type: none"> • GIS CRITERIA: Development generating need to travel to work / shops / services in location accessible to them, i.e.: - within suitable walking distanceⁱ - within suitable cycling distanceⁱⁱ - accessible by public transport to a shopping parade / local, neighbourhood, district or town centre. 	<ul style="list-style-type: none"> • GIS CRITERIA: Development generating need for travel to work/shops/services outside suitable distances of shopping parade/centre. 	
		15e) Site access to strategic road network	<ul style="list-style-type: none"> • GIS CRITERIA: Development generating need to travel within 500m to existing road infrastructure. 	<ul style="list-style-type: none"> • GIS CRITERIA: Development generating need to travel outside suitable distance to access existing road infrastructure. 	
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i> Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with	16a) Site access to education facilities e.g. pre-schools, primary schools, secondary schools, children's centres, higher education.	<ul style="list-style-type: none"> • Development that provides additional education facilities to increase access/address known capacity issues. • GIS CRITERIA: Development generating need for education in location accessible to them, i.e.: - within suitable walking distance from homeⁱ - within suitable cycling distance from homeⁱⁱ - accessible by public transport. 	<ul style="list-style-type: none"> • GIS CRITERIA: Development generating need for education outside suitable distance to access them. 	17a (generating suitable employment opportunities)
		16b) Access to public library and/or training facilities	<ul style="list-style-type: none"> • GIS CRITERIA: Development generating need for skills knowledge within suitable distance of libraries or other information/training facilities, i.e.: - within suitable walking distance from homeⁱ - within suitable cycling distance 	<ul style="list-style-type: none"> • GIS CRITERIA: Development generating need for skills knowledge outside suitable distance of libraries or other information/ training facilities. 	

SA Objective	Summary baseline – indicators, targets, trends	Effect Indicator	Positive Effect Criteria	Negative Effect Criteria	Other relevant effect criteria
	no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).		from home ⁱⁱ - accessible by public transport..		
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).</p>	17a) Any employment generating floorspace created (A use classes, B use classes, D use) e.g. retail, commercial office, factory, warehousing	<ul style="list-style-type: none"> • Additional employment-generating floorspace proposed. • Provision or maintenance of a mix of employment types across a development/ area. 	<ul style="list-style-type: none"> • Net loss of valuable or useable employment floorspace through development. 	

12 RELATIONSHIP BETWEEN THE SA OF THE SITE ALLOCATIONS DPD AND GREEN BELT BOUNDARY REVIEW REPORTS

- 12.1 The SA report and the Green Belt boundary review reports⁹ are two distinct sources of evidence base prepared to inform decisions about specific sites that the Council might wish to allocate in the Site Allocations DPD. The SA is objective led and takes into account the requirements of the European Directive and the Environmental Assessment of Plans and Programmes Regulations 2004. The specific objectives for the SA are set out in the SA Framework. Whilst some of the assessment criteria for both studies do overlap, there are others that do not. For example, the methodology for the Green Belt boundary review takes into account a number of factors that are required by the NPPF to be taken into account in releasing land from the Green Belt for development, which are not covered in the SA Framework objectives. These include ensuring that any land released from the Green Belt will not undermine the purposes of the Green Belt, availability of sites to ensure they have the realistic prospects of coming forward during the life of the plan and the viability of developing the sites. Together, the documents provide sufficient and comprehensive coverage of useful information that will complement each other to inform planning decisions and judgements about the preferred sites to be allocated to deliver the objectives of the Core Strategy.
- 12.2 Policy CS1 of the Core Strategy sets out the overall spatial strategy for the distribution of development across the Borough. Whilst the Core Strategy seeks to concentrate most development on previously developed land at the main urban centres, it identifies the Green Belt as a broad location for meeting future development needs and commits the Council to carry out a Green Belt boundary review to identify specific sites that could be released from the Green Belt for residential development from 2022 to 2027. The Council is to prepare a Site Allocations DPD to allocate specific sites to ensure the delivery of the Core Strategy proposals and the Green Belt boundary review should be carried out as an integral part of the Site Allocations DPD process to inform decision about preferred sites for development. The Green Belt boundary review (GBBR) has now been completed and the report is on the website. An additional Landscape Assessment and Green Belt review was then undertaken by Hankinson Duckett Associates to assess the capacity of the landscape to accommodate development at land east of Martyrs Lane. Ultimately, the preferred sites for allocation will be informed by the spatial strategy of the Core Strategy. The SA does not only assess sites recommended in the Green Belt boundary review report for development. It is a separate and distinct evidence base that assesses all other reasonable alternative sites promoted and identified in the Strategic Housing Land Availability Assessment and the Employment Land Review and Topic Paper in equal detail. 'The Planning Practice Guidance provides useful guidance on assessment of alternatives. Reasonable alternatives are the different realistic options considered by the plan-maker in developing the policies of the plan. They must be sufficiently distinct to highlight the different implications of each so that meaningful comparisons can be made. The alternatives must be realistic and deliverable. The appraisal should outline the reasons the alternatives were selected, the reasons the rejected options were not taken forward and the reasons for selecting the preferred approach in light of the alternatives'. The SA follows this guidance in ensuring that alternatives considered are reasonable, realistic and deliverable.

⁹ The Green Belt Boundary Review by Peter Brett Associates (January 2014) and The Landscape Assessment and Green Belt Review by Hankinson Duckett Associates (August 2016)

13 FACTORS THAT HAS INFORMED THE DETERMINATION OF REASONABLE ALTERNATIVES

13.1 Based on the advice in the Planning Practice Guidance the following factors will be used to inform the determination of what are reasonable and realistic alternatives to appraise:

- sites that fall within policy and or site specific constraints that are difficult to overcome, including sites within 400m exclusion zone of the Thames Basin Heaths Special Protection Area, sites within Flood Zone 3, Special Area of Conservation, Sites of Special Scientific Interests (SSSI) and Common Land. These are sites that the strength of policy objection to their development will prevent them from coming forward during the plan period. For example, the Special Protection Areas and Special Areas of Conservation are environmental designations of European significance. Natural England has advised that residential development within 400m of the SPA should be resisted because it is not possible to avoid the adverse effects of development of the SPA. The NPPF accords significant weight to flooding issues and requires Local Authorities to direct development away from areas at risks of flooding.
- sites with a yield below the minimum site size threshold of 10 dwellings or 500 gross sq.m floorspace. The Site Allocations DPD will not be allocating any land for development below this threshold. It will be unrealistic therefore to appraise any such sites. It is important to emphasise that this does not mean that those sites will never come forward. They may come forward for development as windfall sites to be determined on their individual merits. The Strategic Housing Land Availability Assessment and the Employment Land Review provides useful starting point for identifying reasonable sites for the sustainability appraisal.

14 LIMITATIONS AND UNCERTAINTIES ENCOUNTERED DURING THE SA PROCESS

14.1 The GIS-based spatial analysis had a number of technical limitations. For instance, it was not possible to define purely spatial criteria that addressed all of the SA Objectives that are relevant to site selection. However, the use of the 'decision-aiding questions' the baseline information and GIS data where possible to determine positive and negative effect criteria had helped to overcome this limitation. Due to the limitations of GIS data, site visits to all the sites provided useful way of gaining greater understanding of the potential impacts of development. For example, identifying valuable trees on or nearby to a site, and the level of noise from railway lines and roads.

- Although a range of site level, local and wider information sources and studies were available to inform the appraisal process, without sufficient detailed information it was not always possible to predict with accuracy some effects of developing certain sites against certain SA Objectives. Where that is the case specific requirements are incorporated into the allocation for further investigation to inform the development of the site.
- For a few number of SA Objectives it was difficult to determine positive or negative impacts as the outcome of development would very much depend on how planning policy was implemented at planning application stage.
- Available GIS data on contamination and soil quality gave a very broad indication of land thought to be at risk of contamination. Expert advice has therefore been sought from a number of sources including the Environmental Health Team on each site to help overcome this limitation. Natural England has also provided information of soil quality. The Council's Drainage Engineer has provided advice on flooding.

15 THE SA AND ITS FINDINGS

Sustainability Appraisal of Objectives

15.1 The overall purpose of the Site Allocations DPD is to allocate specific sites to facilitate the delivery of the development proposals of the Core Strategy. The Core Strategy includes a set of objectives to deliver its vision (see paragraph 3.3 of Core Strategy). This is exactly the same as the objectives of the Site Allocations DPD as set out in Section 4 of this SA Report. The objectives of the Core strategy have been comprehensively appraised against similar SA objectives and Framework as part of the SA of the Core Strategy. It is not intended to repeat this element of the SA as part of this appraisal. This decision follows advice in paragraph 167 of the NPPF which states 'Assessment should be proportionate, and should not repeat policy assessment that has been undertaken. Wherever possible the local planning authority should consider how the preparation of any assessment will contribute to the plan's evidence base'. It is however emphasised that the outcome of the SA of the objectives of the Core Strategy has been used to inform the key requirements for allocating specific sites for development in the Site Allocations DPD. The SA Report of the Core Strategy is on the Council's website (www.woking.gov.uk).

In summary, the SA of the objectives of the Core Strategy revealed the following key outcomes:

- Majority of the objectives makes significant contribution towards achieving sustainable development in the Borough and consequently, towards delivering the vision of the Core Strategy. The vision that the Site Allocations DPD seeks to achieve is exactly the same as the vision of the Core Strategy. It follows that the objective of the Site Allocations DPD when implemented will contribute towards the delivery of the vision of the Core Strategy;
- There was an instance that conflict existed between an objective of the Core Strategy and an SA objective. This was about the need to protect the purpose of the Green Belt and restrictions on the Council to identify sufficient sites to deliver housing, which there is significant unmet need. It was recommended that if Green Belt sites were to be released for development, the Council should demonstrate that it will not undermine the purpose and integrity of the Green Belt through a Green Belt boundary review. This recommendation was supported by the Inspector of the Secretary of State at the Core Strategy Examination. To inform the Site Allocations DPD, the Council has carried out a Green Belt boundary review to ensure that the preferred sites recommended for allocation will not undermine the purpose and integrity of the Green Belt. The commitment to carry out the Green Belt boundary review was informed by the outcome of the SA of the Core Strategy. The Green Belt boundary review report is on the Council's website.
- There were a number of neutral impacts on the SA Framework and this is also worth noting too;
- An objective compatibility matrix was carried out to assess how well the Core Strategy objectives reinforce each other. Whilst this is not a requirement of the EU Directive or requirement of the Environmental Assessment of Plans and Programme Regulations 2004, it was carried out to ensure that no single objective is substantially undermined or compromised in order to achieve another objective. There was no evidence that the pursuit of one objective will undermine any of the others if appropriate mitigation measures could be secured.
- There were few conflicts relating to the objective of concentrating most development in the main centres, in particular, the Town Centre where key facilities and services are available and the potential implications for air quality

arising from increased traffic. There is no doubt that the main centres are the most sustainable locations for development as it reduces the need to travel because of the close proximity of services and facilities. Nevertheless, the Core Strategy and the key requirements for the allocated sites in the Site Allocations DPD have measures to improve sustainable modes of travel such as walking and cycling to minimise incidence of pollution and reduce car use. Examples are Policy CS18: *Transport* of the Core Strategy and relevant key requirements sections of the Site Allocations DPD.

- 15.2 It is clearly demonstrated that care has been taken to ensure that the outcome of the appraisal of objectives have been used to inform appropriate mitigation measures to ensure the sustainable development of the allocated sites and the overall policy framework to achieve sustainable development of the area. (See Site Allocations DPD for key requirements that have been identified for individual Proposals to satisfy).

Sustainability Appraisal of Options

- 15.3 The appraisal of alternative options has been done as an integral and important part of the SA process. Proposals in the Site Allocations DPD must be justified, and in particular, it should be the most appropriate strategy when considered against all reasonable alternatives. The appraisal of options is rooted in the spatial strategy of the Core Strategy. Options for the spatial strategy of the Core Strategy were comprehensively appraised as part of the SA of the Core Strategy and scrutinised at the Core Strategy Examination. The SA of the Core Strategy is on the Council's website (www.woking.gov.uk). The SA of the Core Strategy assessed options for the spatial distribution of housing development across the Borough. It concluded that most of the new development proposed in the Core Strategy should be concentrated in the main urban area and land in the Green Belt should be released to deliver about 500 new homes to meet housing need at the back end of the plan period. The Core Strategy estimates this figures to be at least 550 new homes. The main reasons for the preferred spatial strategy are:

- It makes good use of previously developed land through the achievement of high density development in the town, district and local centres without putting undue pressure on those areas in respect of land available for competing land uses;
- Development focused in the most sustainable locations in terms of accessibility to local services and public transport nodes;
- Less pressure for development in lower density residential areas than other options;
- Likely to yield nature and type of housing required to meet local need in terms of type, size and tenure,
- Potential for negative impacts on biodiversity, however, this will be dependent on the location of the Green Belt releases and suitable avoidance and mitigation measures.

- 15.4 The preferred spatial option for the distribution of housing has underpinned the SA of the Site Allocations DPD. The scale of development proposed in the Core Strategy, their broad distribution and policy protection is illustrated in **Appendix 15**.

- 15.5 The Council has prepared Strategic Housing Land Availability Assessment and an Employment Land Review to identify suitable, available and deliverable sites in the

urban area to ensure that the preferred spatial option is delivered. These have provided the primary source of sites for the SA.

Sustainability Appraisal of reasonable alternative sites

- 15.6 The SHLAA has been prepared in the context of the spatial strategy of the Core Strategy. To make the Site Allocations DPD manageable, the Council has decided that only sites that will yield 10 dwellings or more or 500 sq.m or more of employment floorspace will be allocated for development in the Site Allocation DPD. It is important to emphasise that this does not mean that this category of sites that fall below the threshold will never be developed. They could come forward in the form of windfall sites to be considered on their own individual merits. Historic information suggests that on average about 40 new dwellings could be developed from this source. This source of delivery has been counted towards the overall supply of housing land at the back end of the plan period. Based on this decision **Appendix 7** is a list of sites that have been rejected for the purposes of the SA because they fall below the above thresholds.
- 15.7 There are a number of sites that have also been rejected as reasonable alternatives to appraise in the SA because they are located within areas of significant policy constraints as defined in paragraph 9.16. The Council is of the opinion that there is no reasonable prospect of development overcoming these constraints to enable the sites to come forward for development within the period of the Core Strategy. The list of site rejected for this reason is at **Appendix 8**
- 15.8 **Appendix 9** is a list of all the Green Belt sites that are considered reasonable alternatives for appraisal in the SA. **Appendix 10** is a list of all urban sites appraised as reasonable alternatives. Full details of the SA of the urban sites are at **Appendix 11**. Full details of the SA of the Green Belt sites are at **Appendix 12**.

Analysis of the SA results

- 15.9 Under each option/site considered there is a summary of the environmental, social and economic impacts. This is followed by an overall summary of the suggestions for possible mitigation / optimising measures to avoid adverse / enhance positive impacts associated with allocating the site. The findings have been used to determine which sites could be included in the draft Site Allocations DPD and which should be rejected, and more importantly, the requirements that development has to satisfy to ensure their sustainable development.
- 15.10 Based on the analysis of the SA results, the following Green Belt sites in **Table 7** were identified and recommended as preferred sites to be considered for allocation for residential development and/or infrastructure in the Site Allocations DPD for the purposes of the Regulation 18 consultation. The reasons for their selection as preferred sites are clearly set out in the Table.

Table 7: List of preferred Green Belt sites identified for Regulation 18 consultation and reasons

Regulation 18 Site Allocations reference number	Proposal	Reason for recommendation to be considered for allocation in the Site Allocations DPD
GB1	SHLAABRO14a: Land at Coblands Nursery and Lyndhurst, Brookwood Lye Road, Brookwood, GU24 0EZ	The proposal will enable the delivery of housing, including Affordable Housing. It will make a contribution towards the overall housing requirement. Site is in Flood Zone 1 and within reasonable walking and cycling distance from key services and facilities. This will help reduce the need to travel by car and encourage the use of sustainable modes of travel. Part of the site is previously developed land. Development of the site will make efficient use of previously developed land.
GB4	SHLAABY043: Land south of High Road, Byfleet, KT14 7QL	The proposal will enable the delivery of housing, including Affordable Housing. It will make a contribution towards the overall housing requirement. It is within reasonable walking distance to the Byfleet local centre and a reasonable cycling distance to the Byfleet and New Haw railway station. This will help reduce the need to travel by car and encourage the use of sustainable modes of travel. Most of the site is in flood zone 1 where development is encouraged. It is acknowledged that the eastern corner touches on flood zone 2. It is envisaged that development will be focused at the area covered

		by Flood Zone 1.
GB5	SHLAABY044: Land to the south of Murray's Lane, Byfleet KT14 7NE	The proposal will enable the delivery of housing, including Affordable Housing. It will make a contribution towards the overall housing requirement. Site is in reasonable walking and cycling distance to Byfleet Local centre and reasonable cycling distance to Byfleet and New Haw railway station. This will help reduce the need to travel by car and encourage the use of sustainable modes of travel. Most of the site is in flood zone 1 where development is encouraged. It is acknowledged that the southern boundary touches on flood zone 2. It is envisaged that development will be focused at the area covered by Flood Zone 1
GB8	SHLAAMSG009: Nursery land adjacent to Egley Road, Mayford GU22 OPL	The proposal will enable the delivery of housing, including Affordable Housing. It will make a contribution towards the overall housing requirement. The development of the site will also provide recreational, sports facilities to service the school and the local community. It will provide an educational facility (secondary school) to serve the local community and the wider area. The provision of the school will have a positive overall bearing on poverty and social exclusion. Site is within reasonable walking and cycling distance to the Mayford Neighbourhood Centre. Consequently, it will help reduce the need to travel by the car. Site is also adjacent to a bus stop. Site is in flood zone 1. However, it is acknowledged that the eastern boundary is adjacent to flood zone 2 and

		development will take account of that.
GB9	SHLAAMSG030: Woking Garden Centre, Egley Road, Mayford, Woking GU22 0NH	The proposal will enable the delivery of housing, including Affordable Housing. It will make a contribution towards the overall housing requirement. Site is in flood zone 1 where development is encouraged. Site is within reasonable walking and cycling distance from the Mayford Neighbourhood Centre. Consequently, it will help reduce the need to travel by the car. Part of the site is previously developed land, which will make efficient use of previously developed land.
GB10	SHLAAMSG016: Land to the north east of Saunders Lane, between Saunders Lane and Hook Hill Lane, Mayford, GU22 0NN	The proposal will enable the delivery of housing, including Affordable Housing. It will make a contribution towards the overall housing requirement. Site is in flood zone 1 where development is encouraged. It is within reasonable walking and cycling distance to the Mayford Neighbourhood Centre. Consequently, it will help reduce the need to travel by the car.
GB11	SHLAAMSG017: Land to the north west of Saunders Lane, Mayford, GU22 0NN	The proposal will enable the delivery of housing, including Affordable Housing. It will make a contribution towards the overall housing requirement. Site is in flood zone 1 where development is encouraged. It is within reasonable walking and cycling distance to the Mayford Neighbourhood Centre. Consequently, it will help reduce the need to travel by the car.
GB7	SHLAAMSG025: Ten Acres Farm, Smarts Heath Road, Mayford GU22 0NP	The Travellers Accommodation Assessment identifies a need for Travellers accommodation. The site will

		<p>make a significant contribution towards meeting this need. Majority of the site where development is intended to be focussed is in flood zone 1 where development is encouraged. It is acknowledge that the southerly parts of the site are in flood zone 2 and a very small southerly part is in zone 3. The Site is within reasonable walking distance to Mayford Neighbourhood Centre. Consequently, it will help reduce the need to travel by the car.</p>
GB12	SHLAAPY004: Land rear of 79 – 95 Lovelace Drive, Teggs Lane, Pyrford, Surrey GU22 8QZ	<p>The proposal will enable the delivery of housing, including Affordable Housing. It will make a contribution towards the overall housing requirement. Site is in flood zone 1 where development is encouraged. Site is in reasonable walking and cycling distance to the Neighbourhood Centre. Consequently, it will help reduce the need to travel by the car. It has a good accessibility to a range of services and facilities such as a primary school.</p>
GB13	SHLAAPY005: Land east of Upshot Lane and South Aviary Road, Pyrford, GU22 8QZ	<p>The proposal will enable the delivery of housing, including Affordable Housing. It will make a contribution towards the overall housing requirement. Site is in flood zone 1 where development is encouraged. Site is in reasonable walking and cycling distance to the Neighbourhood Centre. Consequently, it will help reduce the need to travel by the car. It has a good accessibility to a range of services and facilities such as a primary school.</p>

GB15	SHLAAWB0019b / SHLAAWB021: Land surrounding West Hall, Parvis Road, west Byfleet KT14 6EY	Site will make provision for the delivery of significant amount of housing towards the overall housing requirement. The site is within reasonable walking and cycling distance to West Byfleet District Centre and a range of services and facilities, including a primary school. Consequently, it will help reduce the need to travel by car. The developable area of the site is in flood zone 1 where development is encouraged. It is acknowledged that the site is adjacent to flood zone 2 and 3.
GB16	SHLAAWB004: Broadoaks, Parvis Road, West Byfleet KT14 6LP	Site will make provision for the delivery of housing, including Affordable Housing and a contribution towards the overall housing requirement. The site will also enable the provision of high quality office and research development thereby creating high quality jobs. The combination of the two will have a positive bearing on the wellbeing of the community and on poverty. The site is in flood zone 1 where development is encouraged. It is within reasonable walking and cycling distance to the West Byfleet District Centre and to a range of services and facilities including shops. It is within cycling distance to the railway station. Consequently, it will help reduce the need to travel by car. The site is presently identified in the Core Strategy as a Major Developed Site in the Green Belt for high quality office and Research Park. The designation of the site as a Major Developed Site in the Green Belt has been supported by the Secretary of State. The proposed allocation in the Site Allocations DPD extends the proposed uses on

		the site and seeks to release the site from the Green Belt. The principle of developing the site has been established by the Core Strategy.
GB2 & GB3	SHLAABR024: Five Acres, Brookwood Lye Road, Brookwood GU24 OHD	The site will make a significant contribution towards meeting the accommodation needs of Travellers and consequently contributing to improving the wellbeing of Travellers. The site is within reasonable walking and cycling distance to services and facilities and the Brookwood Railway Station. Development will help reduce the need to travel by car.
GB14	SHLAASJHH035: Land adjacent to Hook Hill Lane, Hook Heath, Woking, GU22 OPS	Green infrastructure will have positive impacts on wellbeing and improve accessibility to services and facilities. It will help conserve biodiversity. It will help protect the landscape setting of the area, in particular, the Escarpment and Rising Ground of Landscape Importance. It will have a positive bearing on climate change.

Analysis of representations received during the Regulation 18 consultation

15.11 The Regulation 18 consultation of the Site Allocations DPD and the accompanying SA Report took place between 18 June 2015 and 31 July 2016. Overall, 1,692 individuals and organisations submitted comments comprising 32,712 separate representations. The Council has considered the representations and all the available evidence including the SA Report of the draft Site Allocations DPD Regulation 18 version and has come to the conclusion that all the sites that are identified in the draft Site Allocations DPD to meet development needs up to 2027 should be support and published for Regulation 19 consultation. However, the following sites that were proposed to be safeguarded to meet future development needs between 2027 and 2040 should be deleted and be replaced by a single strategic site at land east of Martyrs Lane to meet future development needs between 2027 and 2040:

- GB4 - SHLAABY043 – land south of High Road, Byfleet, KT14 7QL;

- GB5 - SHLAABY044 – land south of Murray’s Lane, Byfleet KT14, 7NE
- GB10 – SHLAAAMSG016 – land to the north east of Saunders Lane, between Saunders Lane and Hook Hill Lane, Mayford, GU22 0NN
- GB11 – SHLAAAM017 – land to the north west of Saunders Lane, Mayford, GU22 0NN
- GB12 – SHLAAPY004 – land rear of 79 – 95 Lovelace Drive, Teggs Lane, Pyrford, Surrey GU22 8QZ
- GB13 – SHLAAPY005 – land east of Upshot Lane and South of Aviary Road, Pyrford, GU22 8QZ.

The following are the reasons given by the LDF Working Group in their recommendation to Council to justify why they recommended the land east of Martyrs Lane to be safeguarded to meet future development needs between 2027 and 2040:

1. The Working Group was of the view that its recommendation to Council represents the most sustainable strategy to meet the Borough’s objectively assessed needs, judged against the reasonable alternatives. Accordingly, that the DPD is sound and meets the legal requirements and should therefore be submitted for examination.
2. Having regard to the evidence base and representations, the Working Group was not of the view that a dispersed strategy to meet the long-term needs of the Borough beyond 2027, as appeared within the Regulation 18 Consultation version of the DPD, represented a sustainable pattern of development or would deliver a permanent and enduring Green Belt boundary into the future. Accordingly, the Working Group were of the view that the necessary “exceptional circumstances” to justify revision of the Green Belt in those locations was not made out.
3. The Working Group turned to consider a single large-scale safeguarding direction of urban growth on Land to the East of Martyr’s Lane.
4. The Working Group noted the landscape report and transport report, however the Working Group was not persuaded that development in that location would undermine the Green Belt by merger or sprawl. The site is well contained by defensible boundaries: the Bourne Stream to the north and the A320 to the west, such that any risk of future sprawl and merger that might arise, would be well contained.
5. The Working Group noted that the site did not benefit from a local or national landscape designation, to be contrasted with some of areas of the Borough covered by policy NE7 Woking Local Plan (1999) as “Escarpment and Rising Land of Importance”. The Working Group was not persuaded that the landscape or visual effects could not be properly mitigated by sensitive master-planning and re-enforcement of boundary planting.
6. The Working Group was not of the view that transport impacts were so severe that, with proper mitigation, the effects could not be made acceptable. The Working Group noted in particular that the “Mars” cycle trial runs along the A320 to Woking town centre and that adjacent to any likely site entrance is a north and

south bound bus stop also running to Woking town centre. These would go some way to promoting sustainable modes of transport.

7. The Working Group attached very substantial weight to the potential benefits of development in this location, including that it would be close to three major employers (McLaren Technology Centre, St Peter's District Hospital and the Animal & Plant Health Agency). Residential development, including a sizeable affordable allocation, would reduce inward commuting to these employers and mean that future economic growth by them would not be suppressed by an inadequate number of resident workers.
8. The Working Group also attached significant weight to the certainty of future urban growth an allocation in this location would provide, and in turn, the contribution to securing an enduring Green Belt boundary throughout the remainder of the Borough that would represent.
9. The Working Group were therefore of the view that, balancing the environmental harm against the potentially significant social and economic benefits, the necessary exceptional circumstances did exist to justify revision of the Green Belt boundary at Land to the East of Martyr's Lane, and recommended to Council accordingly.

The recommendations of the LDF Working Group were considered by Council at its meeting on 20 October 2016.

15.12 The following new sites were proposed for consideration during the Regulation 18 consultation:

- Land east of the A320
- Brookwood Cemetery
- Byfleet Cricket Ground and Playing Fields
- Land to the east of Egley Road
- Pyrford Cricket Ground and Village Hall
- Land at Tulip Trees, near Ascan Croft
- Woking Football Club, Woking gymnastic Club and Woking Snooker Club
- Butlers Well, Pyle Hill
- The Brambles, Pyrford Road
- Woking Football Club (separate proposal to the one above)
- West Byfleet Railway Station

15.13 The new sites have been appraised using the same Sustainability Appraisal Framework to ensure consistency. Full details of the appraisal are in Appendix 18. Based on the outcome of the appraisal, the following sites are recommended for inclusion in the Site Allocations DPD for Regulation 19 consultation:

- Land at Brookwood Cemetery is allocated for use as cemetery, crematorium and other form of disposal, conservation and enhancement of the heritage assets of the site, 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 should be allocated for mixed use development to comprise a stadium, Gymnastic Club and residential development including Affordable Housing.

List of preferred Green Belt sites identified in the Site Allocations DPD for Regulation 19 consultation

15.14 Given the above background, the following is the list of preferred Green Belt sites recommended for allocation in the Site Allocations DPD for Regulation 19 consultation:

Regulation 19 Site Allocations reference number	Proposal	Reason for recommendation to be considered for allocation in the Site Allocations DPD
GB1	SHLAABRO14a: Land at Coblands Nursery and Lyndhurst, Brookwood Lye Road, Brookwood, GU24 0EZ	The proposal will enable the delivery of housing, including Affordable Housing. It will make a contribution towards the overall housing requirement. Site is in Flood Zone 1 and within reasonable walking and cycling distance from key services and facilities. This will help reduce the need to travel by car and encourage the use of sustainable modes of travel. Part of the site is previously developed land. Development of the site will make efficient use of previously developed land.
GB4	SHLAAMSG009: Nursery land adjacent to Egley Road, Mayford GU22 OPL	The proposal will enable the delivery of housing, including Affordable Housing. It will make a contribution towards the overall housing requirement. The development of the site will also provide recreational, sports facilities to service the school and the local community. It will provide an educational facility (secondary school) to serve the local community and the wider area. The provision of the school will have a positive overall bearing on poverty and social exclusion. Site is within reasonable walking and cycling distance to the Mayford Neighbourhood Centre. Consequently, it will help reduce the need to travel by the car. Site is also adjacent to a bus stop. Site is in flood zone 1. However, it is acknowledged that the eastern boundary is adjacent to flood zone 2 and development will take account

		of that.
SG2	SHLAAMSG030: Woking Garden Centre, Egley Road, Mayford, Woking GU22 0NH	The proposal will enable the delivery of housing, including Affordable Housing. It will make a contribution towards the overall housing requirement. Site is in flood zone 1 where development is encouraged. Site is within reasonable walking and cycling distance from the Mayford Neighbourhood Centre. Consequently, it will help reduce the need to travel by the car. Part of the site is previously developed land, which will make efficient use of previously developed land.
GB3	SHLAAMSG025: Ten Acres Farm, Smarts Heath Road, Mayford GU22 0NP	The Travellers Accommodation Assessment identifies a need for Travellers accommodation. The site will make a significant contribution towards meeting this need. Majority of the site where development is intended to be focussed is in flood zone 1 where development is encouraged. It is acknowledge that the southerly parts of the site are in flood zone 2 and a very small southerly part is in zone 3. The Site is within reasonable walking distance to Mayford Neighbourhood Centre. Consequently, it will help reduce the need to travel by the car.
GB5	SHLAAWB0019b / SHLAAWB021: Land surrounding West Hall, Parvis Road, west Byfleet KT14 6EY	Site will make provision for the delivery of significant amount of housing towards the overall housing requirement. The site is within reasonable walking and cycling distance to West Byfleet District Centre and a range of services and facilities, including a primary school. Consequently, it will help reduce the need to travel by car. The developable area

		of the site is in flood zone 1 where development is encouraged. It is acknowledged that the site is adjacent to flood zone 2 and 3.
GB6	SHLAAWB004: Broadoaks, Parvis Road, West Byfleet KT14 6LP	Site will make provision for the delivery of housing, including Affordable Housing and a contribution towards the overall housing requirement. The site will also enable the provision of high quality office and research development thereby creating high quality jobs. The combination of the two will have a positive bearing on the wellbeing of the community and on poverty. The site is in flood zone 1 where development is encouraged. It is within reasonable walking and cycling distance to the West Byfleet District Centre and to a range of services and facilities including shops. It is within cycling distance to the railway station. Consequently, it will help reduce the need to travel by car. The site is presently identified in the Core Strategy as a Major Developed Site in the Green Belt for high quality office and Research Park. The designation of the site as a Major Developed Site in the Green Belt has been supported by the Secretary of State. The proposed allocation in the Site Allocations DPD extends the proposed uses on the site and seeks to release the site from the Green Belt. The principle of developing the site has been established by the Core Strategy.
GB2	SHLAABR024: Five Acres, Brookwood Lye Road, Brookwood GU24 OHD	The site will make a significant contribution towards meeting the accommodation needs of

		Travellers and consequently contributing to improving the wellbeing of Travellers. The site is within reasonable walking and cycling distance to services and facilities and the Brookwood Railway Station. Development will help reduce the need to travel by car.
GB8	SHLAASJHH035: Land adjacent to Hook Hill Lane, Hook Heath, Woking, GU22 0PS	Green infrastructure will have positive impacts on wellbeing and improve accessibility to services and facilities. It will help conserve biodiversity. It will help protect the landscape setting of the area, in particular, the Escarpment and Rising Ground of Landscape Importance. It will have a positive bearing on climate change.
GB15	Brookwood Cemetery, cemetery Pales, Brookwood, GU24 0BL	It will enable the future needs of the population to be met.
SG1	Land to the east of Martyrs Lane, Horsell, Woking, GU21 5NJ	For the reasons set out in paragraph 15.11.

15.15 It is recommended that all the Proposals will include significant amount of open space/green infrastructure to enhance the sustainable development of the site and the wellbeing of the occupiers. This is also necessary to ensure that any land released from the Green Belt for development does not undermine the landscape setting of the area. The Green Infrastructure will perform multiple functions including providing a transitional buffer between development and their surrounding vicinity and context and ensuring that the landscape setting of the town is not compromised. It will also enhance the biodiversity of the area. This will provide adequate mitigation through careful design to overcome any adverse landscape impacts for developing the sites.

15.16 There are a few objectives that the above Proposals will have negative impacts. This will include the objectives to minimise air, light and noise pollution, conserving biodiversity and providing a range of commercial development opportunities. For example, as mitigation, noise impact assessment is recommended for the development of sites such as Woking Garden centre to determine appropriate mitigation measures to minimise noise from the railway.

15.17 The developable areas of the preferred sites to take forward into the Site Allocations DPD will be in flood zone 1 where development is encouraged. However, it is acknowledged that some sites are adjacent to or have little parts in flood zone 2 and 3 such as Ten Acres Farm, Mayford and land south of High Road, Byfleet. Appropriate mitigation will be introduced as part of such developments to ensure that their development will not exacerbate flooding elsewhere.

- 15.18 None of the sites are in areas reported as exceeding air quality objectives set by DEFRA.
- 15.19 There are a number of the objectives where the majority of the Proposals will have neutral impacts such as the objective to maintain and improve water quality of the region's rivers and groundwater. A number of mitigation and/or optimising measures have been proposed to enhance the sustainable development of the sites. The policies of the Core Strategy and the requirements of the Climate Change Supplementary Planning Document ensure the efficient management of water resources as part of development.
- 15.20 It is acknowledged that the impacts of development on climate change is cumulative and needs to be addressed in an integrated and holistic manner. The Core Strategy and the Climate Change SPD include robust requirements to minimise the impacts of development on climate change. A number of the requirements recommended to be introduced to enable the development of the sites will also help to minimise any adverse impacts on climate change. Whilst on their own individual sites might not have significant impacts on climate change, the Council is acutely aware of their cumulative impacts and has measure to address that
- 15.21 Only the residential development of the Woking Garden Centre, Egley Road will lead to the loss of existing employment land. The Site Allocations DPD makes sufficient provision to meet the overall employment needs identified in the Core Strategy, and it is not envisaged that this will undermine the economic strategy of the Core Strategy.
- 15.22 The SA template for each site sets out the mitigation/optimising measures for developing the site. Examples of such mitigation measures are:
- Provision of a mix of dwelling types and sizes to address the nature of local needs;
 - Improve connectivity to green infrastructure;
 - Noise impact assessment as a requirement of development;
 - Detailed flood risk assessment where relevant;
 - Implementation of SUDs as part of development;
 - Ecological assessment as part of development;
 - Integration of green infrastructure to ensure development does not compromise of the landscape setting of the area;
 - Design of development to protect and enhance heritage assets; and
 - Developer contributions to provide SANGs to avoid harm to important habitats and species, including the Thames Basin Heaths Special Protection Areas.
- 15.23 The above summary is by no means exhaustive. It is only a demonstration of the nature and type of the mitigation and optimising measures that are been proposed to be considered as key requirements for the development of the preferred sites. These have been taken forward into the Site Allocations DPD and each Proposal sets out the key requirements that the development of the sites will be required to achieve, which includes the relevant mitigation/optimising measures.

Suitable Alternative Natural Greenspace (SANGs)

15.24 The Council is required under the European Directive to mitigate the impacts of development on designated sites of European significance such as the Thames Basin Heaths Special Protection Areas. The European Directive expects a precautionary approach to be taken to avoid harm to the SPA and in this regard, the mitigation is required to be provided before development is allowed to take place. Natural England has determined one of the effective means of mitigating the impacts of development on the SPA is the provision of SANGs. The following sites have been appraised and recommended as preferred sites for consideration in the Site Allocations DPD for the reason given in paragraph 15.25 below:

- Brookwood Farm SANG, Bagshot Road, Brookwood GU21 2TR (GB7);
- Byfleet SANG, land to the south of Parvis Road, Byfleet KT14 7AB (GB14);
- Westfield Common SANG, land to the east of New Lane, Woking GU22 9RB (GB9);
- Gresham Mill SANG (first SANG), High Street, Old Woking, GU22 9LH (GB10);
- Gresham Mill SANG (second SANG), High Street, Old Woking, GU22 9LH (GB21);
- Woking Palace, Carters Lane, Old Woking GU22 8JQ (Green Infrastructure, Heritage Parkland and Country Park) (GB12).

15.25 The reasons for recommending the SANGs for allocation in the Site Allocations DPD are that they will:

- Facilitate improvements to the health and wellbeing of the community;
- Reduce vulnerability to flooding and harm from flooding;
- Facilitate social inclusion;
- Improve accessibility to services and facilities;
- Conserve and enhance biodiversity;
- Conserve and enhance and where appropriate make accessible for the enjoyment of the natural landscape and cultural assets;
- Reduce the cause of climate change; and
- Enable the delivery of housing.

15.26 Overall, the Council has identified sufficient land as SANGs to support the delivery of all the preferred housing sites.

15.27 The SA also supports the Six Crossroads roundabout scheme to deliver transport infrastructure to support development in the area. This proposal will help reduce congestion and air pollution in the area.

15.28 A number of sites identified as reasonable alternatives for appraisal are rejected on the basis of the analysis of the appraisal and as such are not recommended to be considered for allocation in the Site Allocations DPD. The sites and the reasons for their rejection are set out in Table 8.

Table 8: List of Rejected Sites and Reasons

<p>SHLAABRO021: The Meadows, Bagshot Road, Brookwood GU21 2RP</p>	<p>Site forms part of a strategic gap between Brookwood and Knaphill. Its development will create an isolated satellite development within the Green Belt that is not contiguous with the existing urban area.</p>
<p>SHLAABRO030: Blackhorse Road and Heath House Road, Brookwood, GU22 0QT</p>	<p>Development of the site will lead to significant loss of woodland and potential habitat. The site has poor accessibility to local services and facilities, in particular by food and cycling.</p>
<p>SHLAA0036: Land at the corner of Heath House Road and Rough Road, Woking GU22 0RB</p>	<p>Development of the site will lead to the significant loss of woodland. A significant number of trees on the site are covered by Tree Preservation Orders. Development of the site will have adverse impacts on the landscape character of the area. Site is remote with poor accessibility to key services and facilities, in particular by foot and cycling.</p>
<p>SHLAAKN029: Land at Lynbrook, Chobham Road, Knaphill GU21 2QF</p>	<p>Most of the site is biodiversity opportunity site. It has a strong landscape character that form an integral part of the landscape setting of the area. There are existing mature tree with strong tree belts and woodland strips that are protected by TPO. The site contains areas of woodland.</p>
<p>SHLAAKN030: Land adjacent to 1 – 6 Littlewick Cottages, Littlewick Common, Knaphill GU21 2EX</p>	<p>The site form part of the urban fringe landscape. Its development will create a satellite development within the Green Belt that is not contiguous with the existing urban area.</p>
<p>SHLAAKN036: Land at the Mount, Chobham Road, Knaphill GU21 2TX</p>	<p>The landscape is largely unspoilt and reinforces the sense of visual separation between the north western edge of the town and Bisley</p>
<p>SHLAAKN064: Stanley Farm, Corner of Limecroft Road and Chobham Road, Knaphill GU21 2QF</p>	<p>The landscape is largely unspoilt and reinforces the sense of visual separation between the north western edge of the town and Bisley</p>
<p>SHLAAKN052: Land off Carhouse Lane, Knaphill GU21 4XS</p>	<p>The site form part of the urban fringe landscape. Its development will create an isolated satellite development within the Green Belt that is not contiguous with the existing urban area.</p>

SHLAABY069: Byfleet Mill, Mill Lane, Byfleet KT14 7RR	The site is in Flood Zone 3a and 3b (within the functional floodplain). It is designated as Surrey Biodiversity Action Plan Floodplain Grazing Marsh habitat. These are protected by TPO. Byfleet Mill is a Grade 11 listed building.
SHLAABY073: Land to the south of Murrays Lane, Byfleet KT14 7NE.	The site is grazing land and part is designated by the Surrey Biodiversity Action plan as Floodplain Grazing Marsh Habitat. There are mature trees on the site. It is crossed by high voltage power lines and associated pylons. There is no visual relationship with the existing community of Byfleet because of the raised M25 and associated screening.
SHLAA n/a: Murrays Lane, Byfleet KT14 7NE	The Site Allocations DPD is not allocating sites for agricultural grazing. This use is an acceptable use in the Green Belt and can continue as such. The Scout Hut has already got planning permission for its delivery. There is no evidence to designate the site as open space. In any case it is also acceptable use in the Green Belt. Site has been specifically appraised because it was promoted alongside a petition.
SHLAABY079: Land south of High Road and adjacent M25, Byfleet KT14 7QG	The site is in Flood Zone 1, 2 and 3. The southern most part of the site is in the functional floodplain. Site is in close proximity to the M25 and development could be exposed to significant noise pollution. The site is traversed by high voltage power lines and associated pylons.
SHLAABY079: Land east of Byfleet, adjacent Summer Close, Byfleet, KT14 7RY	Most of the site (about 90%) is in Flood Zone 2 and the rest in Flood Zone 3. The risk of flooding could be compounded by the risk of surface water flooding. The Environment Agency has given early indication that the site might be susceptible to contamination.
SHLAAHEW006: Woodham Court, Martyrs Lane, Woking, GU21 5NJ	Development of the site would result in an isolated satellite development within the Green Belt. Site is remote from key services and facilities and will encourage car use. There is limited opportunity to encourage walking and cycling.
SHLAAHEW016: Land adjacent to 462 Woodham Lane, Woking, KT15 3QA	Site is a dense wooded area protected by TPO. Site is well defined. Site is remote from key services and facilities and will encourage car use. There is limited

	opportunity to encourage walking and cycling. Site help defines the northern landscape setting of the Borough.
SHLAAHEW027: Land to the east of Martyrs Lane, Woking, GU21 5NJ	Site is not within reasonable distance to key services and facilities. Development of the site would result in an isolated satellite development within the Green Belt.
SHLAAMSG010: Compound, New Lane, Sutton Green, GU4 7QF	Site has poor accessibility to key services and facilities and would encourage car use. There is limited opportunity to promote walking and cycling. Development of the site would result in an isolated satellite development within the Green Belt.
SHLAAMSG011: Land adjacent to Maybourne Rise, Mayford, Woking, GU22 0SH	Site has poor accessibility to key services and facilities and would encourage car use. There is limited opportunity to promote walking and cycling. Development of the site would result in an isolated satellite development within the Green Belt.
SHLAAMSG012: Land to the south of Mayford Grange, Westfield Road, Woking, GU22 9QR	Development of the site would result in an isolated satellite development within the Green Belt.
SHLAAMSG013: Silverly, Pyle Hill, Woking, GU22 0SR	Site has poor accessibility to key services and facilities and would encourage car use. There is limited opportunity to promote walking and cycling. Development of the site would result in an isolated satellite development within the Green Belt. Site contains mature trees
SHLAAMSG014: Sunhill House, Hook Hill Lane, Woking, GU22 0PS	Development of the site would result in an isolated satellite development within the Green Belt. Site is adjacent to railway line and its development would increase vulnerable to noise pollution.
SHLAAMSG018: Land between Homespun and Little Yarrows, Guildford Road, Woking, GU22 0SD	Part of the site is in Flood Zone 3. Site has poor accessibility to key services and facilities and would encourage car use. There is limited opportunity to promote walking and cycling. Development of the site would result in an isolated satellite development within the Green Belt.
SHLAAMSG027: Havering Farm, Guildford Road, Mayford, Woking, GU4 7QA	Site has poor accessibility to key services and facilities and would encourage car use. There is limited opportunity to promote walking and cycling. Development

	of the site would result in an isolated satellite residential development within the Green Belt. Site is currently used for industrial purposes. Development would lead to significant loss of employment land.
SHLAAMSG037: Runtley Wood Farm, off New Lane, Sutton Green, Woking, GU4 7QQ	Site has poor accessibility to key services and facilities and would encourage car use. There is limited opportunity to promote walking and cycling. Development of the site would result in an isolated satellite residential development within the Green Belt.
SHLAAMSG038: Land to the south of Smart's Heath Road, Woking, GU22 0NP	Development of the site would result in an isolated satellite residential development within the Green Belt.
SHLAAMSG040: Land to the north east of Hedge Cottage, Saunders Lane, Mayford, Woking, GU22 0NT	Land predominantly consists of woodland, including mature trees covered by TPO. The site features Escarpment and Rising Ground of Landscape Importance. Half the site is designated as Fishers Hill Hook Heath Conservation Area. Site has limited accessibility to key services and facilities. Development of the site would result in an isolated satellite residential development within the Green Belt.
SHLAAMSG041: Land to the south of Moor Lane, Woking, GU22 9RB	Development would represent a significant incursion into a sensitive landscape of strong rural character with few detracting features and little or no association with the built up area of Woking. Site is beyond reasonable walking distance to key services and facilities. Development of the site would result in an isolated satellite residential development within the Green Belt.
SHLAAOW021: Land to the south of Carters Lane, Old Woking, GU22 8JQ	Site is in Flood Zone 2 and 3. Depending of the specific nature of the uses proposed, development will be an isolated development in the Green Belt. The proposed uses are part of the acceptable uses in the Green Belt.
SHLAAPY006: Warren Farm Mobile Home Park, Warren Lane Pyrford, GU22 8XF	Site is in remote location with limited accessibility to key services and facilities. There is limited opportunity to encourage walking and cycling. Most journeys are likely to be car borne. Development of the site would result in an isolated satellite residential development within the Green Belt. The woodland on the site forms a

	strong landscape character of the area. Development of the site will lead to loss of commercial activity.
SHLAAPY020: Cranfield Cottage Paddock, Pryford Road, Pyrford, GU22 8UT	Development of the site would result in an isolated satellite residential development within the Green Belt.
SHLAAMHE012: Land to the south of Old Woking Road (Shey Copse) GU22 8HR	The site lies south of the clear demarcation of the existing urban area, formed by the Old Woking Road. The character of this south side of Old Woking Road is markedly different from that of the urban area opposite; it is more rural and wooded. As such this site fulfils an important role in terms of containing this southern edge of the town, preventing development from extending up to or beyond the very significant ridge of land that runs from west to east (the escarpment). Development of the site for housing would lead to loss of a community use (outdoor activity space for scouts) unless alternative provision is made as part of the development or provided elsewhere. It is emphasised that the recreational use of the site would be an acceptable use in the Green Belt. Allocating the site for development and releasing it from the Green Belt would not allow a defensible Green Belt boundary to be drawn.
SHLAASJH044: Land to the rear of Hook Heath Road, Hook Heath, Woking GU22 OLF	This site has been appraised for a special reason because of the potential yield quoted in other sources of evidence such as the Green Belt boundary review report. It is estimated by the Green Belt boundary review that the site has a potential to yield 12 dwellings. Officers have visited the site and are of the view it will be difficult to achieve a satisfactory access, maintain and or enhance the character of the area and also achieve 10 or more dwellings on the site. In this regard, it is recommended that the site should not be allocated for housing development.
Land south of High Street, Byfleet, KT14 7QL (rejected after Regulation 18 consultation for the reasons given above).	The Council has identified land east of Martyrs Lane to meet future development needs between 2027 and 2040.
Land to the south of Murray's Lane, Byfleet, KT14 7NE (rejected after Regulation 18 consultation for the reasons	The Council has identified land east of Martyrs Lane to meet future development

given above)	needs between 2027 and 2040.
Land to the north east of Saunders Lane, between Saunders Lane and Hook Hill Lane, Mayford, GU22 0NN (rejected after Regulation 18 consultation for the reasons given above).	The Council has identified land east of Martyrs Lane to meet future development needs between 2027 and 2040.
Land to the north west of Saunders Lane, Mayford, GU22 0NN (rejected after Regulation 18 consultation for the reasons given above).	The Council has identified land east of Martyrs Lane to meet future development needs between 2027 and 2040.
Land rear of 79 – 95 Lovelace Drive, Teggs Lane, Pyrford, GU22 8QZ (rejected after Regulation 18 consultation for the reasons given above).	The Council has identified land east of Martyrs Lane to meet future development needs between 2027 and 2040.
Land east of Upshot Lane and south of Aviary Road, Pyrford, GU22 8SF (rejected after Regulation 18 consultation for the reasons given above).	The Council has identified land east of Martyrs Lane to meet future development needs between 2027 and 2040.

List of Preferred Sites in the Urban Area

15.29 The preferred spatial option for the distribution of development seeks to focus most new development in the urban area, close to key services and facilities. The Site Allocations DPD therefore seeks to maximise the efficient use of previously developed land through redevelopment, intensification of use and mixed use development. The reasons for justifying the selection of preferred urban sites for the purposes of the Site Allocations DPD are broadly similar. In this regard and because of the high number of sites appraised it is not considered manageable and reasonable to provide a justification for why each site was selected. A comprehensive and collective justification has been provided for all the preferred sites. The list of the preferred sites is:

Urban Area sites recommended for allocation:

- (UA1) SHLAABY046: Library, 71 High Road, Byfleet, KT14 7QN
- (UA23) SHLAA n/a: Woking Railway Station, bus/rail interchange, railway flyover and Victoria Arch, High Street, Broadway, Station Approach and Victoria Way, Woking, GU22 7AE
- (UA6) SHLAAGE011: Land at Albion House, High Street, Woking, GU21 6BD (UA2) SHLAAGE006: Trizancia House, Thomson House and 72 (Woodstead House), Chertsey Road, Woking, GU21 5BJ
- (UA5) SHLAAGE026: The Cornerstone, The Broadway and Elizabeth House, Duke Street, GU21 5AS
- (UA8) SHLAAGE029: 2-24 Commercial Way and 13-28 High Street, Woking, GU21 6BW
- (UA9) SHLAAGE030: Victoria Square Development, Church Street West, Woking, GU21 6HD

- (UA7) SHLAAGE031: 1-12 High Street and 26-34 Commercial Way, Woking, GU21 6EN
- (UA18) SHLAAGE070: The Big Apple American Amusements Ltd, H.G. Wells Conference Centre, The Rat and Parrot PH, 48-58 Chertsey Road, Woking, GU21 5AJ
- (UA4) SHLAAGE028: King's Court, Church Street East, Woking, GU21 6HA
- (UA12) SHLAAGE018: 113-129 Goldsworth Road, Woking, GU21 6LR
- (UA20) SHLAA n/a: Griffin House, West Street, Woking, GU21 6BS
- (UA21) SHLAA n/a: Concorde House, 165 Church Street East, Woking, GU21 6HJ
- (UA15) SHLAA n/a: Synergy House, 8 Church Street West, Woking, GU21 6DJ
- (UA16) SHLAAGE066: 30-32, Woking Railway and Athletic Club, Systems House and Bridge House, Goldsworth Road, Woking, GU21 6JT
- (UA13) SHLAA n/a: MVA and Select House, Victoria Way, Woking, GU21 6DD
- (UA3) SHLAAGE076: Chester House, 76-78 Chertsey Road, Woking, GU21 5BJ
- (UA22) SHLAAGE061: Spectrum House, 56 Goldsworth Road, Woking GU21 6LE
- (UA10) SHLAAGE062: The Coign Church, 1-5 Church Street West and 5-19 Oaks Road, Woking, GU21 6DJ
- (UA11) SHLAAGE074: The former Goldsworth Arms PH, Goldsworth Road, Woking, GU21 6
- (UA14) SHLAAGE068: 1-7 Victoria Way and 1-29 Goldsworth Road, Woking, GU21 6JZ
- (UA17) SHLAAGE010: Poole Road Industrial Estate, Woking, GU21 6EE
- (UA27) SHLAAGE019a: Timber Yard, Arthurs Bridge Road/ Horsell Moor, Woking, GU21 4NQ
- (UA28) SHLAAGE019b: 73 Horsell Moor, Horsell, GU21 4NL
- (UA31) SHLAAKW022: Elmbridge House, Elmbridge Lane, Kingfield, Woking, GU22 9AW
- (UA32) SHLAAKW036: Sherpa House, Kingfield Road, Kingfield, Woking, GU22 9EH
- (UA29) SHLAAKW009a and SHLAA009b: Backland gardens of houses facing Ash Road, Hawthorn Road, Willow Way and Laburnum Road (Barnsbury sites 1 & 2), Barnsbury Farm Estate, Woking, GU22 0BN
- (UA30) SHLAAKW010: Backland gardens of houses facing Laburnum Road, Ash Road and Ash Close (Barnsbury Site 3), Barnsbury, Woking, GU22 0BU
- (UA19) SHLAA n/a: Chertsey House, 61 Chertsey Road, Woking, GU21 5BN
- (UA38) SHLAAMS007: 1 to 5 Elliot Court, North Road, to the rear of 1 to 13 North Road, and 95-105 Maybury Road, Woking, GU21 5JL
- (UA34) SHLAAMS037: 101-121 Chertsey Road, Woking, GU21 5BG
- (UA39) SHLAAMS039: Walton Road Youth Centre, Walton Road, Woking GU21 5DL
- (UA37) SHLAAMS041: 29-31 Walton Road, Woking, GU21 5BX
- (UA33) SHLAAMS092: Land within Sheerwater Priority Place , Albert Drive, Woking, GU21 5RE
- (UA35) SHLAA n/a: Forsyth Road Industrial Estate, Forsyth Road, Woking, GU21 5SU
- (UA36) SHLAA n/a: Monument Way West Industrial Estate, Monument Way West, Woking, GU21 5LY
- (UA41) SHLAAMHE011: Car park (east), Oriental Road, Woking, GU22 8BD
- (UA40) SHLAAMHE014: Royal Mail Sorting/Delivery Office, White Rose Lane, Woking, GU22 7AJ
- (UA47) SHLAAMHW051: Somerset House, 1-18 Oriental Road, Heathside Crescent, Woking, GU22 7BAG

- (UA45) SHLAAMHW030: Former St Dunstons, White Rose Lane, Woking, GU22 7AG
- (UA46) SHLAAMHW031: Owen House and The Crescent, Heathside Crescent, Woking, GU22 7AG
- (UA48) SHLAAMHW043: Coroner's Court (former Woking Magistrates Court), Station Approach, Woking, GU22 7YL
- (UA44) SHLAA n/a: Quadrant Court, Guildford Road, Woking, GU22 7QQ
- (UA42) SHLAAMHW014: Coal Yard/Aggregates Yard adjacent to the railway line, Guildford Road, Bradfield Close, Woking, GU22 7QE
- (UA43) SHLAAMHW029: 11-15 Guildford Road, Southern House, Jubilee House, Lynton House, Station Approach, Woking, GU22 7PX
- (UA49) SHLAASJHH011: Corner Garage, 16-18 St Johns Road, St Johns, GU21 7SA
- (UA52) SHLAAWB023: Land at Station Approach, West Byfleet, KT14 6NG
- (UA53) SHLAAWB050: Camphill Club and Scout Hut, Camphill Road, West Byfleet, KT14 6EF
- (UA50) SHLAAWB003: Camphill Tip, Camphill Road, West Byfleet, KT14 6EW
- (UA51) SHLAAWB014: Car park to east of Enterprise House, adjacent Social Club, Station Approach, West Byfleet, KT14 6NW
- (UA25) SHLAAGE052: Barratt House, Chertsey Road, Woking, GU21 5AB
- (UA26) SHLAAGW004: Goldsworth House, Denton Way, Woking, GU21 3LG
- (UA53): Woking Football Club, Westfield Avenue, Woking, GU22 9AA

Reasons for selecting the preferred sites:

- The sites positively reinforce the overall spatial strategy of the Core Strategy by concentrating development at the main centres closer to key services and facilities. Where feasible and compatible, a number of the sites are proposed for mixed use development to maximise their sustainable development. Examples are Market Square, Victoria Way and Albion House;
- The sites will enable the delivery of housing and employment at sustainable locations and will make a significant contribution towards the housing and employment requirements of the Core Strategy. Examples are land at Station Approach, West Byfleet and Owen House and the Crescent, Heathside Crescent;
- Collectively, they will help improve the health and wellbeing of the people in the area;
- The development of the sites will make the best use of previously developed land;
- Development of the sites will reduce the need to travel by car because of the locational characteristics of the sites, including close proximity to services and facilities. This will have positive impacts on climate change;
- Development of the sites will help promote walking, cycling and public transport;
- Some of the sites will provide a range of commercial development opportunities to meet the economic needs of the Borough;
- The development of the sites will help maintain high and stable levels of employment in the area;
- Development will help improve accessibility to services and facilities.

List of Rejected Sites and Reasons

15.30A number of the urban sites are rejected. The list and the reasons for their rejection are given below:

Urban Area sites recommended for rejection:

- SHLAABR019: BT Telephone Exchange, Bagshot Road, Brookwood, GU21 2RP;
- SHLAAKN026: Car park opposite The Vyne, Reading Way, Knaphill, GU21 2DU;
- SHLAAMHE013: Car park (west) and signalling station, Oriental Road, Woking, GU22 7AE;
- SHLAAMHE016: Lion House and car park, Oriental Road, Woking, GU22 7BA;
- SHLAAWB071: 1, 3, 5, 7, 9, 11, 13 and 15 Old Woking Road, West Byfleet, KT14 6LW;
- SHLAAGE072: Land over Woking Railway Station, Station Approach. Woking, GU22 7AE ;
- SHLAABY031b: Churchill House and Beaver House, York Close, Byfleet, KT14 7HN;
- SHLAABY017: Works at 11 Royston Road, Byfleet, KT14 7NX;
- SHLAABY038 : Land to rear of Byfleet Village Hall, High Road, Byfleet, KT14 7QL;
- SHLAABY065: 96-120 Church Road, Byfleet, KT14 7NF;
- SHLAABY016: 94-100 Royston Road, Byfleet, KT14 7QE;
- SHLAABY018: Wey Retail Park, Royston Road, Byfleet, KT14 7NY;
- SHLAABY064: The Manor School, Magdalen Crescent, Byfleet, KT14 7SR;
- SHLAAGE023 Part of car park at Goldsworth Park Centre, Denton Way, Woking, GU21 3LG;
- SHLAAMS035: Monument Hill Playing Fields, Alpha Road, Woking, GU22 8HF;
- SHLAAWB008: Phoenix House, Pyrford Road, West Byfleet, KT14 6RA;
- SHLAAWB025: Electricity Sub Station, Birch Walk, West Byfleet, KT14 6EJ;
- SHLAAWB017: Camphill Industrial Estate and Apex Court, Camphill Road, West Byfleet, KT14 6EB
- SHLAAGE033: Land to the rear of Waitrose Supermarket, Bampton Way, Woking GU21 3LE

Reasons for rejecting the sites:

- Loss of employment land that will contribute to the economic strategy of the Core Strategy;
- Loss of a local school;
- Loss of open space/playing fields;
- Flood risk;
- Loss of valuable trees;
- Potential adverse impacts on heritage assets.

16 CUMULATIVE IMPACTS

16.1 An assessment of the cumulative impacts of the Proposals of the Site Allocations DPD is an important part of the SA process. The EU Directive 2001/42/EC Annex 11 requires that the cumulative nature of the effects must be identified and discussed within the SEA. Whilst it is recognised that each Proposal might have their respective impacts, collectively they could add up to a more significant impacts either positively or negatively. The cumulative effects focus on the overall impacts of the Proposals on each of the SA objectives rather than the individual impacts of the Proposals. Table 9 below illustrates what the overall impacts of the implementation of the Site Allocations DPD would be on the SA objectives.

Table 9: Cumulative impact assessment

Sustainability appraisal objectives	Cumulative impacts
Objective 1: Provision of sufficient housing which meets the needs of the community and which is at an affordable price	The Site Allocations DPD will make a long term positive impacts on housing provision. It will help deliver housing of the nature and type necessary to meet local need. This will enable the delivery of the Core Strategy housing requirement.
Objective 2: Facilitate the improved health and well-being of the population and reduce inequalities in health	The provision of green infrastructure, housing and employment will make positive contribution to the general wellbeing of the community.
Objective 3: Reduce vulnerability to flooding and harm from flooding to public well-being, the economy and the environment	The development sites are in Flood Zone 1 where development is encouraged. Majority of the Proposals will have neutral effects on flooding. The green infrastructure proposals will have positive impacts on flooding. Measures have been put in place to ensure that the development of the sites would not exacerbate flooding elsewhere.
Objective 4: Reduce poverty, crime and social exclusion.	Majority of the Proposals will have neutral impacts on this objective. However, the Proposals for employment land, education and green infrastructure will have positive impacts on poverty and social exclusion.
Objective 5: To improve accessibility to all services and facilities	Majority of the Proposals are either within the main urban centres or within reasonable walking and cycling distance to services and facilities. Majority of the Proposals will therefore have positive impacts on this objective.
Objective 6: Make the best use of previously developed land and existing buildings	The impacts are balanced. Majority of the Proposal are in the urban areas and make best and efficient use of previously developed land through redevelopment, intensification and change of use. Consequently, they will have positive

	impacts on this objective. There are also a significant number of Green Belt sites that are being proposed to be released for development. These sites will have neutral impacts on this objective.
Objective 7: Minimise air, light and noise pollution	In the short term, majority of the Proposals could have negative impacts on this objective. However, it is predicted that in the medium to long term most of the impacts will be neutral as the proposed mitigation measures become effective.
Objective 8: Reduce land contamination and safeguard agricultural soil quality	Majority of the Proposals will have neutral impacts of this objective. However, there are a number of the Proposals that could lead to remediation of contamination due to historical contaminative uses and consequently, positive impacts.
Objective 9: Conserve and enhance biodiversity	The impacts on this objective are balanced. The urban sites would generally have neutral impacts on this objective. However, it is predicted that the Green Belt sites could have negative impacts. Appropriate mitigation measures such as the provision of SANGs and adequate integration of green infrastructure in development will help minimise any negative impacts.
Objective 10: Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	Most of the Proposals will have neutral impacts on this objective. A number of the Green Belt sites could have negative impacts by reason of their landscape impacts. A number of the sites are in the vicinity of heritage assets and measure will be in place to ensure that the design of development minimises adverse impacts on their setting.
Objective 11: Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	Individually, majority of the Proposals will have neutral impacts because the impacts could be insignificant. Nevertheless, the cumulative impacts on climate change are particularly important consideration because of the nature of the effects and it is envisaged that the potential cumulative impacts could be negative. Policies CS22 (Sustainable Construction), CS23 (Renewable and low carbon energy generation) of the Core Strategy and the Climate Change SPD includes robust policies to minimise the impacts of development on climate change.
Objective 12: Reduce the impact of consumption	Majority of the impacts on this objective

of resources by using sustainably produced and local products	will be neutral. It is important to note that the Climate Change SPD encourages developers to use locally sourced materials to minimise the impacts of development on the use of resources
Objective 13: Reduce waste generation and disposal and achieve sustainable management of waste	Whilst it is generally acknowledged that development in the short term could have negative impacts on waste generation, in the medium to long term the impacts could be neutral due to the proposed mitigation measures and other strategies of the Council.
Objective 14: Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	Majority of the impacts will be neutral on this objective.
Objective 15: Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	Majority of the Proposals will have positive impacts on reducing the need to travel, especially by the car. Their development will encourage walking and cycling because they are located at or near the main centres within reasonable walking and cycling distance to services and facilities. Most of them also have good accessibility to public transport, including the rail.
Objective 16: Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	Overall the Proposal makes provision for sufficient employment land to ensure positive impacts on this objective. However, many of the impacts will also be neutral.
Objective 17: Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance the economies of town, district, local and neighbourhood centres.	Overall the Proposal makes provision for sufficient employment land to ensure positive impacts on this objective. However, many of the impacts will also be neutral. There is only relatively an insignificant few Proposals that will lead to loss of employment.

17 RECOMMENDED OPTIMISING/MITIGATING MEASURES

17.1 The SEA Regulations require the SA process to identify suitable mitigation measures for any significant adverse effects predicted for the site allocations. This is also an important component of the SA Report. In addition, recommendations to enhance sustainability measures within the Site Allocations DPD are documented as part of this report. The detailed SA Matrices in **Appendices 11, 12 and 18** include a summary section at the end of the matrix setting out all mitigation and optimising measures for each proposed site allocation. These have been incorporated into the 'Key Requirements' under each Proposed Site in the Site Allocations DPD, in cases where the preferred site has been allocated. Examples of the mitigation/optimising measures are set out in **paragraph 11.14**.

18 MONITORING ARRANGEMENTS

- 18.1 Sustainability effects are already monitored as part of the Council's Annual Monitoring Report based on the Core Strategy Sustainability Appraisal Indicators. Although these indicators were revised and will be subject to consultation again as part of the Site Allocations DPD process, they remain very similar. The monitoring outcomes will be published by 31 December of each year.

19 CONSULTATION AND NEXT STEPS

19.1 The SEA Directive and the Planning Act both recommends public involvement in the SA process. Furthermore, they expect the outcome of public consultation to be taken into account. It is also a requirement that designated consultation bodies in the UK are consulted at each relevant stage of the SA process. These bodies are:

- Historic England
- Natural England
- Environment Agency

19.2 The Council has an adopted Statement of Community Involvement that sets out how it will consult the public on planning documents. All these requirements have been followed in preparing the SA Report.

19.3 The first stage of the SA process was the preparation of the Scoping Report. The designated consultation bodies and other relevant organisations were consulted to seek their views on:

- Whether the list of sustainability issues were sufficiently comprehensive.
- Whether there are other plans, programmes and strategies that needed to be reviewed and taken into account.
- Whether the SA Framework was adequate.
- Whether the appraisal methodology was sound.
- Whether the baseline data was comprehensive and up to date.

19.4 Comments received were analysed and taken into account. Full details of the representations can be obtained from the Planning Policy Team.

19.5 There has been extensive internal consultation. The preparation of the SA has been a corporate effort with the Planning Policy Team coordinating it. For example, the Environmental Health Team has provided information and advice on air quality and contamination. The Drainage Engineer has provided information and advice on flooding.

19.6 It is intended that this draft SA Report will be published for full Regulation 19 public consultation for a period of 6 weeks in summer 2017. Comments received will be taken into account before the final SA Report is submitted to the Secretary of State alongside the Site Allocations DPD Publication Document for Examination. The Regulation 19 consultation will be to allow the public the opportunity to comment on the SA Report and to highlight any new information that need to be taken into account. All comments will be submitted to the Inspector for Independent Examination.

19.7 When the Site Allocations DPD is adopted, all statutory consultees and the public will be informed about how the SA has influenced the Site Allocations DPD. This will be set out in the form of a report that will be in the public domain.

Finalising Proposals for the Site Allocations DPD

19.8 Apart from the SA, the Proposals of the Site Allocations DPD have also been informed by the Green Belt boundary review and other evidence base including those listed at Appendix 4. The SA and the Green Belt boundary review report complements each other in making decisions about the sites that should be allocated in the Site

Allocations DPD. Whilst not a requirement of the SA process a summary of what the Green Belt boundary review says about the Green Belt sites appraised in the SA has been provided to give a comprehensive picture of why sites have been selected or rejected for the purposes of the Site Allocations DPD. Appendix 13 is a summary of the SA results for each of the Green Belt sites and the corresponding summary of the Green Belt boundary review report. Appendix 14 is a Map of the land parcels assessed as part of the Green Belt boundary review.

20 CONCLUSION

- 20.1 The SA Report is fundamental to the preparation of the Site Allocations DPD. The Council has a statutory duty to prepare an SA of the Site Allocations DPD. This SA has been prepared to meet the requirements of the EU Directive and the Planning and Compulsory Purchase Act 2004. It addresses all the key stages and tasks in the Sustainability Appraisal of Regional Spatial Strategies and Local Development Framework (ODPM, November 2005). The SA has been prepared as an integral part of the Site Allocations DPD process and its outcome has helped define and refine the site allocation options. The preferred sites that formed the basis of the Site Allocations DPD were assessed using the SA Framework. The Council is satisfied that the appraisal achieves its central goal of striking a good balance between the environmental, economic and social implications of the Site Allocations DPD.
- 20.2 The outcome of the SA will enable the Site Allocations DPD to make a positive contribution towards achieving sustainable development in the Borough. Where there are conflicts, appropriate mitigations measures are suggested, which are taken into account in defining the 'Key Requirements' under each Proposed Site within the DPD , which development has to achieve.
- 20.3 Overall, the implementation of the Site Allocations DPD will assist in the delivery of the spatial strategy and development proposals of the Core Strategy and help create a sustainable community for Woking Borough. A map illustrating the preferred sites for the Site Allocations DPD is at Appendix 16. The potential yield of the proposed preferred sites demonstrates that sufficient land has been identified to enable the delivery of the relevant requirements of the Core Strategy and to safeguard land to meet development needs up to 2040. A schedule of the potential yield of the sites is at Appendix 17.
- 20.4 Whilst the SA Report is a distinct evidence base to inform the Site Allocations DPD, it is also acknowledged that the NPPF sets out specific considerations for amending Green Belt boundaries. This includes ensuring that any site that is taken out from the Green Belt does not undermine its purpose. It emphasises that when defining Green Belt boundaries, local authorities should:
- Ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;
 - Not include land which it is unnecessary to keep permanently open;
 - Where necessary, identify in their plans areas of safeguarded land between the urban area and the Green Belt, in order to meet longer term development needs stretching well beyond the plan period;
 - Make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a local plan review which proposes the development
 - Satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and

- Define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

20.5 A separate exercise has been carried out to align the key conclusions of the Green Belt boundary review which takes into account these additional requirements set out in the NPPF to the sites appraised in the SA Report. It is emphasised that this exercise is not a requirement of the SA process but only to a comprehensive picture of how the sites in the Site Allocations DPD have been arrived at. The Table in Appendix 13 provides a summary of the SA Report and the Green Belt boundary review report for each of the sites appraised in the SA Report. The Council is satisfied that if the Site Allocations DPD follows the recommendations of the SA, the Green Belt boundary review report and other relevant evidence base it will lead to the most sustainable pattern of development to deliver the spatial strategy of the Core Strategy, in particular, when compared against other reasonable alternative options.

APPENDIX 1: RELATIONSHIP OF THE SITE ALLOCATIONS DPD TO OTHER PLANS, PROGRAMMES, POLICIES AND STRATEGIES

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
International				
Kyoto Climate Change Protocol (2005)	http://unfccc.int/resourcement/docs/convkp/kyoprot.html	LDD to consider ways of delivering the objectives of the Kyoto Protocol. Also see Climate Change Act 2008.	A binding commitment is to ensure that levels of green house gas emissions do not exceed the assigned levels of 8% set for the EU. Parties are also committed to establish and implement domestic policies to limit or reduce green house gas emissions.	SA Objective 11 includes reducing greenhouse gas emissions.
UN Convention on Human Rights	www.hrweb.org/legal/undocs.html	Consultation and policy to be compatible with human rights.	International agreement on human rights which details basic civil and political rights of national and individuals. Includes the right to the peaceful enjoyment of a dwelling, to privacy and protection of privacy by law Freedom of opinion and expression.	SA Objective 4 includes reducing social exclusion, and SA Objectives 2, 7, 8 and 11 include avoiding significant pollution and the objective of improving health and well being. The Air Quality Management Report will inform SA.
Aarhus Convention 1998: The UN Economic Commission for Europe (UNECE) Convention on Access to Information, Public Participation in Decision-Making and Access to Justice in Environmental Matters.	http://europa.eu.int/comm/environment/aarhus/	Information about the LDD to be made available to the public. See Freedom of Information Act and Statement of Community Involvement.	Establishes the right of everyone to receive environmental information that is held by public. The right to participate from an early stage in environmental decision-making. The right to challenge public decisions that have been made without respecting these rights.	Consultation on the Scoping Report and the Sustainability Appraisal Report.
The European Communities Directive 92/43/EEC, on the Conservation of Natural and Semi-Natural Habitats and of Wild Fauna and Flora. (The Habitats Directive, 1992)	http://www.jncc.gov.uk/page-1374	LDD to consider ways of protecting and enhancing habitats and species to comply with Directive. Appropriate Assessment to inform the LDDs.	The Habitats Directive is transposed into UK law through the Conservation (Natural Habitats, &c.) Regulations 1994. Conserve threatened habitats and species. Promote the maintenance of biodiversity by taking measures to maintain or restore natural habitats and wild species at a favourable conservation status, introducing robust protection for those habitats and species of European importance. In applying these measures take account of economic, social and cultural requirements and regional and local characteristics. (Article 10 of the Directive and Regulation 37 of the Habitats Regulations).	SA Objective 9 includes protection and enhancement of biodiversity. The findings of the Appropriate Assessment process will inform SA.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
The European Communities Directive on the Conservation of Wild Birds (79/409/EEC of 2 April 1979) – The Birds Directive (EU, 1979)	http://europa.eu.int/eur-lex/en/consleg/pdf/1979/en_1979L0409_do_001.pdf	LDD to consider ways of protecting and enhancing habitats for wild birds to comply with Directive. Appropriate Assessment to inform the LDD.	As above. Target: Reverse the long term decline in populations and farmland and woodland birds by 2020	SA Objective 9 includes protection and enhancement of biodiversity. The findings of the Appropriate Assessment process will inform SA.
European Directive Nitrates 91/676/EEC (1991)	http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=CELEX:31991L0676:en:NOT	The LDD to consider ways of reducing pollution of water from development and development related activities such as transport to comply with Directive.	Reduce water pollution by nitrates. The Environment Agency identifies Nitrate Vulnerable Zones, establishes and implement action programme with this aim.	SA Objectives 12 and 14 include protection of the water environment and sustainable management of water resources.
Air Quality Directive (2008/50/EC)	http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=CELEX:32008L0050:EN:NOT	The LDD to consider ways of reducing air pollution derived from development and development related activities such as transport to comply with Directive.	Avoid, prevent or reduce concentrations of harmful air pollutants and limit values and / or alert thresholds set for ambient air pollution levels. Targets are set for sulphur dioxide, nitrogen dioxide, oxides of nitrogen, particulate matter and lead in the UK Air Quality Strategy. See Air Quality Management Areas Report for details.	SA Objective 7 seeks improved air quality. The Air Quality Management Report will inform SA.
European Directive Water Framework 2000/60/EEC	http://ec.europa.eu/environment/water/water-framework/ (links to EA advice)	The LDD to consider ways of enhancing waterways and wetlands and promoting sustainable water management to comply with Directive.	Reduce pollution of groundwater, enhance waterways and wetlands, use water in a sustainable way, lessen the effects of floods and droughts, protect and restore aquatic ecosystems. Environment Agency to prepare River Basin Management Plans by 2009 to promote sustainable water management. All inland waters to reach "good status" by 2015.	SA Objective 14 includes protection of the water environment and sustainable management of water resources; SA Objective 3 includes reducing the risk of flooding.
European Waste Framework Directive (1975, amended 1991)	http://adlib.eversite.co.uk/adlib/defra/content.aspx?doc=19433&id=19435	The LDD to consider ways of ensuring waste is handled effectively and efficiently to comply with Directive.	Waste disposed of without causing danger to humans, the environment, the countryside or places of interest. Noise and odour to be minimised. Waste targets are established in the UK Waste Strategy. Also see Surrey Waste Plan, 2008.	SA Objective 13 includes sustainable management of waste.
European Directive EIA 97/11/EC	http://ec.europa.eu/environment/eia/full-legal-text/9711.htm	LDD to include provisions for EIA to comply with Directive.	Requires assessment of the effect of projects on the environment.	The SA Framework includes all the subjects identified in the EIA Directive.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
European SEA Directive 2001/42/EC (2001)	http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=CELEX:32001L0042:EN:NOT	LDD to be the subject of SA to comply with Directive.	Requires assessment of the effect of projects on the environment.	The SA Framework includes all the subjects identified in the SEA Directive.
European Directive on the Energy Performance of Buildings 2002/91/EC	http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=OJ:L:2003:001:0065:0065:EN:PDF	LDD to consider ways of improving energy performance of buildings to comply with Directive.	Promote the improvement in energy performance of buildings, taking into account conditions, requirements and cost-effectiveness. The timetable and method for achieving this is established through the Code for Sustainable Homes and BREEAM. The baseline is set by Part L of the Building Regulations.	SA Objective 11 includes energy efficiency, and seeks sustainable construction.
Valetta Convention (European Convention on the protection of Archaeological Heritage)	http://conventions.coe.int/Treaty/en/Treaties/Html/143.htm	LDD to identify, define and protect important archaeology to comply with Directive.	Recognises importance and clarifies definition of archaeological heritage.	SA Objective 10 includes architectural heritage and archaeology.
Environmental Noise Directive 2002/49/EC	http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=CELEX:32002L0049:EN:NOT	LDD to identify ways of ensuring noise pollution is limited and/or mitigated to comply with Directive.	Regulations transposed into Environmental Health powers. Plan policies to support overall objectives and requirements of the Directive: measures to reduce noise.	SA Objective 7 includes noise pollution.
EU Seventh Environmental Action Programme 2013 to 2020 (--/2013/EU)	http://ec.europa.eu/environment/newprg/pdf/PE00064_en.pdf	LDD to consider ways of addressing the objectives of the programme by complying with national, regional and sub regional programmes. Also see Climate Change Act 2008.	Priority Areas are Climate Change, Nature and Biodiversity, Environment and Health and Quality of Life, and Natural Resources and Waste. See respective national, regional and sub regional plans, programmes and strategies for these subject areas.	SA Objective 11 includes climate change, SA Objectives 9 and 10 include biodiversity and the natural environment, SA Objective 13 includes waste management.
Landfill Directive 99/31/EC (1999)	http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=CELEX:31999L0031:EN:NOT	LDD to consider ways of implementing and support the Surrey Waste Local Plan to comply with Directive.	See Surrey Waste Plan, 2008.	SA Objective 13 includes waste management.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
National				
Town and Country Planning Act 1990, Planning; Planning Act 2008 And Compulsory Purchase Act 2004, Town and Country Planning Regulations 2012	http://services.parliament.uk/bills/2007-08/planning.html	The LDD must prepared against the legal framework	These provide the legal framework for the preparation of development plans	The legal framework is continuously referred to throughout the SA process.
Sustainable Communities Act 2007	http://www.local.gov.uk/sustainable-communities-act	The Sustainable Communities Act grants the power to local authorities to develop planning policies which would assist with its objectives.	The Schedule to the Act (Chapter 23): provision of local services; goods and services that are produced within 30 miles; organic food; access by all local people to food that is adequate in terms of both amount and nutritional value; the number of local jobs; energy conservation; energy supplies produced within a 30 mile radius of the region; reducing the level of road traffic including, measures to decrease the amount of product miles; increase in social inclusion, including an increase in involvement in local democracy; increase mutual aid and other community projects; measures designed to decrease emissions of greenhouse gases; measures designed to increase community health and well being; and measures to increase the use of local waste materials for the benefit of the community. emphasises the provision of affordable housing as a key objective (Schedule 1I)	The SA Framework reflects all the subjects identified in the Sustainable Communities Act.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Securing the Future: Sustainable Development Strategy for the UK	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69412/pb10589-securing-the-future-050307.pdf	LDD to consider ways of addressing the objectives of the programme. Also see Climate Change Act 2008.	Principles: Living within environmental limits; a strong, healthy and just society; a strong, stable and sustainable economy; using sound science responsibly, ensuring sound evidence supports policies; and promoting good governance. Priorities: sustainable consumption and production, climate change and energy, protection of natural resources and enhancement of environment, sustainable communities. Key indicators: GDP, investment in public, proportion of working age people who are in work, Qualifications at age 19, expected years of healthy life, homes judged unfit to live in, level of crime, emissions of greenhouse gases, days when air pollution is moderate or high, road traffic, rivers of good or fair quality, new homes built on previously developed land, waste arisings and management, satisfaction with quality of life.	The SA Framework and the Sustainability Baseline Report (Appendix 3) reflect all the subjects, indicators and targets identified in the Strategy.
Sustainable Communities Plan, 2003	http://www.communities.gov.uk/index.asp?id=1139868	LDD to consider ways of addressing the objectives of the Plan by complying with national, regional and sub regional programmes.	Programme of action for delivering improved housing and communities, speed up planning, increased funding for affordable homes and key worker housing, new growth areas, decent homes and homelessness, protecting green belt and open space.	The SA Framework includes all the subjects identified in the Sustainable Communities Plan.
Transport 10 Year Plan (2000)	http://www.dft.gov.uk/press/speeches/statements/statements/tenyearplanfortranspor	LDD to consider ways of addressing the objectives by complying with the Surrey Local Transport Plan 3.	Tackle congestion and pollution by improving all types of transport and increasing choice, integrated at regional level Public transport accessibility criteria for major developments; guidance and co-ordination where necessary on other matters such as car parking standards and road-user charging.	SA Objective 5 includes accessibility to key services; SA Objective 15 includes sustainable transport.
White Paper: The Future of Transport, a network for 2030 (July 2004)	http://www.dft.gov.uk/about/strategy/whitpapers/fo/	LDD to consider ways of addressing the objectives by complying with the Surrey Local Transport Plan 3. LDD to support and facilitate sustainable travel networks.	Fund more than 50 Home Zones around England by April 2006, roll out travel school plans to every school in England by 2010, 20% reduction in emissions of carbon dioxide by 2010, to put the UK on path for a 80% reduction by 2050, by 2012, at least 600 new buses coming into operation each year will be clean, low-carbon vehicles. A transport networks that can meet the needs of a growing economy and increasing demand for travel whilst meeting environmental objectives. A road network with reduced congestion. A fast, reliable and efficient rail network/service, particularly inter urban and commuting.	SA Objective 5 includes accessibility to key services; SA Objective 15 includes sustainable transport. SA Objective 11 includes transport emissions.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Rural White Paper - Our Countryside: The Future – A Fair Deal for Rural England 2000	http://www.defra.gov.uk/rural/ruralwp/default.htm	LDD to support and facilitate the vision of the White Paper.	Improved quality of life for everyone in the countryside. A living countryside, with thriving rural communities and access to high quality public services; a working countryside, with a prosperous and diverse economy, giving high and stable levels of employment; a protected countryside, in which the environment is sustained and enhanced, and which all can enjoy; and a vibrant countryside which can shape its own future.	No part of Woking Borough can be considered truly rural. The SA Framework, however, includes 'rural' issues including communities (SA Objectives 4 and 5), access to services (SA Objective 5) sustainable economic development (SA Objective 17), and landscape and biodiversity (SA Objectives 10 and 9).
England Rural Development Programme (South East)	https://www.gov.uk/rural-development-programme-for-england	LDD to support and facilitate the Programme by responding to Surrey Countryside Strategy and the WBC Countryside Strategy.	A viable rural economy which supports a spectrum of lifestyles and protects and enhances the high quality and diverse environmental characteristics	No part of Woking Borough can be considered truly rural. The SA Framework, however, includes 'rural' issues including communities (SA Objectives 4 and 5), access to services (SA Objective 5) sustainable economic development (SA Objective 17), and landscape and biodiversity (SA Objectives 10 and 9).
Rural Strategy 2004	http://archive.defra.gov.uk/rural/documents/policy/strategy/rural_strategy_2004.pdf	LDD to support and facilitate the Programme by responding to the Surrey Countryside Strategy and the WBC Countryside Strategy.	Outlines three key priorities for rural policy: economic and social regeneration; social justice for all and enhancing the value of the countryside.	No part of Woking Borough can be considered truly rural. The SA Framework, however, includes 'rural' issues including communities (SA Objectives 4 and 5), access to services (SA Objective 5) sustainable economic development (SA Objective 17), and landscape and biodiversity (SA Objectives 10 and 9).
Natural Environment and Rural Communities Act 2006	http://www.opsi.gov.uk/acts/acts2006/ukpga_20060016_en_1	LDD to conform with the Act.	Public authorities must have regard to the purpose of conserving biodiversity. Section 40 also states that 'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat.'	SA Objective 9 includes protection and enhancement of biodiversity. The findings of the Appropriate Assessment process will inform SA.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
UK Climate Change Programme March 2006	http://www.official-documents.gov.uk/document/cm67/6764/6764.pdf	LDD to consider ways of delivering the Climate Change Programme through a spatial interpretation of the Woking Borough Council Climate Change Strategy. Also see Climate Change Act 2008.	Key principles include recognising the need to take a balanced and integrated approach across all sectors; enhance the UK's competitiveness; encourage technological innovation; promote social inclusion; reduce harm to health; and the need for constant review. The UK Strategy seeks to secure reductions in excess of the Kyoto Protocol targets. Also see the Climate Change Act and WBC CC Strategy	SA Objective 11 includes addressing the causes and consequences of climate change.
Climate Change Act 2008.	http://services.parliament.uk/bills/2007-08/climatechange.html	The LDD will comply with the provisions of the Act.	The Act creates a long-term framework for the reduction on the UK's carbon dioxide emissions to between 26-32% below 1990 levels by 2020 and at least 80% by 2050. In addition the Act introduces a system of five-year carbon budgets, which set binding limits on CO ₂ emissions and ensure that every year's emissions count. Three successive budgets (set 15 years ahead) will always be in law. The Act also introduces a Committee on Climate Change in an advisory role to the Government	SA Objective 11 includes addressing the causes and consequences of climate change.
The Waste Management Plan for England (December 2013)	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/265810/pb14100-waste-management-plan-20131213.pdf	The LDD can support delivery of the Waste Management Plan objectives – it must have regard to the Plan alongside national planning policy on waste.	Measures to be taken to improve environmentally sound preparing for re-use, recycling, recovery and disposal of waste. Measures to be taken to ensure that by 2020 at least 50% by weight of waste from households is prepared for re-use or recycled; and at least 70% by weight of construction and demolition waste is subjected to material recovery.	SA Objective 13 includes waste management.
The Air Quality Strategy for England, Scotland and Wales (2007)	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69337/pb12670-air-quality-strategy-vol2-070712.pdf	The LDD to support the implementation of the strategy by developing policies to ensure air quality can improve.	This Air Quality Strategy sets out air quality objectives and policy options to further improve air quality in the UK from today into the long term.	SA Objective 7 includes improving air quality. The Air Quality Management Report will inform SA.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Planning and Energy Act 2008	http://www.legislation.gov.uk/ukpga/2008/21/contents	The LDD to accord with the Act. Policies will secure proposals that aim to reduce energy consumption.	Reduction of CO ₂ , maintain reliability of energy supplies. a proportion of energy used in development in their area to be energy from renewable sources in the locality of the development; (b) a proportion of energy used in development in their area to be low carbon energy from sources in the locality of the development; (c) development in their area to comply with energy efficiency standards that exceed the energy requirements of building regulations.	SA Objective 11 includes energy efficiency and production.
Wildlife and Countryside Act (1991), as amended by the Countryside and Rights of Way Act (2000)	http://www.legislation.gov.uk/ukpga/1981/69 http://www.legislation.gov.uk/ukpga/2000/37/contents	The LDD to include measures to protect designated sensitive areas and species to comply with the Act.	Imposes a duty under Section 28G on Borough Councils to conserve and enhance the designated flora and fauna of Sites of Special Scientific Interest (SSSI)	SA Objective 9 includes protection and enhancement of biodiversity. The findings of the Appropriate Assessment process will inform SA.
Conservation of Habitats and Species Regulations 2010	http://www.legislation.gov.uk/uksi/2010/490/contents/made	LDD to consider ways of protecting and enhancing habitats and species to comply with Regulations. Appropriate Assessment to inform the LDD.	The Regulations provide for the designation and protection of 'European sites', the protection of 'European protected species', and the adaptation of planning and other controls for the protection of European Sites.	SA Objective 9 includes protection and enhancement of biodiversity. The findings of the Appropriate Assessment process will inform SA.
National Planning Policy Framework NPPF 2012	https://www.gov.uk/government/uploads/attachment_data/file/6077/2116950.pdf	LDD to accord with policies set out in the NPPF.	The overarching aim of the NPPF is the presumption in favour for sustainable development. Sustainable development is all encompassing, including economic, social and environmental objectives. The NPPF combines a number of previous planning statements and guidance into one document- covering planning policies on economic development, retail, transport, housing, infrastructure, design, communities, green belt, climate change etc.	A combination of all SA objectives.
Localism Act 2011	http://www.legislation.gov.uk/ukpga/2011/20/contents/enacted	The LDD will comply with the Act, including the duty to cooperate and changes to local plan making procedures	The Localism Act introduced various reforms to the Planning system. Including requirements to work with adjoining authorities on planning matters, changes to local plan making procedures, removing regional spatial strategies and introduction of neighbourhood plans and orders.	SA Objective 4 encourages opportunities for decision making and information for all – via social inclusion.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Community Infrastructure Levy	http://www.communities.gov.uk/publications/planningandbuilding/communityinfrastructurelevy	The LDD to accord with the requirements of legislation. The LDD will support the implementation of a levy system, where a separate supplemental planning document will contain the charges.	The community infrastructure levy is a new levy that local authorities in England and Wales can choose to charge on new developments in their area. In areas where a community infrastructure levy is in force, land owners and developers must pay the levy to the local council.	SA Objectives 5 and 17 seek the timely provision of infrastructure; SA Objective 1 includes meeting the housing needs of the community; SA Objective 7 covers noise, SA Objective 5 includes accessibility to key services; SA Objective 15 includes sustainable transport; SA Objective 8 includes contaminated land.
Code for Sustainable Homes: A step-change in sustainable home building practice	https://www.gov.uk/government/policies/improving-the-energy-efficiency-of-buildings-and-using-planning-to-protect-the-environment/supporting-pages/code-for-sustainable-homes	The LDD will include policies that will encourage sustainable building techniques and make reference to a separate SPD on Climate Change. The SPD has been adopted which will contain further guidance.	The code for sustainable homes is the national standard for the sustainable design and construction of new homes. It aims to reduce carbon emissions and promote higher standards of sustainable design above the current minimum standards set out by the building regulations. Also see Energy Act 2008.	SA Objective 11 includes the Code for Sustainable Homes and BREEAM.
Delivering Affordable Housing, November 2006	http://www.communities.gov.uk/index.asp?id=1504795	The LDD to consider ways to support the delivery of affordable housing.	Everyone should have the opportunity of a decent home, which they can afford, within a sustainable mixed community. The LDD will support the provision of a good mix of tenures on new developments through the allocation of sites for residential development	SA Objective 1 includes the provision of quality housing for all and SA Objective 5 improving accessibility to key services.
Planning for Biodiversity and Geological Conservation: A Guide to Good Practice	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/11481/143792.pdf	LDD to facilitate delivery of the objectives through implementing the Thames Basin Heaths Area Based Delivery Strategy and the Woking BAP.	The document provides advice on practical implementation of PPS9 policy.	SA Objective 9 includes biodiversity and habitats and species, SA Objective 10 natural environments and SA Objective 11 includes the Code for Sustainable Homes and BREEAM.
Planning (Listed Buildings and Conservation Area) Act 1990	http://www.legislation.gov.uk/ukpga/1990/9/contents	Ensure plans and policies take account of the Act and support its implementation.	The Act sets out special controls in respect of buildings and areas of architectural or historic interest.	SA Objective 10 conserves and enhances the heritage and cultural assets and landscapes of Woking.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Ancient Monuments and Archaeological Areas Act 1979	http://www.legislation.gov.uk/ukpga/1979/46	Ensure plans and policies take account of the Act and support its implementation.	An Act to consolidate and amend the law relating to ancient monuments; to make provision for the investigation, preservation and recording of matters of archaeological or historical interest and (in connection therewith) for the regulation of operations or activities affecting such matters; to provide for the recovery of grants under section 10 of the Town and Country Planning (Amendment) Act 1972 or under section 4 of the Historic Buildings and Ancient Monuments Act 1953 in certain circumstances; and to provide for grants by the Secretary of State to the Architectural Heritage Fund.	SA Objective 10 conserves and enhances the heritage and cultural assets and landscapes of Woking.
The Historic Environment: A Force for Our Future (DCMS, Dec. 2001)	http://www.tourisminsights.info/ONLINE/PUB/DCMS/DCMS%20PDFS/HISTORIC%20ENV%20FORCE%20-%201.pdf	LDD to facilitate delivery of the objectives.	The historic environment as an inspiring education resource, more attractive towns and cities, a prosperous and sustainable countryside, world class tourist attractions, and employment. The report contains a number of recommendations, for Government itself, for the heritage sector, and for local authorities.	SA Objective 10 includes the historic environment.
Children (Leaving Care) Act, 2000	http://www.legislation.gov.uk/ukpga/2000/35/contents	LDD to facilitate delivery of the objectives.	Ensure that young people do not leave care until they are ready and receive effective support and accommodation once they have left.	Through better integration with sustainability appraisal of the Sustainable Community Strategy.
Circular 18/94 – Gypsy Sites Policy and Unauthorised Camping	http://www.communities.gov.uk/index.asp?id=1163380	LDD to meet housing needs for the whole community.	Clarifies powers to control unauthorised camping under the Criminal Justice and Public Order Act 1994. Offers guidance on obligations under other legislation (Children Act 1989, Housing Act 1985).	SA Objective 1 includes meeting the housing needs of the community.
Gypsy and Traveller Circular 01/2006	http://www.communities.gov.uk/index.asp?id=1163380	LDD to meet housing needs for the whole community.	Carryout a gypsy & travellers' accommodation assessment.	SA Objective 1 includes meeting the housing needs of the community.
The Town and Country Planning (General Permitted Development) Order 1995	http://www.legislation.gov.uk/uksi/1995/418/contents/made	LDD to accord with the regulations	Permitted development rights are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application, subject to conditions and limitations. The General Permitted Development Order has been amended many times since it was first consolidated in 1995.	A range of SA Objectives will help to create and sustain vibrant communities (e.g. Objectives 4, 5, 16 and 17)

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Circular 04/07: Planning for Travelling Show People	http://www.communities.gov.uk/index.asp?id=1505792	LDD to meet housing needs for the whole community.	Increase the number of travelling show people's sites in appropriate locations; recognise, protect and facilitate the traditional way of life of Travelling Showpeople; underline the importance of assessing needs; to ensure that DPDs include fair, realistic and inclusive policies and ensure that identified need is dealt with fairly and effectively; to help to avoid travelling showpeople becoming homeless through eviction from unauthorised sites without an alternative to move to.	SA Objective 1 includes meeting the housing needs of the community.
Circular 11/95 Use of Planning Conditions	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7715/324923.pdf	LDD to facilitate and support the timely delivery of infrastructure.	Covers transport, retail development, contaminated land, noise and affordable housing. Contains additional advice concerning design and landscape. Takes account of court decisions and includes an expanded Appendix containing model conditions.	SA Objectives 5 and 17 require the timely provision of infrastructure; SA Objective 1 includes meeting the housing needs of the community; SA Objective 7 covers noise; SA Objective 5 includes accessibility to key services; SA Objective 15 includes sustainable transport; SA Objective 8 includes contaminated land.
Circular 06/04 Compulsory Purchase and the Crichel Down Rules	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7691/1918885.pdf	Consider the provisions of this Circular where dealing with CPO.	How to use compulsory purchase powers to best effect. Crichel Down Rules apply to surplus Government land which was acquired by, or under the threat of, compulsion should be offered back to former owners, their successors, or to sitting tenants.	No issues for SA.
Human Rights Act (1998)	http://www.legislation.gov.uk/ukpga/1998/42/contents	LDD to be prepared and include appropriate provisions which do not violate Human Rights.	Public authorities have an obligation to act compatibly with Convention rights. People have the right to take court proceedings if they think that their Convention rights have been breached.	Consultation on the Scoping Report and the Sustainability Appraisal Report. SA Objective 4 seeks to reduce social exclusion.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Water Act (2003)	http://www.legislation.gov.uk/ukpga/2003/37/contents	LDD to facilitate sustainable management of the water environment and water resources.	The Act aims to improve protection of the environment and to provide a more flexible process of regulation in respect of water resources.	SA Objective 14 includes protection of the water environment and sustainable management of water resources.
The Strategy for Sustainable Farming and Food (2002)	http://www.defra.gov.uk/farm/policy/sustainable/index.htm	LDD to support farming interests	The strategy aims to bring processors, manufacturers, caterers and retailers together to produce safe, healthy products and ensure all customers have access to nutritious food; support the viability and diversity of rural and urban economies and communities; whilst achieving consistently high standards of environmental performance; and sustain the resource available for growing food and supplying other public benefits over time, except where alternative land uses are essential to meet other needs of society.	SA Objective 8 includes protection of the best agricultural land and SA Objective 12 using sustainably produced and local products.
UK Post-2010 Biodiversity Framework (July 2012)	http://jncc.defra.gov.uk/pdf/UK_Post2010_Bio-Fwork.pdf	LDD to support local BAPs and HAPs	Goals include: <ul style="list-style-type: none"> • address underlying causes of biodiversity loss by mainstreaming biodiversity across government and society • reduce the direct pressures on biodiversity and promote sustainable use • Improve the status of biodiversity by safeguarding ecosystems, species and genetic diversity 	SA Objective 9 includes biodiversity.
Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services (2011)	https://www.gov.uk/government/publications/biodiversity-2020-a-strategy-for-england-s-wildlife-and-ecosystem-services	LDD to protect habitats and facilitate and support enhancement of biodiversity.	National strategy for England's wildlife and ecosystem services. <ul style="list-style-type: none"> • Quality goals for priority habitat and Sites of Special Scientific Interest • Increase in priority habitats by at least 200,000ha • Restoration of 15% of degraded ecosystems – as a contribution to climate change mitigation and adaptation • Improvement in status of wildlife and prevention of further human-induced extinctions of known threatened species • More people engaged in biodiversity issues and taking positive action 	SA Objective 9 includes biodiversity.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
The Natural Choice: Securing the Value of Nature (2011)	http://www.official-documents.gov.uk/document/cm80/8082/8082.pdf	LDD to protect habitats and facilitate and support enhancement of biodiversity.	The Natural Environment White Paper aims to move from net biodiversity loss to net gain by supporting healthy, well-functioning ecosystems and coherent ecological networks. Aims to produce a new Biodiversity Strategy for England (see above). Aims to establish Local Nature Partnerships, Nature Improvement Areas, and to take a “strategic approach to planning for nature within and across local areas, by guiding development to the best locations, encourage greener design and enable development to enhance natural networks”. The protection and improvement of the natural environment to remain a core objective of the planning system. Establishes biodiversity offsetting procedure.	SA Objective 9 aims to conserve and enhance biodiversity.
Safer Places, the Planning System and Crime Prevention (February 2004)	http://webarchive.nationalarchives.gov.uk/20110118095356/http://www.cabe.org.uk/files/safer-places.pdf	LDD to further the aims of reducing and preventing crime.	Guidance on how to create well-designed, sustainable places. Promotes good planning, and its particular role in tackling crime and the fear of crime. Seeks to prompt innovative, flexible thinking and effective working between the developer, designers, police and local planning authority.	SA Objective 4 includes safe communities.
Secured by Design	www.securedbydesign.org.uk	LDD to further the aims of reducing and preventing crime.	Encourages design which seeks to ensure appropriate surveillance, landscaping, lighting, street furniture, footpaths, access and parking such that opportunities for crime are limited and provides advice with respect to how windows, doors and locks should be fitted to prevent crime.	SA Objective 4 includes safe communities.
Manual for Streets, March 2007	http://www.manualforstreets.org.uk/	LDD to support increasing the quality of life through good design and more people-orientated streets.	Guidance to encourage good design which increases the quality of life. Covers layout, quality and materials, user needs, parking, signage, street furniture and lighting.	SA Objective 4 includes safe communities; SA Objective 5 vitality of communities. SA Objective 11 sustainable design.
The Planning Response to Climate Change (2004)	http://www.communities.gov.uk/index.asp?id=1503781	LDD to facilitate meeting Climate Change objectives. See Climate Change Act and Woking Climate Change Strategy.	Seeks to provide planning professionals with an overview of the current thinking and state of knowledge on the planning response to climate change. It is recognised that planning practice on adaptation to climate change impacts is still developing.	SA Objective 11 includes addressing the causes and consequences of climate change.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
The Water Resource Strategy for England and Wales (Environment Agency 2009).	http://a0768b4a8a31e106d8b0-50dc802554eb38a24458b98ff72d550b.r19.cf3.rackcdn.com/geho0309bpkx-e-e.pdf	LDD to facilitate sustainable management of the water environment and water resources.	Manage water resources in a way that causes no long-term degradation to the environment; and ensure that water is available to those who need it, and that it is used wisely by all	SA Objective 14 includes protection of the water environment and sustainable management of water resources
Planning for Suitable Waste Management: Companion Guide to Planning Policy Statement 10(2006).	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7780/150805.pdf	LDD to consider waste management, by considering how to help deliver SCC Waste Plan 2008	Guidance for waste planning authorities.	SA Objective 13 includes waste management.
Employment Land Reviews (December 2004)	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7722/147540.pdf	LDD to be informed by Woking Employment Land Review.	Guidance to help LA to assess the demand for and supply of land for employment and the suitability of sites for employment development.	SA Framework to include employment land. SA to be informed by Employment Land Review.
National Public Service Agreement (PSA) targets for SSSI's		LDD to facilitate and support meeting PSA targets.	Reversing the long term decline in the number of farmland birds by 2020; Bringing in favourable condition 95 per cent of all nationally important wildlife sites by 2010.	SA Framework to cover designated habitats and biodiversity.
Ancient Monuments and Archaeological Areas Act 1979	http://www.culture.gov.uk/	LDD to protect nationally important archaeological sites.	Nationally important archaeological sites to be statutorily protected as Scheduled Ancient Monuments	SA Objective 10 includes archaeology.
Planning (Listed Building and Conservation Areas) Act	http://www.opsi.gov.uk/ACTS/acts1990/Ukpga_19900009_en_1.htm	LDD will conserve and enhance listed buildings and Conservation Areas.	Buildings which are listed or which lie within a conservation area are protected by law.	SA Objective 10 includes historic buildings and designated sites/buildings.
River Basin Management Plan (RBMP)	http://www.environment-agency.gov.uk/research/planning/148254.aspx	LDD to facilitate and support delivery of River Basin Management Plans.	Safeguard the sustainable use of water; protect and restore ecosystems; improve aquatic environments by the reduction of hazardous substances; reduce groundwater pollution; and help mitigate the effects of floods and droughts.	SA Objective 3 includes reducing the risk of flooding; SA Objective 14 includes protection of the water environment and sustainable management of water resources

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Flood and Water Management Act 2010	http://www.legislation.gov.uk/ukpga/2010/29/contents	LDD to meet the legal obligations of the Act	Better security for people and their property from the risk of flooding by creating clearer structures and responsibilities for managing risk. Better service for people through new ways of delivering major infrastructure projects, better protection essential water supplies and improved complaints and enforcement procedures. And greater sustainability by helping people and their communities adapt to climate change and its effects, encouraging sustainable drainage systems and protecting water resources and improved water quality.	SA Objective 3 includes reducing the risk of flooding; SA Objective 14 includes protection of the water environment and sustainable management of water resources
Prosperity without Growth? - The transition to a sustainable economy	http://www.sd-commission.org.uk/publications/downloads/prosperity_without_growth_report.pdf	LDD to support a sustainable economy.	Better economic system to avoid the shocks and negative impacts associated with the UK's reliance on growth. Calls on national leaders to adopt a 12-step plan to make the transition to a fair, sustainable, low-carbon economy.	SA Objectives 16 and 17 reflect sustainable economic growth, including the provision for economic development, employment, sustainable design and patterns of settlements, transport and education and skills.
Delivering a Sustainable Transport System (2008)	http://www.dft.gov.uk/about/strategy/transportstrategy/dasts/	LDD to support the delivery of the key transport goals.	Focuses on the delivery of five broad key goals for transport identified in 'Towards a Sustainable Transport System' report. It particularly concentrates on the challenge of delivering strong economic growth while at the same time reducing greenhouse gas emissions. Outlines key components of the UK's transport infrastructure, discusses the problems of long-term planning in relation to uncertain future demand. It also sets out the first steps of the future plans for investment to 2014 and beyond.	SA Objective 15 includes sustainable transport
Regional				
The South East Plan (June 2009) NRM6	http://webarchive.nationalarchives.gov.uk/20100528142817/http://www.gos.gov.uk/gose/planning/regionalplanning/815640/	LDD to support the protection of Thames Basin Heath SPA	The South East Plan has been revoked except for Policy NRM6 which relates to new residential development close to the Thames Basin Heaths Special Protection Area.	SA objective 9 to conserve and enhance biodiversity, including those in designated landscapes.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Regional Forestry Framework 'Seeing the Woods for the Trees: A forestry and woodlands framework for South East England' (2004)	http://www.forestry.gov.uk/seeingthewoodforthetrees	LDD to support and facilitate delivery of the objectives.	A framework for South East England for the future development of woodlands and forestry: trees and woodland supporting the development of sustainable communities, people's improved health through visiting woodlands & greater use for community activities; enhancing and protecting the region's environment; and realising the economic value of woodland products, playing a greater role in attracting tourism, and other economic activity	Trees and Woodland are important elements of health and well being (SA Objective 2), biodiversity (SA Objective 9), and sustainable economic growth (SA Objective 17), although there is no specific reference to the issue in the SA Framework.
South East Green Infrastructure (June 2009)	http://segip.org/wp-content/uploads/2010/01/SEGIFramework.finaljul09.pdf	LDD to support and facilitate delivery of the objectives.	A toolkit to help put policy into practice. It shows that the benefits of green space reach beyond that of simply providing places in which to relax, play and unwind; they perform a multitude of other functions – as important habitats for wildlife, managing flood water and helping to fight the effects of climate change.	SA Objective 9 includes biodiversity and habitats and species, SA Objective 10 natural environments
The Thames Catchments Flood Management Plan	http://cdn.environment-agency.gov.uk/geth1209bqyl-e-e.pdf	LDD to support and facilitate delivery of the objectives.	Outlines how flood risk will be managed in the Thames Region.	SA Objective 3 includes reducing the risk of flooding; SA Objective 14 includes protection of the water environment and sustainable management of water resources
Groundwater Protection: Policy and Practice (GP3)	http://a0768b4a8a31e106d8b0-50dc802554eb38a24458b98ff72d550b.r19.cf3.rackcdn.com/LIT_7660_9a3742.pdf	LDD to support and facilitate delivery of the objectives	Outlines policies and how they relate to acceptable developments in different locations. The primary priority is the protection of groundwater within designated Source Protection Zones (SPZ) as it is used to supply water for human consumption.	SA Objective 14 includes protection of the water environment and sustainable management of water resources
By Design, Urban Design in the Planning System – towards better practice	http://webarchive.nationalarchives.gov.uk/20110118095356/http://www.cabe.org.uk/files/by-design-urban-design-in-the-planning-system.pdf	LDD to facilitate delivery of high quality design.	Encourage better design, stimulate thinking about urban design; encourage the notion that careful assessments of places, well-drafted policies, well-designed proposals, robust decision-making and a collaborative approach are needed throughout the country if better places are to be created.	Good design is an element of healthy and vibrant communities, SA Objective 2, although this subject is not specifically referenced in the SA Framework.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Unlocking the Potential of the Rural Urban Fringe (Countryside Agency/Groundwork)	http://www.test.glas.gov.uk/images/stories/members/consult/papers/Urban%20fringe%20consultation_tcm2-16616.pdf	LDD to support and facilitate delivery of the objectives	To aim for a rural urban fringe that is attractive, accessible, diverse and multi-functional. It serves the needs of both urban and rural communities, strengthens the links between town and country, and contributes fully towards sustainable development.	No part of Woking Borough can be considered truly rural. The SA Framework, however, includes 'rural' issues including communities (SA Objectives 4 and 5), access to services (SA Objective 5) sustainable economic development (SA Objective 17), and landscape and biodiversity (SA Objectives 10 and 9).
Power of Place: The Future of the Historic Environment (The Historic Environment Review Steering Group, 2000)	http://www.english-heritage.org.uk/publications/power-of-place/	LDD to protect and enhance the historic environment. Improving accessibility and understanding.	The future of England's historic environment, its role in people's lives and its contribution to the cultural and economic well being of the nation. With proper understanding and sensitive and open management, there can be desirable change without losing the places we value.	SA Objective 10 includes the historic environment.
Save Our Streets	http://www.english-heritage.org.uk/caring/save-our-streets/	Policies to enhance built environment landscape.	To restore dignity and character to our historic streets. Removing the blight of unnecessary signs, poles, bollards, barriers, hotchpotch paving schemes and obtrusive road markings.	SA Objective 10 includes the historic environment.
Accessibility Planning (September 2004)	http://www.dft.gov.uk/pgr/regional/ltp/accessibility/	LDD to support and facilitate delivery of Surrey LTP 3.	Show how accessibility considerations are to be incorporated into wider policy and scheme and delivery in both transport and non-transport sectors Improve accessibility for all with a focus on accessibility to employment, learning, health care, and food shops together with other services and opportunities of local importance.	SA Objective 5 include accessibility to key services; SA Objective 15 includes sustainable transport.
County				
Surrey Waste Plan 2008	http://www.surreycc.gov.uk/environment-housing-and-planning/minerals-and-waste-policies-and-plans/surrey-waste-plan/surrey-waste-plan-adopted-plan	The Surrey Waste Plan forms part of the Development Plan.	Sets out policies for the use of land for the handling, treatment and disposal of waste arising in or brought into the County, including identifying sites. Waste management practices which are consistent with the principles of sustainable development and the waste hierarchy.	SA Objective 13 includes waste management.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Surrey Rural Strategy 2010-2015	http://www.surreycc.gov.uk/_data/assets/pdf_file/0014/173102/SRS-Main-doc_web.pdf	LDD to facilitate and support delivery of rural strategies.	Promote thriving rural communities with a high level of self reliance and access to high quality public services, diverse and vibrant rural economy; conserve the rural environment in and enhance biodiversity. Enable local people and visitors to enjoy leisure and recreation. Ensure active participation with actions to sustain communities.	No part of Woking Borough can be considered truly rural. The SA Framework, however, includes 'rural' issues including communities (SA Objectives 4 and 5), access to services (SA Objective 5) sustainable economic development (SA Objective 17), and landscape and biodiversity (SA Objectives 10 and 9).
Surrey Local Transport Plan 3 (2011-2026)	http://www.surreycc.gov.uk/roads-and-transport/surrey-transport-plan-ltp3	LDD to be in conformity with LTP3.	The Surrey Transport Plan identifies the transport needs of the county and ways to tackle transport problems. The main objectives are for <ul style="list-style-type: none"> • Effective transport • Reliable transport • Safe transport • Sustainable transport 	SA Objective 5 includes accessibility to key services; SA Objective 15 includes sustainable transport.
Surrey Sports Strategy 2011-2015	www.surreycc.gov.uk	LDD to facilitate and support the Sports Strategy.	Encourage lifelong participation in sport in Surrey and promote an infrastructure of voluntary sports clubs in the county, with adequate skilled personnel to service its needs in both coaching and administration. Plan for facilities for the needs of sport in Surrey and secure adequate and sustainable funding for sport in Surrey.	SA Objective 2 includes access to leisure and open space.
Local Economic Partnership M3 (LEP)	http://www.enterprisem3.org.uk/	LDD to facilitate and support the LEP strategy	The Strategy for Growth sets out our strategy and action plan for driving prosperity in the Enterprise M3 area. The central objective of the Strategy is the growth of business but it is supported by investments in enterprise support, innovation capacity, skills development, infrastructure and place.	SA objective 17-to provide a range of commercial development opportunities to meet the needs of the economy and support and enhance the economies of town and local centres.
Surrey Biodiversity Action Plan (under review)	http://www.surreywildlifetrust.org/conservation/surrey_biodiversity_action_plan	Strategy and policies to support and facilitate the BAP.	Aim to halt declines and restore biodiversity to a more sustainable condition.	SA Objective 9 includes biodiversity and habitats and species, SA Objective 10 natural environments and SA Objective 11 includes the Code for Sustainable Homes and BREEAM.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Biodiversity and Planning in Surrey (May 2014)	http://www.surreywildlifetrust.org/	LDD to facilitate and support conservation and enhancement of natural environment, including to improve biodiversity.	Guidance to help those involved in planning in Surrey to ensure that development within the county protects and enhances local biodiversity.	SA Objective 9 includes biodiversity and habitats and species, SA Objective 10 natural environments and SA Objective 11 includes the Code for Sustainable Homes and BREEAM.
Surrey Supporting People Strategy	www.woking.gov.uk/wbc/strategies/surreysupportingpeople.pdf	LDD to facilitate and support delivery of the Supporting People Strategy.	Work in partnership to offer vulnerable people the opportunity to improve their quality of life, by providing housing related support services.	SA Objective 1 includes meeting housing need for all; SA Objective 2 includes health and well being, SA Objective 5 includes accessibility to key services.
Surrey Transport Plan :Parking Strategy (April 2011)	http://www.surreycc.gov.uk/_data/assets/pdf_file/0005/175982/15-STP-Parking-Strategy.pdf	LDD to facilitate and support delivery of the Strategy and to inform SPD.	Manage travel demand through integrated planning. The main objectives are: <ul style="list-style-type: none"> • Reduce congestion caused by parked vehicles • Manage on street parking space to make best use of the space available • Enforce parking regulations fairly and efficiently • Provide appropriate parking where needed 	SA Objective 15 includes sustainable transport.
Surrey Heath emerging LDDs	www.surreyheath.gov.uk	LDDs to be compatible with SHBC LDDs.	Development objectives for Surrey Heath.	SAR to consider significant issues emerging in SAR of Surrey Heath LDDs.
Elmbridge emerging LDDs	www.elmbridge.gov.uk	LDDs to be compatible with EBC LDDs.	Development objectives for Elmbridge.	SAR to consider significant issues emerging in SAR of Elmbridge LDDs.
Runnymede emerging LDDs	www.runnymede.gov.uk	LDDs to be compatible with RBC LDDs.	Development objectives for Runnymede.	SAR to consider significant issues emerging in SAR of Runnymede LDDs.
Guildford emerging LDDs	www.guildford.gov.uk	LDDs to be compatible with SHBC LDDs	Development objectives for Guildford.	SAR to consider significant issues emerging in SAR of Guildford LDDs.
Housing to Underpin Economic Success (SLGA)	www.surreycc.gov.uk	LDDs to facilitate and support to support sustainable economic growth.	The SLGA key worker strategy seeks to contribute to the debate on key worker housing through establishing a framework for public and private sector organisations to address their own service needs.	SA Objective 1 includes meeting housing need for all.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Surrey Adult Social Care Strategy and Service Delivery Plan 2012/13-2016/17	http://www.surreycc.gov.uk/social-care-and-health/adult-social-care/adult-social-care-strategies-policies-and-performance/adult-social-care-strategy-and-service-delivery-plan-2011-12-to-2014-15	LDDs to support delivery.	Improve services for Surrey's vulnerable adults	SA Objective 4 includes social inclusion.
Surrey Cultural Strategy	http://www.surreycc.gov.uk/your-council/how-the-council-works/council-policies-and-strategies/surreys-culture-strategy-and-culture-forum	LDDs to support delivery.	Surrey's Culture Strategy aims for an active, creative and inclusive county. The aim is to bring culture to all the people in Surrey	SA Objective 2 includes health and well being; SA Objective 4 includes social inclusion; SA Objective 10 includes cultural assets; and SA Objective 16 learning.
Surrey School Organisation Plan 2012-2021	http://www.surreycc.gov.uk/learning/schools/education-consultations-and-plans/school-organisation-in-surrey-2012-2021	LDD to support delivery.	Forecasts the supply and demand for school places over	SA Objective 16 includes education.
Surrey Design Guide – A Strategic Guide for Quality Built Environments (2002)	http://www.surreycc.gov.uk/_data/assets/pdf_file/0006/171888/Surrey-Design.pdf	LDD to support delivery. Separate SPD to provide further guidance on design.	Emphasises on good design as part of sustainable development, promoting good design through the development control process. <ul style="list-style-type: none"> • attractive and accessible places. • contributes to local distinctiveness • conserve energy and water, maintain biodiversity and reduce waste and pollution. • encourage vibrant and mixed communities where people feel safe. • places for people that are safe and easy to move through and are accessible to all • make best use of the available land 	SA Objective 11 includes sustainable design. Good design is an element of healthy and vibrant communities, SA Objective 2 although this subject is not specifically referenced in the SA Framework.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Travel plans good practice guide	http://www.surreycc.gov.uk/sccwebsite/sccwpublishations.nsf/docidLookupFileResourcesByUNID/docidAFBDC76EEE949748025755B005CD22A?openDocument	LDD to be informed by Travel plan guidance	Describes how Surrey County Council (SCC) uses the planning process to secure travel plans to improve and promote sustainable travel. Travel plans aim to improve the quality of life by facilitating development that is socially and economically beneficial and also environmentally sustainable. A recommended structure is supplied along with guidance on appropriate measures for various types of development.	SA objectives 11 to minimise the adverse impacts of emissions from transport; and 15 to improve public transport infrastructure and patronage. Reduce congestion by providing jobs/services close to where people live or where they can access them by public transport.
Joint Carers Strategy	http://www.surreycc.gov.uk/social-care-and-health/information-for-carers/surrey-carers-charter-and-strategy	LDD to support improved access to care.	The document outlines how Surrey plans to develop and enhance services for carers	SA Objective 1 includes access to extra care housing; SA Objective 5 includes access to key services.
Surrey Rail Strategy 2013 (Surrey County Council, Surrey Futures)	http://www.surreycc.gov.uk/environment-housing-and-planning/development-in-surrey/surrey-future/the-surrey-rail-strategy	LDD to support the delivery of the Rail Strategy.	To ensure that the county has the rail infrastructure needed for sustainable economic growth and to identify proposals for improvements that partners in Surrey can plan and deliver. Potential schemes in Woking include Woking Flyover- as part of SW mainline strategy- long term scheme to allow for additional capacity potential.	SA objective 15 to improve public transport infrastructure and patronage. Reduce congestion by providing jobs/services close to where people live or where they can access them by public transport.
TravelSMART in Surrey	http://www.woking.gov.uk/planning/policy/ldfresearch/travelmart/travelmart	LDD to support the delivery of projects identified in the plan	Travel SMART is a plan to boost Surrey's economy by improving sustainable transport, tackling congestion and reducing carbon emissions Three towns in Surrey have been identified as areas for improvements Guildford, Woking and Reigate and Banstead. In Woking the programme will build on the success of the existing cycling improvements, and improvements in Sheerwater.	SA objective 11 to minimise the adverse impacts of emissions from transport; and 15to improve public transport infrastructure and patronage. Reduce congestion by providing jobs/services close to where people live or where they can access them by public transport.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Woking and Surrey Sustainable Community Strategy (2006 and 2010)	http://www.woking.gov.uk/community/strategy/commstrat	The LDD to facilitate and support delivery of the Sustainable Community Strategy for Woking.	<p>Through the Local Strategic Partnership (LSP), the Sustainable Community Strategy will build on the Surrey Sustainable Community Strategy and set out a future for the Borough based on the local community's aspirations and vision.</p> <p>Strategy is based on six themes</p> <ul style="list-style-type: none"> • A strong community spirit with a clear sense of belonging and responsibility • A clean, healthy and safe environment • A transport system that is linked and accessible, recognising Woking's potential as a transport hub • Access to decent affordable housing for local people and key workers • A community which values personal health and well-being • Provide opportunities and encourage people to participate in learning throughout their lives so they progress and reach their full potential 	The SA Framework includes the themes
Surrey Minerals Plan 2011 Core Development Plan Document	http://www.surreycc.gov.uk/_data/assets/pdf_file/0004/177259/Adopted-Core-Strategy-Development-Plan-Document.pdf	The LDD should support the delivery of the plan	The purpose of the minerals planning system is to provide a framework for meeting the need for minerals while being prudent in the use of natural resources and provides strategic policies and site specific proposals for the period to 2026.	Objective 12 of the SA Report deals with the efficient use of resources.
Surrey Minerals Plan 2011 Primary Aggregates Development Plan Document	http://www.surreycc.gov.uk/_data/assets/pdf_file/0006/177261/Adopted-Primary-Aggregates-Development-Plan-Document.pdf	The LDD should support the delivery of the plan	The document identifies the preferred areas for future primary aggregate extraction for the period 2009-2026.	Objective 12 of the SA Report deals with the efficient use of resources.
Sub-County/Cross-County Boundaries				

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Surrey Hills AONB Management Plan 2009-2014	http://www.surreyhills.org/surrey-hills-board/surrey-hills-management-plan/	LDD to facilitate and support delivery of the AONB Management Plan.	The purpose of the AONB designation is to conserve the natural beauty of the landscape. Sets out a vision and management policies addressing issues such as farming, woodland, nature conservation, historic and cultural heritage, recreation and tourism, land use planning, traffic and transport, community development and the local economy.	SA Objectives 2 and 3 include health and well being; SA Objectives 4 and 5 communities, SA Objectives 5, 15, 16 and 17 access to services; SA Objective 17 sustainable economic development; SA Objective 9 includes biodiversity and habitats and species, SA Objective 10 natural environments, cultural heritage and landscape; SA Objective 15 includes transport
River Wey Catchment Abstraction Licensing Strategy 2012	http://a0768b4a8a31e106d8b0-50dc802554eb38a24458b98ff72d550b.r19.cf3.rackcdn.com/LIT_3310_589f70.pdf	LDD to support the objectives of management of abstraction in the River Wey catchment.	Catchment abstraction management strategies set out how water resources will be managed.	SA Objective 3 includes reducing the risk of flooding; SA Objective 9 includes biodiversity; SA Objective 14 includes protection of the water environment and sustainable management of water resources.
Surrey Preliminary Flood Risk Assessment June 2011	http://www.surreycc.gov.uk/_data/asset/s/pdf_file/0004/177430/PFRA.pdf	LDD to support the objectives to help Surrey County Council meet their duties to manage local flood risk	Assess past flooding through a data gathering and mapping exercise; identify and map possible future flooding sites; produce a PFRA report; identify future steps to be taken with respect to the future management of flooding.	SA Objective 3 includes reducing the risk of flooding – ensuring that new development does not increase local flood risk.
Surrey Local Flood Risk Management Strategy 2012-2016	http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice/more-about-flooding/surrey-local-flood-risk-management-strategy	LDD to support the objectives to help Surrey County Council meet their duties to manage local flood risk	Objectives are: Make it easier for risk management authorities to work together; clarify the roles and responsibilities of all stakeholders; provide a clear overview of levels of flood risk throughout the county to enable wider understanding of those risks; consider flooding issues at a catchment level; reflect and action the concerns of residents and businesses; provide a robust approach to the prioritisation of spending on schemes intended to reduce flood risk; highlight how residents and businesses can help manage risk; develop an annual action plan of priority actions based on the principles set out within the strategy; ensure environmental consequences are taken into account in the design and implementation of any proposed flood risk management measures.	SA Objective 3 includes reducing the risk of flooding – ensuring that new development does not increase local flood risk.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Wey Catchment Implementation Plan April 2012	http://www.environment-agency.gov.uk/statistics/documents/Research/Wey_CIP.pdf	LDD to support the objectives to help Surrey County Council meet their duties to manage local flood risk	<ol style="list-style-type: none"> 1. Act as a tool to assist delivery of good ecological status and avoid deterioration 2. Provide a working document to engage partners to achieve actions to improve water environments 3. Classify status of water in the Wey catchment and set out ways to improve confidence in our data 	SA Objective 3 includes reducing the risk of flooding – ensuring that new development does not increase local flood risk. SA Objective 9 aims to conserve and enhance biodiversity. SA Objective 14 aims to maintain and improve water quality of the region's rivers.
Surrey County Council Aggregates Recycling Joint Development Plan Document (2013)	http://www.surreycc.gov.uk/?a=520722	Identifies Martyrs Lane as suitable for aggregates and recycling and includes windfall policy to promote the development of aggregates recycling facilities on non-allocated sites.	To aid delivery on vision and aims for Surrey Minerals Plan Core Strategy DPD and Surrey Waste Plan 2008, regarding the development of waste management facilities and efficient exploitation of minerals. It sets out proposals with regard to the provision of aggregates recycling facilities across the country for the period to 2026.	SA Objective 13 aims to achieve sustainable management of waste and reduce its production.
Joint Municipal Waste Management Strategy 'A Plan for Waste Management' (2010)	http://www.surreywastepartnership.org.uk/downloads/JMWMS_final_consultation_draft.pdf	LDD to support objectives to manage resources efficiently to reduce/reuse amount of waste and materials produced.	Aims to use and manage resources efficiently so that by 2026: the amount of waste produced will continue to be reduced or reused; materials reused, recycled or composted will exceed 70%; the environment will be protected and enhanced for future generations.	SA Objective 13 aims to achieve sustainable management of waste and reduce its production.
Local				
Woking Core Strategy October 2012	http://www.woking2027.info/corestrategy/adoptedcorestrategy	The LDD to be in line with and expand on policies set out in the Core Strategy	The Core Strategy sets out strategic planning policies within the borough.	Various policies all incorporated into the SA Framework
Sustainable Community Strategy for Woking Borough	http://www.woking.gov.uk/community/strategy	The LDD to facilitate and support delivery of the Sustainable Community Strategy for Woking.	Through the Local Strategic Partnership (LSP), the Sustainable Community Strategy builds on the Surrey Sustainable Community Strategy and set out a future for the Borough based on the local community's aspirations and vision.	The SA Framework includes the five themes.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Woking Borough Council Local Agenda 21	http://www.woking.gov.uk/environment/climate/canyoudo/la21	The LDD can work alongside the Sustainable Community Strategy to deliver the aims of the Local Agenda 21 Action Plan.	The eleven aims of the Local Agenda 21 Action Plan: a strong sense of community; a healthy environment; a variety of local businesses, and reduced need to travel for work; adequate, well designed housing for all; community facilities for all ages; equal access to jobs, services and leisure; access to information and decision making for all; people to feel secure from crime and persecution; choice of transport; efficient use of resources; a valued and protected natural environment.	The eleven aims of the Local Agenda 21 Action Plan are all incorporated within the SA Framework.
Natural Woking	http://www.woking.gov.uk/environment/greeninf/naturalwoking	The LDD can work alongside Natural Woking to identify suitable measures to enhance biodiversity in development.	To support the creation, protection, enhancement and management of local biodiversity and green infrastructure.	Provisions of Natural Woking are used to inform the key requirements of the proposed allocations in the LDD.
Town Square Usage Policy 2003	http://www.woking.gov.uk/council/strategies/townsquareusage	LDD to incorporate objectives. Further guidance for a Town Centre will be contained in Design SPD.	Describes the role and function of the Town Square and the objectives for its use together with the expected codes of conduct. The LDD can play a role in delivering the objective of seeking to improve the character and image of the area through development management policies.	SA Objective 5 includes vibrant communities with good access to key services; SA Objective 10 includes enhancement of the built and natural environment.
Outlook, Amenities, Privacy and Daylight Supplementary Planning Document 2008 (SPD)	http://www.woking.gov.uk/planning/policy/ldf/outlookandprivacy	LDD to incorporate the objectives and criteria of the SPD	The SPD explains how to achieve suitable outlook, amenity, privacy and daylight in new residential developments and house extensions, whilst safeguarding those attributes of adjoining residential areas.	The SA Framework includes amenity issues.
Sustainability Checklist and Annual Sustainability Report	http://www.woking.gov.uk/planning/envhealthservice/control/airquality	LDD to be subject to Sustainability Appraisal.	Provides a methodology for checking policies meet sustainability criteria.	The SA Framework includes the 18 themes of a Sustainable Woking (the checklist)
Woking Air Quality Assessment	http://www.woking.gov.uk/planning/envhealthservice/control/airquality	LDD to help improve air quality in the borough	Assesses air pollutants levels within the borough.	SA objective 2 to improve the health and wellbeing of the community; 7 to ensure that air quality continues to be improved; 11 to reduce the causes of climate change and prepare for its impact;

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Woking Borough Council Housing Strategy 2011-2016	http://www.woking.gov.uk/housing/policies/strategies/hstrategy11-16/housingstrategy2011-2016pdf	The LDD to support the provision of quality housing for all.	Borough residents to have access to a decent home suitable for their needs at a price they can afford within a sustainable community. The strategy outlines the Council's plans and priorities over the next five years, and focuses on delivering four key housing objectives in the Borough: <ul style="list-style-type: none"> • providing well-designed, quality homes that are affordable and suit people's needs; • preventing homelessness and providing help to people in housing need; • helping people to achieve independence and choice; • making better use of all existing housing 	SA Objective 1 includes meeting the housing needs of the community.
Woking Borough Council Private Sector Housing Renewal Policy 2003	http://www.woking.gov.uk/council/strategies/privatesecrenewal	The LDD to support the provision of quality housing for all.	Long-term improvement to the private sector stock within the Borough and will form the basis of a comprehensive Private Sector Housing Strategy. The policy assists continued improvement to Private Sector housing to assist regeneration and environmental sustainability in the Borough.	SA Objective 1 includes meeting the housing needs of the community.
Woking Borough Council Empty Homes Strategy 2007	http://www.woking.gov.uk/council/strategies/emptyhomestrat	The LDD to support the use of empty homes.	Provides a framework within which the Council can work with other organisations and private individuals to bring empty homes back into use to meet an identified housing need.	SA Objective 1 includes meeting the housing needs of the community.
Woking Borough Council Cultural Strategy 2004 and Action Plan 2004	http://www.woking.gov.uk/leisuretourism/strategies/culturalstrategy	Offers direction for the LDD in terms of the priorities for enriching cultural life.	The Strategy identifies the priorities for enriching the cultural life of the Borough for the benefit of the whole community. The Action plan sets out what WBC will do to respond to the priorities of enriching the cultural life of the Borough for the benefit of the whole community; encouraging social inclusion; promoting healthy lifestyles; enabling lifelong learning and stimulating economic vitality.	SA Objective 2 includes promoting healthy lifestyles; SA Objective 4 social inclusion; SA Objective 5 includes vibrant communities with good access to key services; SA Objective 10 includes enhancing cultural assets, enhancing social inclusion; SA Objective 16 includes education, skills and economic vitality.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Woking Borough Council Community Safety Strategy 2005 to 2008	http://www.woking.gov.uk/council/safety	Offers direction for the LDD in terms of policies and criteria to deliver safe communities. 'Secured by Design' principles will be promoted	The Strategy seeks to reduce crime and provide people with a sense of safety and reassurance. It sets out the Council's response to the 1998 Crime and Disorder Act which gives the Police, the Borough Council and the County Council shared responsibility for developing and introducing strategies to reduce crime and disorder in the area. The key objectives are maintenance and improvement of the quality of the local environment to reduce opportunities for crime and to reduce the fear of crime and to improve road safety.	SA Objective 4 includes safe communities.
Safer Woking Partnership - Partnership Plan 2013-2016	http://www.woking.gov.uk/community/safety/priorities/SWP_Partnership_Plan_2013-16	Offers direction for the LDD in terms of policies and criteria to deliver safe communities.	The Safer Woking Partnership has the following aims: Promote crime prevention to maintain the low levels of crime and disorder. Promoting reassurance - to involve the public and work with all communities to reduce the fear of crime and provide people with a sense of safety and reassurance.	SA Objective 4 includes safe communities.
Climate Change Strategy for Woking	http://www.woking.gov.uk/environment/climate/Greeninitiatives/climatechangestrategy/climatechange	LDD to facilitate delivery of the Strategy.	Reduction of CO ₂ emissions; adaption to climate change and promotion of sustainable development. Adopting the concept of an environmental footprint, declaring the borough climate neutral, setting up a climate change fund. Strategy, policies and allocations to take account of and support tackling the causes and consequences of climate change.	SA Objective 11 includes addressing the causes and consequences of climate change.
Woking 2050: A Vision for a Sustainable Borough	n/a	LDD to take into account	Woking 2050 provides an overarching vision to coordinate Council efforts to create a sustainable Borough by reducing impacts on the environment. It is a follow-up Strategy to the Council's Climate Change Strategy (2008-2013). The Strategy puts forward various themes, and each theme has bespoke targets and objectives.	SA Objective 11 includes addressing the causes and consequences of climate change.
Climate Neutral Development Good Practice Guide 2004	http://www.woking.gov.uk/environment/climatechangestrategy	LDD to incorporate the guidance.	Good practice guidance with key themes to balance location and transport; site layout and building design; energy; sustainable drainage systems and water conservation/ recycling.	The SA Framework includes the five themes of the Climate Neutral Development Good Practice Guide.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Woking Borough Council Waste Management Strategy 2002	http://www.woking.gov.uk/council/strategies/wastemngtstrategy	LDD to support delivery of the waste strategy and will also be informed by the Surrey Waste Plan, 2008.	The strategy aims to tackle Woking's waste in an integrated and environmentally beneficial way. Promote the prevention and minimisation of waste; maximise recycling and anaerobic composting of organic waste; avoidance of landfill; and contribute to the reductions of CO ₂ equivalent emissions. The Waste Management Strategy sets out the Council's plans for achieving 'Zero Waste' and significant reductions in CO ₂ emissions.	SA Objective 13 includes waste management.
Contaminated Land Inspection Strategy, 2001	http://www.woking.gov.uk/council/envhealthservice/control/contam	LDD to be informed by the findings of the Investigation of Contaminated Land.	Identify unacceptable risks to human health, to controlled waters and to protect designated ecosystems. Prevent damage to property and any further contamination of land. Encourage voluntary remediation of contaminated land and re-use of Brownfield land.	SA Objective 8 includes contaminated land.
Countryside Strategy (1998)	http://www.woking.gov.uk/wbc/strategies	LDD to support the objectives of the Countryside Strategy.	Protect and enhance the natural environment, equal opportunity for access to open spaces, wildlife and the countryside, broaden opportunities for the enjoyment of wildlife and the countryside whilst balancing recreational demand with the need to protect biodiversity, increase general awareness and understanding through publicity, education and community participation, and encourage, support and coordinate the works and involvement of the community, interest groups and public bodies.	No part of Woking Borough can be considered truly rural. The SA Framework, however, includes 'rural' issues including communities (SA Objectives 4 and 5), access to services (SA Objective 5) sustainable economic development (SA Objective 17), and landscape and biodiversity (SA Objectives 10 and 9).
Race Equalities Scheme	http://www.woking.gov.uk/community/edsi/eqdiv/race/resf	LDD to support the commitment to promoting race equality.	Eliminate unlawful racial discrimination; promote equal opportunities; promote good relations between people from different racial groups.	SA Objective 4 includes social inclusion; 16 seeks education for all.
Being Equal Statement	http://www.woking.gov.uk/community/edsi/eqdiv/bevdp	LDD to support meeting the needs of everyone in the Borough.	A common policy framework to address the needs of socially excluded groups and developing coordinated equality plans and monitoring systems for both employment practices and service delivery.	SA Objective 4 includes social inclusion; 16 seeks education for all.
Social Inclusion Strategy 2004 and Action Plan	http://www.woking.gov.uk/wbc/eqdiv	Offers direction for the LDD in terms of priorities to improve social inclusion	Significantly reduce the incidence of social exclusion in the borough and continue to reduce the gap between the most disadvantaged and least disadvantaged areas as measured by the indices of deprivation. Priorities identified: improve income, employment, education and health in the Maybury and Sheerwater ward; children under the age of ten in this area and in Knaphill and Byfleet; a cohesive community; the needs of over 60s, those with limiting long term illness, and those with no qualifications.	SA Objective 4 includes social inclusion; 16 seeks education for all.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Communications Strategy 2004 (Principles of Consultation)	http://www.woking.gov.uk/council/housing/stochoptions/communications	LDD to meet the provisions of SCI (see below)	Good practice document for consultation and engagement exercises	Incorporated into Statement of Community Involvement (see below)
Statement of Community Involvement 2011 (SCI)	http://www.woking.gov.uk/planning/policy/ldf/sci/sciadopted	LDD to meet the provisions of the SCI.	The SCI sets out how and when the Council will involve the community and other interested people and organisations ('stakeholders') in the preparation of its planning policy documents, and also in the consideration of planning applications.	Consultation on the Scoping Report. Consultation on Sustainability Appraisal Report, incorporating and Environmental Report, to support submission DPDs.
Parking Management Plan February 2005	http://www.woking.gov.uk/council/strategies/parkingmngtplan05	The LDD to adhere to Parking Standards SPD (see below)	The Parking Management Plan details the Council's aims, in partnership with Surrey County Council, for the supply, management, enforcement and development of parking provision in the Borough. These objectives are integrated into the LDF through the Parking Standards SPD (see below). The Parking Management Plan is part of the strategy to reduce the need to travel and support public transport alongside improvement in public transport and infrastructure for cycling and walking.	SA Objective 15 includes sustainable transport.
Parking Standards Supplementary Planning Document 2006 (SPD)	http://www.woking.gov.uk/council/planning/ldf/corestrategy/parking	The LDD to adhere to and further the aims of the parking standards. The LDF to include policies to ensure the standards are applied to new development.	The parking standards have been developed to be consistent with national and regional policies and are maximum standards. This means that there is no minimum parking requirement for developments and applicants can propose to provide less parking than the standard, but more parking will generally not be permitted. A key feature of the new standards is that there is a more restrictive standard applied to sites within 1250m of Woking Station in reflection of the greater accessibility these sites have to public transport.	SA Objective 15 includes sustainable transport.
Public Art Strategy 2007	http://www.woking.gov.uk/planning/policy/ldf/research/pas	Offers direction for the LDD in terms of priorities for public arts. May be taken forward in tandem with the Streets and Spaces Strategy.	Guidance and direction on the opportunities for future investment and commissioning of public art in the borough with a focus on the town centre. Recognises the role of public art in cultural, economic, social and community regeneration by government and other agencies.	SA Objective 10 includes enhancement of cultural assets.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Green Spaces Development Plan and Action Plan	http://www.woking.gov.uk/planning/policy/ldfresearch/gsdp	Offers direction for the LDD in terms of policies and criteria to protect existing and deliver new green spaces to meet existing and future demand. Also see PPG17 Audit (LDF Evidence base) and Thames Basin Heaths Delivery Plan.	Cope with existing and future demands of/for green spaces and recreational facilities and be able to respond to issues like climate change; ensure good access to locally-based green space; protection and enhancement of the environment.	SA Objectives 2 and 5 include access to leisure and open space.
Character Study 2010	http://www.woking.gov.uk/planning/policy/ldfresearch/charctu	The LDD to be informed by this study and consider the special character of the borough's built up areas	The Character Study contains an overview of Woking Borough, and identifies 30 different character Areas across the Borough.	SA objectives 2 and 5 seek to create and sustain healthy communities; 10 to protect/enhance historical environment and cultural assets;
Strategic Flood Risk Assessment 2009	http://www.woking.gov.uk/planning/policy/ldfresearch/sfra	The LDD to be informed by the findings in the assessment.	The objective is to ensure sequential allocation of land that reduces the exposure of new development to flooding and reduce the reliance on long-term maintenance of built flood defences. Within areas at risk from flooding, it is expected that development proposals will contribute to a reduction in the magnitude of the flood risk.	SA objective 3 to reduce the risk of flooding;
Habitats Regulation Assessment (of Core Strategy/Development Site Allocations DPD)	http://www.woking.gov.uk/planning/policy/ldfresearch/hra	The LDD to comply with Habitats regulation.	The Habitat Regulations requires local authorities to undertake an assessment of land use plans to ensure the protection of the integrity of sites designated as Special Protection Areas (SPA) and Special Areas of Conservation (SAC). The Thames Basin Heaths Special Protection Area is located within the borough	SA objective 9 to conserve and enhance biodiversity; 10 to protect/enhance the natural, environment and landscape
Employment Land Review 2010	http://www.woking.gov.uk/planning/policy/ldfresearch/empres	The LDD to be informed by this study and consider future employment needs.	The study assesses the existing and potential employment floorspace for the borough.	SA objective 16 to maintain high levels of employment, 17 to provide a range of commercial development opportunities to meet the needs of the economy and support and enhance the economies of town and local centres.
Town, District and Local Centres Study 2009.	http://www.woking.gov.uk/planning/policy/ldfresearch/tdlcstudy	The LDD to be informed by the findings of the study	The study assesses existing and future potential retail floorspace for the borough's Town, District and Local Centres.	SA objective 16 to maintain high levels of employment, 17 to provide a range of commercial development opportunities to meet the needs of the economy and support and enhance the economies of town and local centres.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Annual Monitoring Report 2012-2013	http://www.woking.gov.uk/planning/policy/ldf/amr	The LDD to be informed by the report	Monitors the progress made on the preparation and implementation of the Local Development Documents	The data was used to inform the revised SA Scoping Report.
Economic Development Strategy 2012-2017	http://www.woking.gov.uk/council/strategies/ecdevstrategy	The LDD to support the delivery of the objectives in the strategy.	The Strategy sets out Woking's vision as Surrey's economic hub. The key priorities are: <ul style="list-style-type: none"> • improving the attractiveness and ambience of Woking Town Centre • business engagement and retention • attracting inward investment • helping to remove barriers to economic growth 	SA objective 16 to maintain high levels of employment, 17 to provide a range of commercial development opportunities to meet the needs of the economy and support and enhance the economies of town and local centres.
Housing Land Supply Position Statement 2013	http://www.woking.gov.uk/planning/policy/ldfresearch/hlsps/hlsps2013	The LDD to support meeting the housing needs of people in the borough	The statement sets out the housing land supply position for Woking Borough for the five-year period 2013/14 – 2017/18. It also provides information on the Borough's land supply for Gypsy and Traveller, and Travelling Showpeople, communities	SA objective 1: to provide sufficient housing to meet the needs of all sections of the community in a sustainable manner.
Strategic Housing Market Assessment 2009	http://www.woking.gov.uk/planning/policy/ldfresearch/shma	The LDD to be informed by assessment.	The assessment provides a snapshot of the profile of local household market and identifies the potential tenure of new homes required to meet both the need for affordable housing and the demand for market housing.	SA objective 1: to provide sufficient housing to meet the needs of all sections of the community in a sustainable manner.
Strategic Housing Land Availability Assessment 2009,2010,2011	http://www.woking.gov.uk/planning/policy/ldfresearch/shlaa	The LDD to be informed by the assessment	The study identifies specific deliverable and developable sites, to demonstrate how the level of housing supply set out in the adopted Core Strategy is to be achieved.	SA objective 1: to provide sufficient housing to meet the needs of all sections of the community in a sustainable manner.
Gypsy and Traveller Accommodation Assessment 2007, 2013	http://www.woking.gov.uk/planning/policy/ldfresearch/taa	The LDD to be informed by the assessment	This includes provision of sufficient suitable sites for Gypsies, Travellers and Travelling Showpeople.	SA objective 1: to provide sufficient housing to meet the needs of all sections of the community in a sustainable manner.
Economic Viability Assessment 2010	http://www.woking.gov.uk/planning/policy/ldfresearch/taa	The LDD to be informed by the assessment	The assessment provides detailed information about the viability of affordable housing.	SA objective 1: to provide sufficient housing to meet the needs of all sections of the community in a sustainable manner.

Other Programme	Plan/	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Infrastructure Plan 2011	Delivery	http://www.woking.gov.uk/planning/policy/ldfresearch/infrast ructure	The LDD to be informed by the plan	The plan provides information on the likely impact of the growth identified in the Core Strategy and sets out the mechanisms to ensure that additional infrastructure necessary to support the growth.	SA Objectives 4, 5, 11 and 15 require the timely provision of infrastructure; SA Objective 1 includes meeting the housing needs of the community; Noise is covered by SA Objective 7; SA Objective 5 includes accessibility to key services; SA Objective 15 includes sustainable transport; SA Objective 8 includes contaminated land.
Infrastructure Requirements Schedule 2012	Delivery	http://www.woking.gov.uk/planning/policy/ldfresearch/infrast ructure/infrasched	The LDD to be informed by the schedule	The schedule supplements the IDP, and categorises infrastructure items in order of priority	SA Objectives 4, 5, 11 and 15 require the timely provision of infrastructure; SA Objective 1 includes meeting the housing needs of the community; Noise is covered by SA Objective 7; SA Objective 5 includes accessibility to key services; SA Objective 15 includes sustainable transport; SA Objective 8 includes contaminated land.
Social and community facilities audit		http://www.woking.gov.uk/planning/policy/ldfresearch/commf ac	The LDD to be informed by the audit by considering information in the IDP	The Audit presents comprehensive information about the provision of community facilities in Woking Borough	SA objective 2 improves the health and wellbeing of the community; 5 to improve access to services and facilities; 15 to provide jobs/services close to where people live or where they can access them by public transport
Community Infrastructure (submission)	Levy	http://www.woking.gov.uk/planning/policy/ldf/cil	Payments received from the charges will help to deliver sustainable growth though adequate provision of infrastructure in the borough	<p>The CIL is a levy charged per square metre net additional increase of floorspace on most buildings that people normally use.</p> <p>The levy's rates are based on evidence of the infrastructure needed in the borough, where viability has been assessed.</p>	SA Objectives 4, 5, 11 and 15 require the timely provision of infrastructure; SA Objective 1 includes meeting the housing needs of the community; Noise is covered by SA Objective 7; SA Objective 5 includes accessibility to key services; SA Objective 15 includes sustainable transport; SA Objective 8 includes contaminated land.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Transport Assessment 2010 (produced by Surrey County Council)	http://www.woking.gov.uk/planning/policy/ldfresearch/Woktr anspassess	The LDD to be informed by the assessment	A Transport Assessment for Woking was undertaken to consider the impacts of future development in the borough.	SA objective 11 to minimise the adverse impacts of emissions from transport; and 15 to improve public transport infrastructure and patronage. Reduce congestion by providing jobs/services close to where people live or where they can access them by public transport.
Transport and Accessibility Topic Paper 2011 (Woking Borough Council)	http://www.woking.gov.uk/planning/policy/ldfresearch/taatp	The LDD to be informed by the paper	The paper sets out the contextual framework for the Borough in relation to transport and accessibility issues, and seeks to aid understanding of the key transport and accessibility issues and challenges which will need to be addressed through the LDD.	SA objective 11 to minimise the adverse impacts of emissions from transport; and 15 to improve public transport infrastructure and patronage. Reduce congestion by providing jobs/services close to where people live or where they can access them by public transport.
Cumulative Assessment of Future Development Impacts on the Highway Network (produced by Surrey County Council)	http://www.woking.gov.uk/planning/policy/ldfresearch/scip2	The LDD to be informed by the study	The study considers the cumulative impacts of all known future development within Surrey, as well as large developments located externally to the County, with respect to highway capacity. It acts as a starting point for identifying locations which may either require additional infrastructure provision for transport services or further study to identify appropriate mitigation measures.	SA objective 11 to minimise the adverse impacts of emissions from transport; and 15 to improve public transport infrastructure and patronage. Reduce congestion by providing jobs/services close to where people live or where they can access them by public transport.
Woking Borough Local Transport Strategy and Forward Programme (produced by Surrey County Council)	http://new.surreycc.gov.uk/roads-and-transport/surrey-transport-plan-ltp3/surrey-transport-plan-consultations-on-the-plan/local-transport-strategies-and-forward-programmes	The LDD to be informed by the strategy	The Strategy has been produced to deliver the vision and objectives of Surrey County Council Local Transport Plan LTP3 (see above). Objectives include effective transport; reliable transport; safe transport; sustainable transport. The Strategy sets out three detailed objectives for the Borough, including encouraging economic development and regeneration through improved accessibility; encouraging more sustainable travel on foot, bicycle and public transport; and managing congestion through Woking town centre and at other identified congestion hot spots.	SA Objective 5 includes improving accessibility to key services; SA Objective 11 to minimise the adverse impacts of emissions from transport; and 15 to improve public transport infrastructure and patronage. Reduce congestion by providing jobs/services close to where people live or where they can access them by public transport.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Population Topic Paper	http://www.woking.gov.uk/planning/policy/ldfresearch/Poptp	The LDD to be informed by the paper by considering information in the IDP	This paper outlines the current Borough population profile, household structure, employment population and school numbers and examines how they are projected to change between now and 2027.	SA Objectives 4, 5, 11 and 15 require the timely provision of infrastructure; SA Objective 1 includes meeting the housing needs of the community; Noise is covered by SA Objective 7;; SA Objective 5 includes accessibility to key services; SA Objective 15 includes sustainable transport; SA Objective 8 includes contaminated land.
Equalities Impact Assessment 2011	http://www.woking.gov.uk/planning/policy/ldfresearch/wokinggovukplanningeia	Supplements the LDD	The Equalities Impact Assessment sets out how any community groups may be affected by the Core Strategy for Woking Borough	SA objective 4 to encourage reduction in social exclusion.
Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015	http://www.woking.gov.uk/planning/policy/ldf/tbhspa/spastrategy2010	The LDD will be informed by the strategy	Provides guidance for the mitigation of the impacts of residential development on the Thames Basin Heaths SPA.	SA objective 1 to provide sufficient housing to meet the needs of sections of the community in a sustainable manner and 9. to conserve and enhance biodiversity.
Green Spaces Development Plan, Pitch Strategy, Play Strategy	http://www.woking.gov.uk/planning/policy/ldfresearch/gsdp , http://www.woking.gov.uk/planning/policy/ldfresearch/ppsmay2006 , http://www.woking.gov.uk/community/children/child/playdev/playstratap , http://www.woking.gov.uk/planning/policy/ldfresearch/pas	The LDD will be informed by the strategies.	Offers direction for LDDs in terms of policies and criteria to protect existing and deliver new green spaces to meet existing and future demand for sports Strategy, policy and allocations to facilitate protection and provision of leisure and recreation facilities. Analysis of the current level and quality of pitch provision within the borough. Identification of demand and of how facilities for pitch sports can be improved.	SA Objective 2 includes access to leisure and open space

APPENDIX 2: SCHEDULE OF BASELINE INFORMATION ON WOKING BOROUGH

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price					
(a) Housing completions compared to Woking Core Strategy (2012)	2006-07: 431 2007-08: 295 2008-09: 362 2009-10: 263 2010-11: 146 2011-12: 175 2012-13: 273		292 dwellings per annum; 4,964 dwellings from 2010 – 2027	Reduced returns in last three years due to economic downturn. Housing completions are now close to pre-2010 levels – they are starting to increase at a steady rate. Upward trend is expected to continue. According to the Five Year Housing Land Supply (April 2013), the Borough has total housing land supply to enable delivery of 1772 net additional dwellings to 2017/18 – a surplus of 162 net additional dwellings against the requirement over that period and an overall supply of between 5.5 and 6.1 years. For medium-long term, further sites will need to be identified e.g. in Green Belt.	WBC Planning Services Target: Woking Core Strategy (2012) Policy CS10 NB. South East Plan abolished March 2013
(b) Affordable housing provision	2006-07: 39 (9%) 2007-08: 29 (10%) 2008-09: 45 (12%) 2009-10: 21 (8%) 2010-11: 35 (24%) 2011-12: 22 (13%) 2012-13: 16 (6%)		Overall target is 35% of all new homes from 2010 to 2027	Decreasing trend. Whilst the affordable housing target is not being met, contributions have been negotiated and received for off site provision. It is anticipated these funds will help deliver affordable housing. An Affordable Housing SPD is being prepared which will help secure a range of affordable housing over the plan period.	WBC Housing and Planning Services Target: Woking Core Strategy (2012) Policy CS12

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source										
(c) Number of households on the housing register	2006: 2,203 2007: 3244 2008: 3005 2009: 2041 2010: 2138 2011: 2337 2012: 2095 No. on register requiring sheltered or supported housing 2012: 125		The data provides an indication of unmet demand for housing. There is no specific target. See 'Affordable housing provision' targets above.	Number of housing applications had fallen from the 2007 peak as the re-registration process has been through several complete cycles. The economic downturn saw a steady increase in the number of households on the register, but 2012 saw a small decline. Demand for housing on the register vastly outweighs supply. Off the 2095 on the Housing Register, 125 require sheltered or supported housing. More details are in Woking Housing Strategy 2011-2016.	WBC Housing Services Target: The Woking Housing Strategy 2011-2016 seeks provide affordable homes and reduce homelessness, but there are no specific targets.										
(d) Number of unfit homes	Social rented stock 2010: 2% fail to meet Decent Homes Standard. Domestic boilers are main reason for failing. Private housing 2009: 25% fails to meet Decent Homes Standard. Private rented sector 2009: 32.7% fails to meet Decent Homes Standard. Homelessness 2012-13: 2 'rough sleepers'	National average for social housing 14.5% (April 2009)	Gain Decent Homes Standard for all social housing; Improve property condition and management standards in private rented sector and HMOs; Increase private sector properties meeting Decent Homes Standard; Reduce Empty Homes and Under-occupation	Surveys show that there is a need to improve housing conditions across all tenures in the Borough. There are 741 Houses in Multiple Occupation (HMO) dwellings in Woking, over 50% of which are older dwellings. Around a fifth are categorised as 'inadequately or poorly managed' and a third have no fire detection system at all. Levels of homelessness remain consistently low in Woking for the fourth consecutive year.	Private Sector Housing Stock Survey 2009 Woking Housing Strategy 2011-2016 Green Book, WBC Target: Woking Housing Strategy 2011-2016										
(e) Proportion of new dwellings by size and type	<table border="1"> <thead> <tr> <th>Yr</th> <th>1bd</th> <th>2bd</th> <th>3bd</th> <th>4+</th> </tr> </thead> <tbody> <tr> <td>10-</td> <td>6.2</td> <td>42.</td> <td>29.</td> <td>21.</td> </tr> </tbody> </table>	Yr	1bd	2bd	3bd	4+	10-	6.2	42.	29.	21.		Dwelling sizes to reflect local need and demand: 19% 1 bed 28% 2 bed	The SHMA (2009) identifies a need and demand for 2 and 3 bedroom properties. From the latest number of completed dwellings for the borough, a large proportion (86.5%) of the new	WBC Housing Services Woking Strategic Housing Market Assessment 2009
Yr	1bd	2bd	3bd	4+											
10-	6.2	42.	29.	21.											

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
	11- 58. 18. 10. 13. 12- 13. 72. 5.8 8.3		39% 3 bed 14% 4+ bed	homes can be defined as family accommodation (2+ bed units). This is expected to continue and increase over the life of the Core Strategy due to some large-scale developments coming forward.	Target: Woking Core Strategy (2012) Policy CS11
(f) Average house price	Average house prices in Woking: 2010: £343,083 2011: £337,805 2012: £357,859 2013: £343,695	Surrey: 2010: £395,543 2011: £394,155 2012: £383,270 2013: £403,481	The data provides an indication of affordability but there is no specific target.	Housing remains very expensive in Woking and prices have bounced back from the economic downturn. In Nov2013 the average house price in Woking was £343,695, down 2.9% from the same time last year. Despite the high prices, Woking remains the second most affordable borough in Surrey.	WBC, Land Registry, SHMA (2009), DCLG Housing Market Data via surreyi.gov.uk (accessed 2013).
(g) Average market rent (median)	Suggested new indicator: December 2013: 1 bed: £823 pcm 2 bed: £1,100 pcm 3 bed: £1,385 pcm 4 bed: £2,225 pcm	Guildford Dec 2013: 1 bed: £850 pcm 2 bed: £1,200 pcm 3 bed: £1,352 pcm 4 bed: £1,680 pcm	No target.	An increasing trend. As of March 2012, Woking featured in the five markets with the highest rental value across the 30 largest rental markets outside of London. A median average, rather than a mean average has been taken because there is a large range of asking rents on the private market, depending on location and property type.	Median market rents taken from www.home.co.uk ; report from Savills (March 2012) available at: http://www.savills.co.uk/research_articles/141285/141120-0 (accessed Jan14)

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(h) Provision of accommodation for gypsies, travellers and travelling showpeople	<p>Current pitch provision 34 pitches across Woking (2 temporary) No pitches for Travelling Showpeople</p> <p>Core Strategy projection Additional 10 pitches needed between 2006 and 2016</p>		Interim targets (to be finalised): 24 pitches between 2012 and 2027. A further 9 pitches between 2027 and 2040.	Evidence of need has been collated in the draft Gypsy and Traveller Accommodation Assessment (2012). More pitches will be required due to overcrowding, household formation, and unsuitable accommodation. The Council is confident that the national requirement to identify a five year rolling supply of Traveller sites will be met.	<p>Woking Core Strategy (2012)</p> <p>Draft Gypsy and Traveller Accommodation Assessment (2012)</p> <p>Target: Woking Core Strategy (2012) Policy CS14, Draft Gypsy and Traveller Accommodation Assessment (2012)</p>
i) 5-year housing land supply	<p>Suggested new indicator. At 1 April 2013: the Borough has a total housing land supply to enable the delivery of 1,772 net additional dwellings. This represents a surplus of 162 net additional dwellings against the requirement, and an overall supply of 6.1 years.</p>		Core Strategy requirement (including 5% buffer) of 1,610 net additional dwellings between 2013/14-2017/18.	The Borough has a sufficient 5-year housing land supply.	<p>Five Year Housing Land Supply Position Statement, 2013</p> <p>Target: Woking Core Strategy (2012)</p>
(j) No. specialist units delivered for older people	<p>Suggested new indicator. 2012-13: 46 net additional private sheltered dwellings</p>		No specific target.	Trends to be determined in future Annual Monitoring Reports post Core Strategy adoption.	WBC Planning Services

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health					
(a) Proportion of people who describe their health as good	% of population who describe their health as good 2001: 74.4% 2011: 86.3%	South East: 2001: 71.5%; 2011: 83.6% England: 2001: 68.8% 2011: 81.4%	No specific target.	The proportion of people describing their health as good has increased since 2001. Census data indicates that Woking performs well compared to both regional and national figures.	National Statistics, Census 2001 and 2011
(b) Proportion of people who describe their health as not good	2001: 5.9% 2011: 3.4%	South East: 2001: 7.1% 2011: 4.4% England: 2001: 9.0% 2011: 5.5%	No specific target.	The proportion of people describing their health as not good has decreased since 2001. Census data indicates that Woking performs well compared to both regional and national figures.	National Statistics, Census 2001 and 2011
(c) Proportion of people with a limiting long-term illness	2001: 13% 2011: 13%	South East: 2001: 15.5% England: 17.9% 2011: South East: 15.7% England: 17.6%	No specific target.	The proportion of people with a limiting long-term illness has remained constant. Census data indicates that Woking performs well compared to both regional and national figures.	National Statistics, Census 2001 and 2011
(d) Life expectancy	2001: Males: 77.7 Females: 82.1 2011: Males: 79.3 (+1.6) Females: 84.0 (+1.9)	South East: 2001: M: 77.2, F: 81.5 2011: M: 79.4, F: 83.3 England: 2001: M: 75.9, F: 80.6 2011: M: 78.3, F: 82.3	No specific target.	Increasing life expectancy. Census data indicates that Woking Borough is a relatively healthy place to live. Woking has similar life expectancy to regional performance, and slightly better than national performance.	National Statistics, Census 2001 and 2011

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(e) Death rates from circulatory disease, cancer and stroke (direct standardised mortality rate per 100,000 population)	Suggested new indicator: 2008-2010 Heart disease: 66.2 (-6.50% from 2007-09) Cancer: 174.5 (+0.75% from 2007-09) Stroke: 46.4 (-7.39% from 2007-09)	2008-2010 England: Heart disease: 79.1 Cancer: 170 Stroke: 43 South East: Heart disease: 67.7 Cancer: 160 Stroke: 39.5	No specific target	Mortality from heart disease and stroke decreasing. Mortality from cancer unchanged.	Surrey-i http://www.surreyi.gov.uk/ (accessed Jan14)
(f) Number of persons participating in health and exercise activities at Woking's Centres for the Community	Health: 2009-10: 13,358 2010-11: 14,020 2011-12: 14,663 2012-13: 20,636 Exercise: 2009-10: 11,367 2010-11: 12,851 2011-12: 13,717 2012-13: 21,964		To maintain /increase no. of people participating in health, exercise and social activities at Woking's Centres for the Community.	Participation in both health and exercise activities have significantly increased in recent years. This is substitute data for a previous indicator measuring number of people using sports/leisure facilities, local parks and open spaces, for which no up-to-date information is available.	Woking Service and Performance Plan 2013-14 Target: Woking Service and Performance Plan 2013-14
(g) Child Wellbeing Index	2009: 72.34	Surrey: 71.79 Waverley: 50.77 Surrey Heath: 55.68 Elmbridge: 56.89 Guildford: 83.09 Spelthorne: 101.20	No specific target.	A low 'score' is good. Trends cannot be determined as the first available data is from 2009. Data shows that children in Woking are well-off compared with some neighbouring boroughs, but there is room for improvement.	DCLG data, available at Surrey-i: http://www.surreyi.gov.uk/ViewPage1.aspx?C=Resource&ResourceID=766

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment					
(a) Amount of development permitted in the floodplain against the advice of the Environment Agency	No development has been permitted in the floodplain against the advice of the Environment Agency on flood defence or water quality grounds since the adoption of the Local Plan in 1999.		The NPPF requires a sequential and exceptions test to be satisfied before development can be permitted in Flood Zone 3.	Compliance with regulations.	WBC
(b) Number of properties at risk from flooding	Suggested new indicator. No. of completed dwellings in: 2012-13: Flood Zone 2: 58 Flood Zone 3a: 0 Flood Zone 3b: 0		Development in Flood Zone 1; Applications in Flood Zone 2 permitted if demonstrated there are no suitable alternatives in areas at lower risk.	Trends will be monitored over future years.	WBC Planning Services Target: Woking Core Strategy (2012) Policy CS9
(b) Number of properties alleviated from flood risk.	Remove indicator - not currently monitored by Council.		The NPPF requires the Local Plan to reduce flood risk and the consequences of flooding through new development.	Hoe Valley Scheme – a flood relief scheme - was completed in 2012, which removed 198 existing homes and 60 gardens from the threat of flooding.	WBC

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
4. Reduce poverty, crime and social exclusion					
(a) Average score for Indices of Multiple Deprivation	2010: 9.93 Rank of average (1-354): 289 Maximum score: 41.22 (highest score in England 87.80)	Elmbridge: 7.24 (rank 320, max 27.85) Guildford: 9.15 (rank 300, max 30.41) Waverley: 7.14 (rank 321, max 29.13) Spelthorne: 11.20 (rank 260, max 30.36)		The higher the IMD score, the more deprived an area. Woking Borough has a higher score than surrounding boroughs. It also has a high maximum score (see indicator 4(b)).	
(b) Number of areas within Woking that are in the top 20% deprived areas nationally	2007: 321 st / 354 2010: 289 th / 354 (The lower the rank, the more deprived the area) Isolated areas of income and health deprivation exist. See column 5 for more details	2010: Waverley 321 st Surrey Heath 324 th Guildford 300 th	No target, but a useful measure of success in supporting social inclusion and improved health as per NPPF	Pockets of deprivation in Surrey include Maybury and Sheerwater – the most deprived LSOA ranked 4,197 th out of 32,482. The Borough is ranked as more deprived in 2010 than in 2007.	CLG 2007 and 2010 Indices of Deprivation
(c) People claiming Job Seekers Allowance	Suggested new indicator Mar2010: 1433 (2.2%) Mar2011: 1237 (1.9%) Mar2012: 1137 (1.8%) Mar2013: 1044 (1.6%) Mar2014: 739 (1.2%) By Ward (Mar2014): Maybury & Sheerwater: 2.4% Old Woking: 1.8% Kingfield and Westfield: 1.7%	South East (Mar2014): 1.8% Great Britain (Mar2014): 2.9%		Decreasing number of claimants since March 2010. Woking is performing better than average national performance, but at a county level the proportion of adults on key out of work benefits is high – particularly when calculated at ward level.	NOMIS, accessed April 2014 at: http://www.nomisweb.co.uk/reports/imp/la/1946157338/subreports/jsa_time_series/report.aspx?

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(d) Number of recorded offences per 1000 people	March 2013: Robbery: 0.26 Domestic burglary: 3.04 (-38.5% from 2012) Vehicle crime: 3.22 (-34.6% from 2012) Violence with injury: 3.54 Violence without injury: 8.77 Criminal damage: 8.38 Drug offences: 3.43 Fraud and forgery: 1.93 Non-domestic burglary: 3.07 Theft (other than vehicle): 13.39 Vehicle interference: 0.43 Other: 1.25 Total: 51.22 (-27% from 2012)			Crime has fallen by 27% since March 2012. The main areas in crime reduction include domestic burglary and vehicle crime. However, there have been increases in the number of robberies and vehicle interference.	Data accessed via Surrey at: http://www.surreyi.gov.uk/search.aspx?txtQuery=crime
(e) Percentage of people who believe the police and local council are dealing with anti-social behaviour and crime	Suggested new indicator 2012/13 (compared to 2011/12): Strongly agree: 10.8% (-6.09%) Agree: 49.9% (+7.54%) Neither: 8.5% (-22.73%) Disagree: 6% (-23.08%) Strongly disagree: 3.2% (+14.29%) Don't know: 21.7% (+5.85%)	Surrey: Strongly agree: 11.5% Agree: 48.2% Neither: 9% Disagree: 6.2% Strongly disagree: 2.5% Don't know: 22.6%	Maintain the low level of crime and disorder	Tendency to agree that the council are dealing with anti-social behaviour and crime. An overall increase in agreement in the past year. Similar rates to county level responses.	Surrey Residents' Survey available from Surrey-I at: http://www.surreyi.gov.uk/Viewdata.aspx?P=Data&referer=%2fBuildDataView.aspx%3fDataSetID%3d1164%26VariableID%3d3883 Target: Service and Performance Plan 2013-14

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source																												
5. Improve accessibility to all services and facilities																																	
(a) Ranking in Indices of Multiple Deprivation using the Geographical sub domain (road access to GP, supermarket/ convenience store, primary school and post office?)	Suggested new indicator. 2010: WBC ranked average of 13,128 (where 1 is the most deprived)	Out of 32,482 LSOAs (1 st being the least accessible) Elmbridge: 12,855	Improve accessibility to facilities and services	Trends to be determined. Data not available by local authority. Rank of all WBC LSOAs totalled (800,800) and divided by number of WBC LSOAs. (61)	IMD 2010 http://www.communities.gov.uk/publications/corporate/statistics/indices2010																												
(b) No. new developments located within 30 mins travel by public transport to local services	Suggested new indicator. 2012-13 (%): <table border="1" data-bbox="448 715 813 1082"> <thead> <tr> <th></th> <th>10/11</th> <th>11/12</th> <th>12/13</th> </tr> </thead> <tbody> <tr> <td>GP</td> <td>98.8</td> <td>100</td> <td>100</td> </tr> <tr> <td>Hosp</td> <td>68.1</td> <td>96.2</td> <td>95.6</td> </tr> <tr> <td>P.Schl</td> <td>100</td> <td>100</td> <td>100</td> </tr> <tr> <td>S.Schl</td> <td>60</td> <td>94.1</td> <td>96</td> </tr> <tr> <td>Emp. Area</td> <td>82.8</td> <td>99.5</td> <td>100</td> </tr> <tr> <td>Retail Centre (WTC)</td> <td>98.2</td> <td>99.9</td> <td>100</td> </tr> </tbody> </table>		10/11	11/12	12/13	GP	98.8	100	100	Hosp	68.1	96.2	95.6	P.Schl	100	100	100	S.Schl	60	94.1	96	Emp. Area	82.8	99.5	100	Retail Centre (WTC)	98.2	99.9	100		Improve accessibility to facilities and services	Increasing accessibility over the last three years. See 'Characteristics of the Borough' for detailed breakdown.	WBC Planning Services Target: Woking Core Strategy (2012) Policy CS18
	10/11	11/12	12/13																														
GP	98.8	100	100																														
Hosp	68.1	96.2	95.6																														
P.Schl	100	100	100																														
S.Schl	60	94.1	96																														
Emp. Area	82.8	99.5	100																														
Retail Centre (WTC)	98.2	99.9	100																														
6. Make the best use of previously developed land and existing buildings																																	
(a) Proportion of new dwellings built on previously developed land	2006-07: 98.4% 2007-08: 100% 2008-09: 100% 2009-10: 100% 2010-11: 100% 2011-12: 99.5% 2012-13: 98.2%		Between 2010 and 2027 70% of new residential development will be on previously developed land.	The target is being met and exceeded.	Planning Services, WBC Target: Woking Core Strategy (2012) Policy CS10																												

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(b) Proportion of new business floorspace built on previously developed land	During the 2012-13 monitoring period all new business floorspace was built on previously developed land.		No specific target but it is an objective of the Core Strategy to direct this development to the Centres and employment areas. Para3.7 sets out that the Strategy seeks to maximise the efficient use of land by concentrating new development on previously developed land.	Objectives are being met.	WBC Target: Woking Core Strategy
(c) Amount of derelict land	2013: 4.95ha		No specific target.	As of 2013 there is 4.95ha of derelict land in Woking (Camphill Tip and 141-143 Goldsworth Road).	WBC
(d) Housing densities in the urban area	2010-11: 26.3dph 2011-12: 38.8dph 2012-13: 74.6dph		A mix of dwelling types and sizes to address nature of local need, and depending on character and density of surrounding area	Average housing density for completed dwellings has risen significantly in recent years. One of the main contributors to this increase was the development of high-rise flats in Woking Town Centre. This has been identified as the most sustainable location for high density developments as it provides best access to key services and facilities.	WBC Target: Woking Core Strategy (2012) Policy CS11

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
7. Minimise air, light and noise pollution					
(a) Number of days when air pollution is moderate or high	<p>Data is not comprehensive across the Borough. Suggested substitute data:</p> <p>Number and extent of Air Quality Management Areas (AQMA):</p> <p>1 AQMA on Anchor Hill, Knaphill</p> <p>1 air quality "hot spot" at Constitution Hill area</p>		<p>Air quality objectives in the Air Quality (England) Regulations 2000 and 2002.</p> <p>Objective 7 of the Core Strategy includes improving air quality.</p>	<p>Air quality in Woking Borough is generally good and in the main meets health based standards set by the Government.</p> <p>An Air Quality Management Area (AQMA) has been established in Woking on Anchor Hill, Knaphill. The Updated Screening Assessment 2012 highlighted that this is not expected to improve. The Air Quality Progress Report 2014 indicates an air quality "hot spot" at Constitution Hill area, but further monitoring is required.</p> <p>Additional monitoring of air quality in the area around Constitution Hill and Monument Road has also been recommended. The main sources of air pollutants are busy and congested roads in the area. New development can exacerbate this issue.</p>	<p>WBC Updated Screening and Assessment 2012</p> <p>Woking Air Quality Progress Report 2014</p> <p>Target: Air Quality Regulations and Woking Core Strategy (2012).</p>

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source																				
(b) Annual mean concentrations (ug/m3) of Nitrogen Dioxide in AQMAs	<table border="1"> <thead> <tr> <th></th> <th>08</th> <th>09</th> <th>10</th> <th>11</th> </tr> </thead> <tbody> <tr> <td>AH 1</td> <td>51.5</td> <td>43.9</td> <td>47.5</td> <td>47.7</td> </tr> <tr> <td>AH 2</td> <td>36.9</td> <td>34.9</td> <td>43.3</td> <td>37.6</td> </tr> <tr> <td>AH 3</td> <td>36.6</td> <td>34.1</td> <td>36.4</td> <td>28.0</td> </tr> </tbody> </table>		08	09	10	11	AH 1	51.5	43.9	47.5	47.7	AH 2	36.9	34.9	43.3	37.6	AH 3	36.6	34.1	36.4	28.0		Air quality objectives in the Air Quality (England) Regulations 2000 and 2002. Objective 7 of the Core Strategy includes improving air quality.	The Detailed Assessment 2012 showed that the three main housing blocks at the top of Anchor Hill are all exceeding the NO2 annual mean objective or are within 10% of the objective (36ug/m3).	WBC Detailed Assessment 2012 Target: Air Quality Regulations and Woking Core Strategy (2012).
	08	09	10	11																					
AH 1	51.5	43.9	47.5	47.7																					
AH 2	36.9	34.9	43.3	37.6																					
AH 3	36.6	34.1	36.4	28.0																					
(c) Number of complaints to Environmental Health about odour, dust and noise	No comprehensive data available, but in 2013 the Environmental Health Team received 1698 complaints on a range of issues, including noise and odours.		Objective 7 of the Core Strategy is to improve air and water quality.	Over 300 complaints were made to the Environmental Health service regarding noise; fewer than 25 were regarding odour.	Environmental Health, WBC																				
(d) Light pollution	No comprehensive data available, but in 2013 the Environmental Health team received 3 complaints regarding light pollution.		No specific target.	Light pollution is not considered to be an issue in the Borough, but Environmental Health did receive 3 complaints on the issue.	Environmental Health, WBC																				
(e) Percentage of permissions that include a condition to minimise light pollution and spillage	Suggested new indicator. To be monitored in 2013-14 period.			No data available but to be monitored in future.																					

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
8. Reduce land contamination and safeguard agricultural soil quality					
(a) Development on the best and most versatile agricultural land	2005-06: none 2006-07: none 2007-08: none 2008-13: No development on Grade 1, 2 or 3a agricultural land with the exception of McLaren Production Centre.		Preference to the development of ALC 3b, 4 and 5.	No significant issues have arisen with respect to the loss of agricultural land in Woking.	WBC Target: NPPF
(b) Proportion of Local Authority area inspected for contaminated land annually	Substitute data: Annual Community Safety Indicators. No. of sites of potential concern: 2008-09: 400 2009-10: 492 2010-11: 527 2011-12: 570 2012-13: 581		No specific target. Statutory duties on local authorities via Contaminated Land (England) Regs 2000, as amended in 2006 under Part IIA of Environmental Protection Act 1990.	The number of sites of potential land contamination concern has gradually increased in recent years. Environmental Health aims are to encourage re-use of brownfield land, encourage voluntary remediation of contaminated land and prevent any further contamination of land. An objective is to ensure where redevelopment of sites takes place, that the process deals effectively with any land contamination.	WBC Green Book Contaminated Land Inspection Strategy 2001
(c) Area of land affected by contamination brought back in to beneficial use	See column 5.			Remediation of Westfield Tip and provision of 198 dwellings 2008 to 2013 (PLAN/2006/1237).	

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
9. Conserve and enhance biodiversity					
(a) Creation of new and enhancement of existing BAP priority habitats, for recovery of BAP priority species.	<p>BAP priority and specially protected species in Woking Borough: bats, badgers, Great Crested Newts.</p> <p>BAP Priority Habitats (Habitats of Principal Importance) in the Borough include:</p> <ul style="list-style-type: none"> • Acid grassland: Colony Bog, Bagshot Heath & Deepcut Heaths BOA • Heathland (dwarf shrub heath): Colony Bog, Bagshot Heath & Deepcut Heaths BOA • Floodplain grazing marsh: River Wey BOA • Meadows (natural grassland) • Mixed deciduous woodland: Ash, Brookwood & Whitmoor Heaths BOA, and Rivery Wey BOA • Wood-pasture and parkland • Fen: River Wey BOA • Rivers: River Wey BOA • Standing open water: Colony Bog, Bagshot Heath & Deepcut BOA, River Wey BOA • Hedgerows • Arable field margins 		<p>Specific targets in Surrey Biodiversity Action Plan (under revision).</p> <p>Core Strategy aims to protect, enhance and ensure effective management of biodiversity (Objective 12).</p>	<p>No specific data to determine trends is available. With revision to the Surrey Biodiversity Action Plan, new data is expected to be forthcoming. Local Authorities will be reporting data on Local Sites in Government's new Single Data list. Substitute data might include:</p> <ul style="list-style-type: none"> • Extent and condition of Species of Principal Importance (lost, declining, stable, increasing) • Extent and condition of Habitats of Principal Importance (lost, declining, stable, increasing) <p>The Council will consider whether to conduct a Biodiversity Audit for the Borough to produce data, working with the Surrey Biodiversity Information Centre/Surrey Wildlife Trust.</p> <p>The sustainability of the plan will be substantially determined by the extent to which allocations and development consent protect and enhance existing habitats, or create such features.</p>	<p>WBC</p> <p>Targets: Surrey Biodiversity Action Plan (currently under revision)</p>

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source																								
(b) Number, Extent and Condition of SSSIs, SNCIs, LNRs and SPA and SAC	<p>As of 2012: 16 SSSI areas in Woking, totalling 409.75ha:</p> <table border="1"> <tr> <td></td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td></td> <td>1</td> <td>2</td> <td>3</td> </tr> <tr> <td>Fav</td> <td>2</td> <td>2</td> <td>2</td> </tr> <tr> <td>Unfav but recovering</td> <td>8</td> <td>8</td> <td>9</td> </tr> <tr> <td>Unfav no change</td> <td>6</td> <td>6</td> <td>5</td> </tr> <tr> <td>Unfav declining</td> <td>0</td> <td>0</td> <td>0</td> </tr> </table> <p>Woking has 41 SNCIs totalling 647.73ha. 7 of Woking's SNCI areas were surveyed between 2003 and 2005. 14 had declined in quality, 13 were stable, 1 had improved. 9 were not surveyed.</p> <p>White Rose Lane and Mayford Meadows Local Nature Reserves were in unfavourable condition in 2002.</p> <p>1 Thames Basin Heath SPA of 8,311.07ha</p> <p>1 Thursley, Ash, Pirbright and Chobham SAC</p>		1	1	1		1	2	3	Fav	2	2	2	Unfav but recovering	8	8	9	Unfav no change	6	6	5	Unfav declining	0	0	0	<p>SSSIs 2012 England: % in favourable condition – 37.24% % in unfavourable recovering condition – 59.40% % in unfavourable/declining/destroyed – 3.36%</p> <p>South East: % in favourable condition – 46.83% % in unfavourable recovering condition – 50.69% % in unfavourable/declining/destroyed – 2.49%</p>	By 2010 95% of SSSIs to be in favourable or recovering condition	<p>The majority of SSSIs are in favourable or recovering condition. Improvements can be made. There has been little change over time to the SNCIs and LNRs, but up-to-date surveys are required.</p> <p>Brookwood Heaths and Horsell Heaths are both recovering and further recovery will be informed and progressed through the processes required by the Habitats Regulations (Appropriate Assessment). Basingstoke Canal and parts of Smart's/Prey Heaths are declining.</p>	<p>Natural England Condition of SSSI units, 2013</p> <p>Natural England Surrey Wildlife Trust (SNCIs)</p> <p>WBC Planning Services (GIS data)</p> <p>Target: DEFRA Public Service Agreement Target 3, NI 197</p>
	1	1	1																										
	1	2	3																										
Fav	2	2	2																										
Unfav but recovering	8	8	9																										
Unfav no change	6	6	5																										
Unfav declining	0	0	0																										

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(e) Extent of ancient woodlands	Suggested new indicator 50.86ha	Surrey 2011 11,935 ha 7.1% of area	No net loss	Trends to be determined in future monitoring reports.	WBC Planning Services (GIS data)
(f) No. and area of SANGS	Suggested new indicator 3 SANG totalling 56.2ha		Maintain approximately 8ha per 1000 population	The Borough has 3 SANGS, and 3 new SANGS are proposed.	Data source and targets: Thames Basin Heaths SPA Avoidance Strategy 2010-15
(g) SANG capacity	Suggested new indicator. October 2013: Total SANG capacity: 2911.9 dwellings Remaining unallocated capacity: 861.92 dwellings		Maintain approximately 8ha per 1000 population	The Council has sufficient SANG capacity to meet its short to medium term needs. White Rose Lane is very close to capacity, with the capacity for a further 50 dwellings. Horsell Common SANG is nearing capacity.	WBC Planning Services Targets: Thames Basin Heaths SPA Avoidance Strategy 2010-15
(f) Population of farmland birds	Substitute data: population of wild birds across Thames Basin Heaths SPA (2011): Nightjar – 337 Woodlark – 161 Dartford Warbler – 47		To increase the populations.	Nightjar – numbers relatively stable since 2006. Woodlark – slight decline in numbers since 2006 Dartford Warbler – 36% increase since 2010 but overall reduction of 92.6%	Results of the 2011 Monitoring Programme for Natural England
Length/area of high quality hedgerows	No data available. Indicator to be replaced.			There appears to be no realistic prospect of measuring this.	
Achievement of Biodiversity Action Plan (BAP) targets (including Habitat Action Plan)	See 9a. Indicator to be replaced.				See 9a

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
Woodlands Access Standard	No data available. Indicator to be replaced.		No person should live more than 500m from at least one area of accessible woodland of 2ha; at least one area of accessible woodland of no less than 20ha within 4km.	There appears to be no realistic prospect of measuring this.	Woodland Access Standard, Woodland Trust April 2007
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking					
a) Number of listed buildings, locally listed buildings, ancient monuments and conservation areas.	2013: 4 Grade I; 10 Grade II*; 166 Grade II; 311 Locally Listed Buildings and 5 Scheduled Ancient Monuments, 3 registered parks and gardens, and 25 Conservation Areas.		Core Strategy Objective 12: to preserve and enhance the cultural and historic features of the Borough.	Between 1999 and April 2008 there was an increase of 20 Listed Buildings in the borough, 18 of which are tombs. To 2013 the heritage assets of the Borough have changed little. In 2012-13, the Council approved 22 Listed Building Consents which accounted for 71% of all listed building applications. Of these consents, 17 were works to be carried out to Locally Listed Buildings.	English Heritage Target: Woking Core Strategy (2012) Policy CS20

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(b) Number of conservation area character appraisals	2006-07: 5 of 25 appraisals up to date. 2007-13: 0 new appraisals.		Core Strategy Objective 12: to preserve and enhance the cultural and historic features of the Borough.	By 2007 the Council had adopted eight Conservation Area appraisals. These are for: Mount Hermon Conservation Area (2001) Old Woking CA (2001) Horsell CA (2002) Pond Road CA (2002) Wheatsheaf CA (2002) Ashwood Road Conservation Area (2003) Byfleet Corner CA (2003) St Johns CA (2004) English Heritage guidance (2011) recommends appraisals are reviewed regularly – every five years. New appraisals are required for remaining areas.	WBC Target: Woking Core Strategy (2012) Policy CS20
(c) Number of Listed Buildings and ancient monuments at risk of decay	1994: 24 buildings at risk 2007: 2 buildings on the At Risk Register. 2008: 0 2013: 1 asset on the risk register		Core Strategy Objective 12: to preserve and enhance the cultural and historic features of the Borough.	The Grade I registered park and garden at Brookwood Cemetary is currently the only heritage asset on the 'at risk register'. The site is the largest cemetery in England and has been identified as having 'extensive significant problems'.	English Heritage Target: Woking Core Strategy (2012) Policy CS20

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(d) Access to and use of the natural environment	2008: Only 4.9% of residents felt access to nature needed to be improved (+1.5% change since 2006). 8.3% felt access to parks and open spaces needed to be improved (+1.9%). 75% of residents were satisfied with parks and open spaces (+3%). 84% of residents frequently used parks and open spaces (in the last 6 months) – up 2.5%. 91.4% had used them in the last year (up 1.9%).		Accessible Natural Greenspace Standards used in Core Strategy: Accessible natural greenspace of at least 2ha no more than 300m from home; 20ha within 2km from home; 100ha within 5km from home; 500ha within 10km; 1ha of Local Nature Reserves per 1000 people.	Despite the fact that the majority of the Borough's residents feel satisfied with access to parks and open spaces (and satisfaction has increased since 2006), the Open Space, Sport and Recreational Facilities Audit (2008) found a deficit of these facilities in the Borough. The Infrastructure Delivery Plan also aims for improved provision. Residents who feel their needs are not being met are concerned with lack of information, distance from homes and problems with transport/parking.	National Place Survey 2008 Target: Natural England and Woking Core Strategy (2012), Policy CS17
(e) Proportion of residents who are satisfied with cultural and recreational facilities.	2008 Place Survey: 5% of residents feel cultural facilities need improving (+1.5% from 2006). 2013 Residents' Survey: 72% satisfied by cultural activities 73% satisfied with libraries		NPPF emphasises the vital role open spaces, sports and recreational facilities have to play in promoting healthy living and preventing illness. Policy CS16 of Core Strategy resists loss of community facilities.	Whilst the majority of people in the Borough are satisfied with cultural and recreational facilities, there remains scope for improvement.	WBC BVPI General Survey 2006 Target: NPPF and Woking Core Strategy (2012) Policy CS16

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(f) Number of properties open to the public on heritage days	2004: 8 2007: 11 2008: 13 2009: 13 2010: 15 2011: 15 2012: 15		No target.	There has been a steady increase in the number of properties open to the public on heritage days.	WBC
(g) Historic landscapes	No Historic Landscapes have been designated in the Borough, although Brookwood Cemetery is worthy of consideration.			Brookwood Cemetery is being considered for designation.	English Heritage
(h) Number of sites in areas of high archaeological potential where development takes place without prior assessment	2006-07: No development took place without prior assessment 2007-08: No development took place without prior assessment 2012-13: No development took place without prior assessment.		Archaeological factors to be fully taken into account.	Planning policy appears to be providing appropriate control.	WBC Target: Woking Core Strategy (2012), Policy CS20, and NPPF
(i) Net change in amount of green infrastructure	Suggested new indicator. See column 5		Improvement in the quality and quantity of the Green Infrastructure network in the Borough	A Green Infrastructure Strategy will be prepared by the Council. It is expected that tools to monitor the extent of GI, and net change in GI, will be incorporated into this work.	Requirement: Woking Core Strategy (2012), Policy CS17

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
11. Reduce the causes of climate change and adapt to its impacts					
(a) Emissions of greenhouse gases from energy consumption, transport, land use and waste management	Local CO2 emission estimates in kt CO2 2005: 602.46 2006: 607.52 2007: 597.85 2008: 593.67 2009: 547.48 2010: 581.24 Suggested substitute data for future monitoring: Per capita emissions of CO2	Surrey Average: 2005: 791 2006: 791 2007: 782 2008: 775 2009: 716 2010: 744	Code for Sustainable Homes Level 4, which requires 25% improvement in dwelling emission rate over 2010 target emission rate. All new houses to be zero carbon by 2016, and non-domestic buildings by 2019.	Data shows a progressive improvement in CO2 emissions throughout the decade. Recent data to 2013 is not available due to abolition of the relevant National Indicator. Council intends to adopt online tool to assist with monitoring in early 2014. Suggested substitute data for future monitoring: Per capita emissions of CO2	DECC (produced by AEA) Target: DCLG and Woking Core Strategy (2012), Policy CS22.
(b) Proportion of housing achieving Code for Sustainable Homes requirement and commercial buildings achieving BREEAM very good	Code for Sustainable Homes – Design Stage Certificates Received: 2011: 11 2012: 17 2013: 358 BREAAM: Figures not available.		2008 to 2010: all new housing to achieve level 3 2011 to 2013: level 4 2013 to 2016: level 5 BREEAM very good	Significant increase in amount of design-stage certificates received, indicating that the dwelling will achieve the required Code level. Suggests increase in achievement since adoption of Core Strategy in October 2012. Improvement in the implementation and measurement of sustainable construction and design required. Once C-Plan is introduced (early 2014) monitoring will improve.	DCLG Statistics for Woking Borough Target: Woking Core Strategy (2012) Policy CS22, and National policy.

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(c) Capacity for production of energy from renewable sources	<p>2011: 0.231Mwe of energy contributed by wind, hydro and landfill gas sourced (0.14% of total UK microgeneration)</p> <p>Corporate renewables installed in 2012-13 are as follows:</p> <p>Photovoltaic: 690.11 KWp installed</p> <p>Combined Heat and Power: 2848.5 KWe installed</p> <p>Total wind capacity installed unchanged from previous years (remains at 1000 watts)</p>	<p>2011</p> <p>Mole Valley: 0.31 Mwe (0.20% of total UK microgeneration)</p> <p>Elmbridge: 0.18 Mwe (0.11% of total UK microgeneration)</p>	<p>UK target to secure 15% of energy from renewable sources by 2020.</p> <p>Thames Valley and Surrey: 2016 Renewable Energy Target = 209 MW.</p>	<p>Southeast is 3rd highest region.</p> <p>Majority is via domestic solar PV.</p> <p>The Climate Change and Decentralised, Renewable and Low Carbon Energy Study (December 2010) revealed various opportunity areas suitable for renewable energy technology, subject to overcoming constraints, including wind turbines, biomass (depending on resource availability and supply chains), landfill gas and energy from waste, biogas, CHP, solar heat and PV, waste heat recovery and low head hydro electricity.</p>	<p>WBC, AEA Microgeneration Index</p> <p>Target: 2009 Renewable Energy Directive and Woking Core Strategy (2012) Policy CS23</p>

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(d) No. of dwellings and amount of commercial floorspace which are providing CHP onsite or connected to a district heat network	Suggested new indicator. See column 5. 2012-13 monitoring period: 1 connection to Town Centre CHP station (WWF centre)		All new development to consider integration of CHP or other forms of low carbon district heating into the development. All new development required to connect to existing heating network if within a defined zone. All development within defined zones to be designed and constructed to be CHP-ready.	CHP and low carbon district heating development has been limited in the reporting period. The Climate Change SPD, due for adoption in February 2014, sets out the zones where all new development should consider the integration of CHP or other forms of low carbon district heating in the development. It also sets out the zones within which new development will be required to be designed and constructed to enable connection to the future, expanded network. It is anticipated that with the adoption of the Climate Change SPD connection rates will increase. Data will be available once online 'C-Plan' monitoring tool adopted in Spring 2014.	WBC Planning Services Target: Woking Core Strategy (2012), Policy CS22
(e) No. of conditions requiring development to be designed and constructed to enable connection to a future district heating network.	No data available yet. See column 5.		All development within defined zones to be designed and constructed to be CHP-ready.	Conditions to be issued upon adoption of Climate Change SPD from February 2010 onwards.	Target: Woking Core Strategy (2012), Policy CS22

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(f) Number of planning applications for new residential and commercial development incorporating a Sustainable Drainage System (SUDS)	2012-13: None		All significant forms of development to incorporate SUDS. Evidence required to show if not feasible.	The Climate Change SPD will be adopted in February 2014 which gives detailed guidance on incorporation of SUDS. Uptake of SUDS expected.	WBC Planning Services Target: Woking Core Strategy (2012), Policy CS9
Emissions of greenhouse gasses from Council-run properties	Substitute data: Energy efficiency of Council-owned homes via SAP rating: 2009-10: 77 2010-11: 62.5 2011-12: 63 2012-13: 60.5 Indicator to be removed.		Council dwellings must be built to Code Level 4 standard – a 25% improvement in dwelling emission rate over 2010 target emission rate. Non-residential properties must be built to BREEAM 'Very Good'. All new houses to be zero carbon by 2016, and non-domestic buildings by 2019.	The SAP rating has dropped since 2009. Monitoring this indicator is an issue – a new online monitoring tool is due to be adopted by the Council in 2014.	WBC Green Book

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
Carbon index and SAP Ratings of new buildings	<p>No up-to-date data available for recent years. Indicator to be removed.</p> <p>Corporate Energy Consumption Savings (2007): 51% C02 emission reductions (2007): 80% Sustainable Energy Self Generation (2006): 94% Renewable Energy Self Generation (2006): 4% Borough Wide Energy efficiency of residential property (up to 2007) : 33% C02 emission reductions (2007) : 21% Number of households assisted with energy conservation grants (1996 – 2007) : 4,974</p>		25% improvement in dwelling emission rate over 2010 target emission rate (as part of achieving Code for Sustainable Homes Level 4).	<p>SAPS data is not reliable since Building Control only receives information for between 30 and 40% of developments. National Indicators 186 has been abolished.</p> <p>Energy efficiency is an element of the Code for Sustainable Homes (13a). This may be an appropriate substitute/proxy measure. The Council will adopt 'C-Plan' in early 2014 to assist with monitoring.</p>	<p>WBC</p> <p>Target: Woking Core Strategy (2012) Policy CS22</p>
12. Reduce the impact of consumption of resources by using sustainably produced and local products					
(a) Number of local food producers from Woking area listed in the Surrey Produce Directory	2005: 4 out of 95 in Surrey (Surrey Produce Directory)		Whilst there is no target, this is a useful indicator for the reduction in food miles.	The Surrey Produce Directory has not been updated since 2004, and NI 188 has been abolished. However, a range of local produce is available at Woking Farmer's Market in Woking Town Square twice a month. A farmers' market is also held once a month in Byfleet.	Surrey Produce Directory

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(b) Number of allotment plots in the Borough and percent vacant	2013: Total of 11 allotment sites and 814 plots in the Borough. 2012-13: 1 new site at Littlewick Allotments at Carhouse Lane. April 2012: 116 people on the waiting list.		Policy CS17 of Core Strategy: all residents to have access to allotment within 800m of home.	Figures indicate an unmet demand for allotments in the Borough. Improved provision is required.	WBC Target: Woking Core Strategy (2012) Policy CS17
13. Reduce waste generation and disposal and achieve sustainable management of waste					
(a) Proportion of municipal solid waste that has been recycled (1), composted (2), garden waste (3) and food waste (4)	Total waste recycled/composted/ garden waste / food waste: 2009/10: 43.9% 2010/11: 54.2% 2011/12: 57.0% 2012/13: 59.1%	South East 2006-07: 34% recycled and composted; 54% to landfill. Surrey recycling 29% 2006-07.	Waste Strategy 2007 sets national targets for the reuse, recycling and composting of household waste – of at least 40% by 2010, 45% by 2015 and 50% by 2020. Surrey Waste Partnership target for recycled/reused or composted waste is 70% by 2013/14.	Note that the National Indicators relating to waste have been abolished. Woking has surpassed its 2020 recycling targets for the third consecutive year. Nearly 60% of all waste is now either recycled or composted and it is reducing the amount of waste going to landfill. Surrey County Council has stated that additional waste generation from new dwellings in the Borough will be far outweighed by current trends demonstrating substantial reductions in household waste volumes and consider that additional waste provision may need to be provided.	WBC Neighbourhood Services Targets: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(b) Total tonnage of household waste produced	Increase in Kg of Household Waste Collected: 2009/10: -1.6% 2010/11: 2.8% 2011/12: 0.6% 2012/13: -5.5%		No specific target, see 14a.	Despite increasing recycling, total household waste is estimated to increase annually at 2%, partially dependent on population changes. However, during the latest reporting period the amount of household waste collected fell by 5.5%.	WBC Neighbourhood Services
14. Maintain and improve the water quality of the Borough's rivers and groundwater, and manage water resources sustainably					
(a) Rivers of good (1) or fair (2) chemical quality; Rivers of good (3) or fair (4) biological quality	River Quality in Woking: <u>Hoe Stream:</u> Poor Ecological Quality Chemical Quality not assessed. Overall Risk: 'At Risk' <u>Basingstoke Canal:</u> Moderate Ecological Quality. Chemical Quality not assessed. Overall risk not assessed. <u>Wey:</u> Moderate Ecological Potential. Chemical Quality: Fail Overall Risk: 'At Risk'	South East: 2006: good and fair: Chemical: 94.1% Biological: 98.1%	Achieve at least 'good' status in all water bodies by 2015 (however, provided that certain conditions are satisfied, in some cases the achievement of good status may be delayed until 2021 or 2027).	Water Framework Directive (WFD) has now replaced River Ecosystem Classification Scheme and General Quality Assessment Scheme. The quality of the Borough's waterways needs to improve.	Environment Agency Targets: Water Framework Directive

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(b) Consumption of water	2010 estimated level of demand for water in Woking on a litre per person per day basis: Consumption metered: 170 Consumption non-metered: 190	UK average of 150 litres (2008) Southern Water Resources Zone 170 litres (2010 estimate)	105 litres/person/day as part of Code for Sustainable Homes Level 4	Water consumption in Woking is high and needs to be reduced. The WRMP predicts that by 2026 within Veolia's Southern Zone average consumption will be 151.8 l/p/d for a metered dwelling and 168.4 l/p/d for a non-metered dwelling. Measures need to be adopted to achieve targets.	Veolia Revised Draft Water Resources Management Plan 2008 Target: Woking Core Strategy (2012) Policy CS22
(c) Incidents of major and significant water pollution	The introduction of the Water Framework Directive has changed the way this is monitored. Thames region saw an overall -8% reduction in water pollution incidents between 2007 and 2008.	South East 2006: 81 incidents. There were no Category 1 or 2 incidents in Surrey 2004-07.	By 2007, achieve a 12% reduction in Category 1 and 2 pollution incidents from all sectors (IRF).	Thames region saw an overall -8% reduction in water pollution incidents between 2007 and 2008.	Environment Agency South East England Regional Monitoring Report 2007
(d) Number of new dwellings incorporating greywater systems/ rainwater harvesting	No data.			Water efficiency and recycling is an element of the Code for Sustainable Homes (13a). Due to the adoption of the Core Strategy, the amount of dwellings applying for a Code for Sustainable Homes design stage certificate significantly increased in 2012-13. However, it is difficult to measure whether, as part of achieving the requisite code level, the dwelling implemented water recycling systems.	WBC Planning Services.

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(e) Pressure on water resources	Data is not available. See column 5		No target	<p>The Environment Agency has identified the area supplied by Veolia, including Woking Borough, as an 'area of serious water stress', whereby the current household demand for water is a high proportion of the current effective rainfall which is available to meet that demand; and the future household demand for water is likely to be a high proportion of available rainfall.</p> <p>The Council, through its work on the Infrastructure Delivery Plan, endeavour to work closely with water suppliers to ensure that adequate water supply is available to meet future demand.</p>	Veolia Revised Draft Water Resources Management Plan 2008.
15. Reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure					

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(a) Method of travel to work	<p>By car/van: 2001: 58.9% 2011: 57.79%</p> <p>By bike: 2001: 2.7% 2011: 2.66%</p> <p>By bus/minibus/coach: 2001: 2011: 2.33%</p> <p>By motorcycle/scooter/moped: 2001: 2011: 0.77%</p> <p>On foot: 2001: 2011: 8.9%</p> <p>By train: 2001: 2011: 15.9%</p> <p>Other: 2001: 2011: 0.52%</p>	<p>Surrey (2011): By car: 59.26% By bike: 2.23% By bus/minibus/coach: 2.67% On foot: 8.61% Other: 0.63% By train: 13.55%</p>	<p>Reduction in the number of people travelling to work by car, and reducing the need to travel and distance travelled. Shift to non-car modes.</p>	<p>The proportion of people travelling to work by car has not significantly changed since 2001. Woking has the fifth lowest proportion of people who travel to work by car or van in Surrey. A larger reduction in future years would be ideal.</p>	<p>Census 2011</p> <p>Target: Surrey Transport Plan 2011 and Woking Core Strategy 2012 and NPPF</p>
(b) Number of planning permissions with Green Travel Plans	<p>No planning permissions permitted between April 2012 and March 2013 had Green Travel Plans.</p>		<p>Proposals that generate a significant amount of traffic or have impact on road network to provide a Travel Plan.</p>	<p>The Core Strategy sets out how proposals that have significant effects on traffic and the road network must be accompanied by a Travel Plan. Although Planning Services data indicates no Travel Plans have been submitted, monitoring techniques need to be improved.</p>	<p>WBC Planning Services</p> <p>Target: Woking Core Strategy (2012) Policy CS18</p>

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(c) Length of cycle tracks and number of cycle journeys	<p>Feb2008: Total cycle track: 43.64km Mar2010: Totally cycle track: 62.45km</p> <p>By May 2010, there had been a 53% increase in cycle journeys into Woking town centre, and a 27% increase across the Borough. There has also been a 40% increase in cycle parking at Woking station, and 36% at West Byfleet station.</p>	No data available.	To increase sustainable transport modes such as cycling.	Woking has had significant investment in cycle infrastructure through Cycle Woking partnership between Woking Borough Council and Surrey County Council. There has been a 60% increase in dedicated cycle facilities between July 2008 and March 2011. Further improvements are planned. The Economic Development Strategy indicates that Woking's Cycle Town status and investment in cycle facilities has encouraged a modal shift towards the use of cycles for short to medium journeys.	<p>Woking Borough Council (Feb2011), via the Economic Development Strategy (2012), and Cycle Woking</p> <p>Target: Woking Core Strategy (2012)</p>
(d) Monetary investment in public transport, cycling and walking	<p>In 2011/12 Surrey County Council secured £3.93m for its Local Sustainable Transport Fund bid. In June 2012 £14.304m funding was secured by Surrey County Council for local sustainable transport.</p>		No target.	£1m of grant funding from the Department for Transport's Local Sustainable Transport Fund (LSTF) allocated to Surrey County Council is attributed to the 'Sheerwater Access' improvements (secured in June 2012). There is no further Borough-level data available.	WBC

SA Indicators	Working Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(e) Level of planning obligations pooled and directed to transport improvement	<p>2012-13: £470,017.94 pooled towards public transport improvement including highways.</p> <p>£6,150 in s106 contributions pooled towards public transport improvements.</p> <p>2006-07: £231,632.20 pooled toward public transport improvement including highways.</p> <p>£34,697 pooled toward improving pedestrian and cyclist facilities.</p>	<p>The UK national average transport and travel payment per obligation is £83,125.</p>		<p>The data alone provides no indication of trends or issues.</p> <p>Significant s106 transport contributions are only agreed on large-scale developments. Section 106 agreements for transport have fluctuated widely since 2007/08, but agreements for highways have gradually decreased over time.</p> <p>CIL to be adopted in Spring 2014.</p>	<p>WBC</p>

SA Indicators	Woking Quantified Data			Comparator	Targets	Trends/Issues/Constraints	Source
(f) Access to, frequency and reliability of public transport	<p>See 20d and accessibility maps, Section 3 Scoping Report.</p> <p>Level of satisfaction with ease of access to work by any mode (Surrey, 2010): 73.22%</p> <p><u>Railways – South West Trains (average performance Nov2011-Nov2012)</u></p> <p><i>Main line:</i> Punctuality: 90% of peak hour trains arriving at destination within 5mins of scheduled time. Reliability: 99.6% of the advertised train service actually operated</p> <p><i>Suburban service:</i> Punctuality: 91.3% Reliability: 99.2%</p> <p><u>Buses in Surrey:</u> % of buses operating within 1min early / 5mins late: 2007/08 – 68% 2008/09 – 77% 2009/10 – 80%</p>			<p><u>Satisfaction with east of access to work by any mode:</u></p> <p>Hampshire: 77.38% (2010)</p> <p><u>Railways:</u> SW Trains Charter Standards: <i>Main line:</i> Punctuality: 89% Reliability: 99% <i>Suburban:</i> Punctuality: 92% Reliability: 99%</p>	<p>Surrey Local Transport Plan 3 targets:</p> <p>Increase net satisfaction/ dissatisfaction value to a rolling 3 year average of 75% by 2014-16 from baseline of 73.22% in 2010.</p> <p>No deterioration in journey time reliability from 2010 levels.</p> <p>Maintain bus patronage at 2009/10 level of 29.88m passenger journeys.</p> <p>Improve punctuality of non-frequent services to 90% by 2014/15.</p>	<p>Level of satisfaction with ease of access to work by any mode could be improved. In terms of reliability, South West Trains have performed well in the latest monitoring period, and closely follow Charter Standards. There is no up-to-date data on bus reliability, but reliability was on the increase up to 2009/10. Usage of bus services in Surrey has been rising.</p> <p>The railway station is now the fourth busiest interchange in the South East (excluding London). West Byfleet, Brookwood and Worplesdon stations have also shown increases in the number of passengers entering or exiting stations over the past year (2012-13).</p>	<p>WBC, Surrey County Council, Stagecoach Southwest Trains.</p> <p>Targets: Surrey Local Transport Plan 3 (April 2011)</p>
(g) Proportion of new residential development within 30 minutes public transport time of key services		08/09	12/13		Surrey Local Transport Plan 3 target: reduce the proportion of children travelling to school as the only car	During the 2012-13 period all new dwellings were within a 15 minute walk to the nearest primary school. The majority of new dwellings are within 10 minutes of a GP and hospital. An area of concern is the distance of new	<p>WBC. WBC Planning Services</p> <p>Surrey Local Transport Plan (Apr2011)</p>
	GP	98.7%	100%				
	hospital	71.2%	95.6%				

SA Indicators	Woking Quantified Data		Comparator	Targets	Trends/Issues/Constraints	Source
	primary school	98.5%	100%		homes to secondary schools. CIL will be used to contribute towards improving the number of secondary school places. Access to a hospital has improved in recent years. The Surrey-wide target for children travelling to school by car as the only passenger shows a reduction of 3%, which is on track to meet the current Surrey target.	
	secondary school	75.3%	96.0%	passenger by 10% by 2013/14 from baseline of 37.5% in 2008/09		
	areas of employment	95.2%	100%			
	Woking Town Centre	92%	100%			
Traffic volumes	2006/07 % of 2005/06 value - 100 2007/08 % of 2006/07 value - 103 (No up-to-date data for recent years – suggest remove indicator)		1993 to 2002 South East traffic grown by 24%, a larger increase than any other region in Great Britain. Surrey has generally followed this trend.	Tackling congestion to limit delays – thus no increase in peak traffic volumes.	The result is slightly higher than the target of no increase but this may be within the limits of uncertainty and, on average, there is no measurable increase. Therefore the indicator is considered to be on track.	Data and target: Surrey Local Transport Plan
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all						
(a) Economically active population	2008-09: 53,000 (86.5%) 2009-10: 53,000 (81.7%) 2010-11: 49,300 (78.2%) 2011-12: 51,000 (81.4%) 2012-13: 51,800 (83.7%)		South East 2011-12: 79.4% 2012-13: 79.4% England: 2011-12: 76.5% 2012-13: 77.3%	No specific target	In 2012/13 Woking had an economically active population of around 51,800, which equates to 83.7% of its working age population. This has increased by 5.5% over the past two years and is now well above the rate for the South East as a whole and the national average.	ONS

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(b) Number of jobs in the Borough	Woking (density) 2007: 0.87 2008: 0.86 2009: 0.82 2010: 0.82 2011: 0.83	South East: 2010: 0.80 2011: 0.80 Great Britain: 2010: 0.77 2011: 0.78	No specific target	The number of jobs compared to the population of Woking has remained steady over recent years. This is in spite of a growing population and an uncertain economic climate.	ONS
(c) Proportion of people claiming unemployment benefits	Proportion of claimants: July 2011 to June 2012: 1.9% July 2012 to June 2013: 1.6%	South East: 2011- 2012: 2.6% 2012-2013: 2.4%	No specific target	The number of people claiming Job Seekers Allowance has continued to steadily fall since the peak in 2009/2010. Historically the number of claimants has remained relatively low since the mid-1990s. It is hoped that a buoyant local economy will ensure the figure remains low in the future.	ONS
(d) Productivity: Gross Value Added (GVA)	Workplace based (GVA) for Surrey per head (£): 2008: 26,972 2009: 25,747 2010: 26,859 2011: 26,681 2012: 28,628	South East: £ per head 2008: 23,221 2009: 22,664 2010: 22,456 2011: 21,591 2012: 22,136	No target.	Gross Value Added indicates the economic activity within a region by measuring the production of goods and services. The latest statistics were published on a county, regional and national level so there is no data specific to the Borough of Woking. The GVA has been steadily improving in recent years, and Surrey is performing well compared to the South East.	ONS

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(e) Proportion of population of working age with 5 or more A*-C grade GCSEs or equivalent as highest qualification achieved.	Pupils achieving 5 or more A*-C grade passes at GCSE or equivalent, 2012: All pupils: 62.6% Males: 59.0% Females: 66.7% NVQ2 and above: 2010: 69.4% 2011: 75.9% 2012: 80.9%	England: Pupils achieving 5 or more A*-C grade passes 2012: All pupils: 58.8% Males: 54.2% Females: 63.7% NVQ2 and above for South East: 2010: 70.8% 2011: 73.3% 2012: 75.4%	No target.	NVQ2 is equivalent to 5 or more GCSE's at grades A-C. The percentage of people with NVQ2 and higher qualifications have all increased since 2010, and Woking compares favourably to the South East region. Similarly for GCSEs, Woking is performing well compared to England as a whole. It should be noted, however, that the number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012-13).	ONS
(f) Proportion of 16 years olds staying on in education	No data available, see 18f. Substitute data: Not in Education or Employment Training (NEETs) in the Borough. Number of NEETs (% of Surrey Total) Oct 2009: n/a (10.6%) Mar 2010: 84 (9.7%) Oct 2010: n/a (8.4%) Mar 2011: 82 (9.6%) Jul 2011: 59 (8.5%) Aug 2012: 155 (13.2%)		No specific target	National indicator sets have been abolished. Substitute data sets out the number of 16-18 year olds classified as NEET (not in education, employment or training) and the percentage of the Surrey NEET total in Woking from October 2009 to August 2012. Figures fluctuate but increase significantly in 2012. 78% of young people who have been identified as at risk of becoming NEET in Woking have some form of learning difficulty or disability. The data highlights that the majority of 16-18 year old NEETs can be found in the wards of Maybury and Sheerwater, and Knaphill.	Woking Young People's Needs Analysis (Jan 2013)

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(g) Number of people in vocational training	Number of full-time people on apprentice schemes: 2008/09: 320 2009/10: 360 2010/11: 580 2011/12: 680 20112/13 (provisional): 670		No target.	Data limited. The number of people on full-time apprentice schemes in the Borough continues to grow, and has increased significantly in recent years.	ONS
(h) Gross weekly salary (£S)	Gross weekly pay for full-time workers (average) (£): 2010: 498.8 2011: 464.1 2012: 483 (+3.3%)	South East (£): 2010: 523.7 2011: 528.1 2012: 537 (+1.4%)	No target.	In earlier years, Woking has consistently performed better than the South East average, which is in turn higher than the national average. However, recent figures show that Woking has dipped below the regional average, and has been on a downward trend since 2010.	Official Labour Market Statistics, Nomis website 2013
(i) Percentage of unemployed aged 16-64 claiming benefit who have been out of work for over a year	Suggested new indicator November 2013: 0.2%	November 2013: South East: 0.5% Great Britain: 0.9%		Performing better than regional and national levels.	NOMIS official labour market statistics
(j) Percentage of unemployed economically active people	Suggested new indicator July 2012-Jun2013: 15.1%	South East: 20.3% Great Britain: 22.7%		Performing better than regional and national levels.	NOMIS official labour market statistics

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance the economies of town, district, local and neighbourhood centres.					
(a) Increase and decrease in the number of VAT registered businesses in Woking	<p>Figures have not been updated since 2007, as National Indicator has been abolished.</p> <p>1997: 3,170 VAT registered businesses 2007: 3,850 VAT registered businesses</p> <p>The number of registrations was 22% higher in 2007 than in 2006.</p>	<p>Surrey</p> <p>Registrations: 2002: 4,370 2003: 4,900 2004: 4,520 2005: 4,575 2006: 4,635</p> <p>Deregistration: 2002: 4,145 2003: 4,095 2004: 3,925 2005: 3,795 2006: 3,755</p>	No specific target.	The number of VAT registered businesses has shown a steady increase in the last 10 years – a rise of 22%. The number of registrations was 22% higher in 2007 than in 2006. However, more up-to-date information would be useful.	ONS
(b) Number of businesses in rural areas	2001: 693 businesses in rural Woking 2008: 933 businesses in rural Woking		No target.	There has been an increase in businesses registered. 'Rural Woking' is defined as employment sites which are located within the designated Green Belt of the Borough – areas such as Mayford and Sutton Green, as well as parts of Horsell East, Pyrford and Old Woking.	Annual Business Inquiry, via Nomis website (2013)
(c) UK Competitiveness Index Ranking	2010: 32 nd 2013: 41 st (out of 375 localities)			One of the lowest ranking localities in Surrey, but performing well at a regional and national scale.	UK Competitive Index

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(d) Amount of commercial and industrial floorspace	<p>See column 5 for trends identified by the Employment Land Review (2010).</p> <p><u>2010 Findings:</u> Office floorspace: 206,726m² Industrial floorspace: 215,616m² Mixed employment floorspace: 84,830m² Total: 507,172m²</p>		No target	<p>In 2010 Lambert Smith Hampton produced an Employment Land Review as part of the evidence base for the Core Strategy. Since the late 1990s the quantity of office floorspace has increased by 18.5% (to 2009). Since 2004 there has been a small decline, likely attributal to some older stock going into other uses and no new developments to replace it. It is important that the supply of good quality office space is improved in Woking.</p> <p>Over this monitoring period there was a reduction of 8462m² of B1, B2 and B8 floorspace.</p> <p>Changes to Permitted Development Rights will have an impact on the amount of office floorspace throughout the Borough. It will be important to monitor the number of change of use applications that are approved and their locations in subsequent monitoring reports in order to ensure the Council facilitates the delivery of office floorspace in the relevant centres, as set out in the Core Strategy.</p>	WBC Employment Land Review (April 2010)

SA Indicators	Working Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(c) Amount of vacant commercial and Industrial floorspace	2013: 20.3% 2010: 19.1% 2009: 19.0% 2007: 16.5% 2004-05: 14% 2003-04: 10% 2002-03: 8% 2001-02: 10% 2000-01: 11% 1999-00: 8%	Guildford vacancy rate (2009): 15% office vacancy	No target.	The Employment Land Review concluded that vacancy rates had increased to 2009. Overall vacancy rates for B1, B2 and B8 uses stood at 19.46% (July 2009). This is higher than the norm (10-15% for offices, and 5-10% for industrial/warehousing). The take-up of premises is expected to increase once new and quality stock is in place, and the economic growth improves. The latest figures for 2013 indicate that vacancy rates remain high, but data from CoStar needs to be verified.	WBC Employment Land Review (April 2010). CoStar Vacancy Rates data (2013)

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(d) Vacant floorspace in the town and village centres	<p><u>Town Centre:</u> 2013: 14.2% primary retail area; 20% secondary retail area 2011: 13.4% primary area; 10.3% secondary area 2009: 8.8% primary area; 6.2% secondary area 2008: 4.1% primary area; 6.8% secondary area</p> <p><u>West Byfleet:</u> 2008: 7.1%, 2011: 7.9%, 2013: 6.6%</p> <p><u>Byfleet:</u> 2008: 8.8%, 2011: 15.2%, 2013: 4.2%</p> <p><u>Goldsworth Park:</u> 0% over all years</p> <p><u>Horsell:</u> 2008: 2.6%, 2011: 5.1%, 2013: 12.1%</p> <p><u>Knaphill:</u> 2008: 1.5%, 2011: 7.5%, 2013: 6.7%</p> <p><u>Sheerwater:</u> 2008: 4.8%, 2011: 38.1%, 2013: 0%</p>		No target	<p>Figures have been updated using data in the Employment Land Review, and WBC Planning Services retail vacancy rate data.</p> <p>The retail vacancy rate in the primary retail area of the Town Centre continues to increase. Of particular concern is the rise in vacant units in the secondary retail area of the Town Centre. Refurbishment of the town centre is required, to attract retailers.</p> <p>With the exception of Horsell, vacancy rates in district and local centres are gradually falling, with the largest decrease in Sheerwater – one of the Borough's Priority Areas.</p>	WBC Planning Services (2013)

APPENDIX 3: LIST OF CONSULTEES

Consultation bodies¹⁰

Environment Agency

Historic England

Natural England

Other consultees

Highways Agency

Surrey County Council

Surrey Heath Borough Council

Runnymede Borough Council

Elmbridge Borough Council

Guildford Borough Council

Spelthorne Borough Council

Epsom & Ewell Borough Council

Reigate & Banstead Borough Council

Tandridge District Council

Mole Valley District Council

Waverley Borough Council

The Surrey Wildlife Trust

Mayor of London's Office

¹⁰ Required to be consulted in accordance with Regulation 4 of the Environmental Assessment of Plans and Programmes Regulations 2004

APPENDIX 4: EVIDENCE BASE

Strategic context:

- Core Strategy, Adopted Document
- Proposals Map (including the Inset Map)
- Local Development Scheme
- Statement of Community Involvement (SCI)
- Saved policies of the Woking Borough Local Plan
- Woking Local Plan (1999)
- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Core Strategy Examination Inspector's Report
- Community Infrastructure Levy (CIL) Examiner's Report

Woking's landscape and townscape:

- Character Study
- Landscape Assessment and Green Belt boundary review carried out by Hankinson Duckett

Green Belt:

- Green Belt boundary review (GBBR)
- Green Belt boundary review non-technical summary
- Ministerial Statements Assessment Report

Homes:

- West Surrey Strategic Housing Market Assessment (SHMA)
- Housing Land Supply Position Statement Housing Land Supply Position Statement Annual
- Strategic Housing Land Availability Assessment (SHLAA)

Sustainable economic development:

- Employment Land Review - Employment Position Paper
- Employment Land Review – Market Appraisal
- Economic Strategy
- Town, District and Local Centres Study
- Surrey Hotel Futures Surrey Hotel Futures

- Employment Topic Paper (draft)

Biodiversity and nature conservation:

- Biodiversity and Planning In Surrey
- Strategic Access Management and Monitoring (SAMM) Tariff Guidance
- Sites of Nature Conservation Importance (SNCI)
- Thames Basin Heaths Special Protection Areas Avoidance Strategy 2010-2015
- Natural Woking Biodiversity and green Infrastructure Strategy and Supporting Information

Open space, green infrastructure, sport and recreation:

- Natural Woking Biodiversity and Green Infrastructure Strategy and supporting information
- Open Space, Sports and Recreation Facilities Audit
- Playing Pitch Strategy
- Public Art Strategy
- Play Strategy

Flooding and water management:

- Strategic Flood Risk Assessment

Transport and accessibility:

- Surrey Transport Assessment
- The Surrey Transport Plan (Local Transport Plan Third Edition) LTP3
- Congestion strategy
- Rail strategy
- Local Transport Strategy for Woking Borough
- Transport and Accessibility Topic Paper / Technical Paper
- Cumulative Assessment of Future Development Impacts on the Highway
- Strategic transport assessment - Cumulative Assessment of Future Development Impacts on the Highway
- Travel Smart
- Parking Standards SPG

- Addendum Report to the Strategic Transport Assessment carried out by Surrey County Council

Infrastructure delivery:

- Infrastructure Delivery Plan (IDP) (second draft)
- Community Infrastructure Levy (CIL) – Adopted Charging Schedule
- Community Infrastructure Levy (CIL) – Regulation 123 list
- Community Infrastructure Levy - Topic Paper on Infrastructure Funding Gap
- Surrey Infrastructure Capacity Study

Climate change:

- Climate Change and Decentralised, Renewable and Low Carbon Evidence Base Climate Change Study
- Sustainable construction
- Renewable and low carbon energy generation
- Woking 2050 Climate Change Strategy
- Climate Change supplementary planning document (SPD)
- Air Quality Management Area (AQMA) re. Knaphill
- Climate Change Study

Social and community infrastructure:

- Social and Community Facilities Audit
- Social and Community Infrastructure Requirements Study Social and Community Infrastructure Requirements.

APPENDIX 5: ALL SITES APPRAISED IN THE SUSTAINABILITY APPRAISAL

Urban Area Sites

SHLAABY046: Library, 71 High Road, Byfleet, KT14 7QN

SHLAA n/a: Woking Railway Station, bus/rail interchange, railway flyover and Victoria Arch, High Street, Broadway, Station Approach and Victoria Way, Woking, GU22 7AE

SHLAAGE011: Land at Albion House, High Street, Woking, GU21 6BD

SHLAAGE006: Trizancia House, Thomson House and 72 (Woodstead House), Chertsey Road, Woking, GU21 5BJ

SHLAAGE033 Land to the rear of Waitrose Supermarket, Bampton Way, Woking, GU21 3LE

SHLAAGE026: The Cornerstone, The Broadway and Elizabeth House, Duke Street, GU21 5AS

SHLAAGE029: 2-24 Commercial Way and 13-28 High Street, Woking, GU21 6BW

SHLAAGE030: Victoria Square Development, Church Street West, Woking, GU21 6HD

SHLAAGE031: 1-12 High Street and 26-34 Commercial Way, Woking, GU21 6EN

SHLAAGE070: The Big Apple American Amusements Ltd, H.G. Wells Conference Centre, The Rat and Parrot PH, 48-58 Chertsey Road, Woking, GU21 5AJ

SHLAAGE028: King's Court, Church Street East, Woking, GU21 6HA

SHLAAGE018: 113-129 Goldsworth Road, Woking, GU21 6LR

SHLAA n/a: Griffin House, West Street, Woking, GU21 6BS

SHLAA n/a: Concorde House, 165 Church Street East, Woking, GU21 6HJ

SHLAA n/a: Synergy House, 8 Church Street West, Woking, GU21 6DJ

SHLAAGE066: 30-32, Woking Railway and Athletic Club, Systems House and Bridge House, Goldsworth Road, Woking, GU21 6JT

SHLAA n/a: MVA and Select House, Victoria Way, Woking, GU21 6DD

SHLAAGE076: Chester House, 76-78 Chertsey Road, Woking, GU21 5BJ

SHLAAGE073: 79-87 Goldsworth Road, Woking GU21 6LJ

SHLAAGE061: Spectrum House, 56 Goldsworth Road, Woking GU21 6LE

SHLAAGE062: The Coign Church, 1-5 Church Street West and 5-19 Oaks Road, Woking, GU21 6DJ

SHLAAGE074: The former Goldsworth Arms PH, Goldsworth Road, Woking, GU21 6LQ

SHLAAGE068: 1-7 Victoria Way and 1-29 Goldsworth Road, Woking, GU21 6JZ

SHLAAGE010: Poole Road Industrial Estate, Woking, GU21 6EE

SHLAAGE019a: Timber Yard, Arthurs Bridge Road/ Horsell Moor, Woking, GU21 4NQ

SHLAAGE019b: 73 Horsell Moor, Horsell, GU21 4NL

SHLAAKW022: Elmbridge House, Elmbridge Lane, Kingfield, Woking, GU22 9AW

SHLAAKW036: Sherpa House, Kingfield Road, Kingfield, Woking, GU22 9EH

SHLAAKW009a and SHLAA009b: Backland gardens of houses facing Ash Road, Hawthorn Road, Willow Way and Laburnum Road (Barnsbury sites 1 & 2), Barnsbury Farm Estate, Woking, GU22 0BN

SHLAAKW010: Backland gardens of houses facing Laburnum Road, Ash Road and Ash Close (Barnsbury Site 3), Barnsbury, Woking, GU22 0BU

SHLAA n/a: Chertsey House, 61 Chertsey Road, Woking, GU21 5BN

SHLAAMS007: 1 to 5 Elliot Court, North Road, to the rear of 1 to 13 North Road, and 95-105 Maybury Road, Woking, GU21 5JL

SHLAAMS037: 101-121 Chertsey Road, Woking, GU21 5BG

SHLAAMS039: Walton Road Youth Centre, Walton Road, Woking GU21 5DL

SHLAAMS041: 29-31 Walton Road, Woking, GU21 5BX

SHLAAMS092: Land within Sheerwater Priority Place , Albert Drive, Woking, GU21 5RE

SHLAA n/a: Forsyth Road Industrial Estate, Forsyth Road, Woking, GU21 5SU

SHLAA n/a: Monument Way West Industrial Estate, Monument Way West, Woking, GU21 5LY

SHLAAMHE011: Car park (east), Oriental Road, Woking, GU22 8BD

SHLAAMHE014: Royal Mail Sorting/Delivery Office, White Rose Lane, Woking, GU22 7AJ

SHLAAMHW051: Somerset House, 1-18 Oriental Road, Heathside Crescent, Woking, GU22 7BAG

SHLAAMHW030: Former St Dunstons, White Rose Lane, Woking, GU22 7AG

SHLAAMHW031: Owen House and The Crescent, Heathside Crescent, Woking, GU22 7AG

SHLAAMHW043: Coroner's Court (former Woking Magistrates Court), Station Approach, Woking, GU22 7YL

SHLAA n/a: Quadrant Court, Guildford Road, Woking, GU22 7QQ

SHLAAMHW014: Coal Yard/Aggregates Yard adjacent to the railway line, Guildford Road, Bradfield Close, Woking, GU22 7QE

SHLAAMHW029: 11-15 Guildford Road, Southern House, Jubilee House, Lynton House, Station Approach, Woking, GU22 7PX

SHLAASJHH011: Corner Garage, 16-18 St Johns Road, St Johns, GU21 7SA

SHLAAWB023: Land at Station Approach, West Byfleet, KT14 6NG

SHLAAWB050: Camphill Club and Scout Hut, Camphill Road, West Byfleet, KT14 6EF

SHLAAWB003: Camphill Tip, Camphill Road, West Byfleet, KT14 6EW

SHLAAWB014: Car park to east of Enterprise House, adjacent Social Club, Station Approach, West Byfleet, KT14 6NW

SHLAAGE052: Barratt House, Chertsey Road, Woking, GU21 5AB

SHLAAGW004: Goldsworth House, Denton Way, Woking, GU21 3LG

SHLAABR019: BT Telephone Exchange, Bagshot Road, Brookwood, GU21 2RP

SHLAAKN026: Car park opposite The Vyne, Reading Way, Knaphill, GU21 2DU

SHLAAMHE013: Car park (west) and signalling station, Oriental Road, Woking, GU22 7AE

SHLAAMHE016: Lion House and car park, Oriental Road, Woking, GU22 7BA

SHLAAWB071: 1, 3, 5, 7, 9, 11, 13 and 15 Old Woking Road, West Byfleet, KT14 6LW

SHLAAGE072: Land over Woking Railway Station, Station Approach. Woking, GU22 7AE

SHLAABY031b: Churchill House and Beaver House, York Close, Byfleet, KT14 7HN

SHLAABY017: Works at 11 Royston Road, Byfleet, KT14 7NX

SHLAABY038 : Land to rear of Byfleet Village Hall, High Road, Byfleet, KT14 7QL

SHLAABY065: 96-120 Church Road, Byfleet, KT14 7NF

SHLAABY016: 94-100 Royston Road, Byfleet, KT14 7QE

SHLAABY018: Wey Retail Park, Royston Road, Byfleet, KT14 7NY

SHLAABY064: The Manor School, Magdalen Crescent, Byfleet, KT14 7SR

SHLAAGE023: Part of car park at Goldsworth Park Centre, Denton Way, Woking, GU21 3LG

SHLAAMS035: Monument Hill Playing Fields, Alpha Road, Woking, GU22 8HF

SHLAAWB008: Phoenix House, Pyrford Road, West Byfleet, KT14 6RA

SHLAAWB025: Electricity Sub Station, Birch Walk, West Byfleet, KT14 6EJ

SHLAAWB017: Camphill Industrial Estate and Apex Court, Camphill Road, West Byfleet, KT14 6EB

Woking Football Club, Woking Gymnastic Club, Woking Snooker Club, Westfield Avenue, Woking, GU22 9AA

Green Belt Sites

SHLAABR024: Five Acres, Brookwood Lye Road, Brookwood, GU24 0HD

SHLAABR014a: Land at Coblands Nursery and Lyndhurst, Brookwood Lye Road, Brookwood, GU24 0EZ

SHLAABY043: Land south of High Road, Byfleet, KT14 7QL

SHLAABY044: Land to the south of Murray's Lane, Byfleet KT14 7NE

SHLAA n/a: Brookwood Farm SANG, Bagshot Road, Brookwood, GU21 2TR

SHLAABY078: Land east of Byfleet, adjacent Summer Close, Byfleet, KT14 7RY

SHLAA n/a: Byfleet SANG, land to the south of Parvis Road, Byfleet, KT14 7AB

SHLAA n/a: Six Crossroads roundabout and environs, Chertsey Road, Woking, GU21 5SH

SHLAAMSG009: Nursery land adjacent to Egley Road, Mayford, GU22 0PL

SHLAAMSG016: Land to the north east of Saunders Lane, between Saunders Lane and Hook Hill Lane, Mayford, GU22 0NN

SHLAAMSG017: Land to the north west of Saunders Lane, Mayford, GU22 0NN

SHLAAMSG025: Ten Acre Farm, Smarts Heath Road, Mayford, GU22 0NP

SHLAAMSG030: Woking Garden Centre, Egley Road, Mayford, Woking, GU22 0NH

SHLAA n/a: Mayford SANG, land to the south of Moor Lane, Mayford, Woking, GU22 9RB

SHLAA n/a: First SANG at Gresham Mill, High Street, Old Woking, GU22 9LH

SHLAA n/a: Second SANG at Gresham Mill, High Street, Old Woking, GU22 9LH

SHLAA n/a: Woking Palace, Carters Lane, Old Woking, GU22 8JQ

SHLAAPY004: Land rear of 79-95 Lovelace Drive, Teggs Lane, Pyrford, Surrey, GU22 8QZ

SHLAAPY005: Land east of Upshot Lane and south of Aviary Road, Pyrford, GU22 8QZ

SHLAASJHH035: Land adjacent to Hook Hill Lane, Hook Heath, Woking, GU22 0PS

SHLAASJHH044: Land to the rear of Hook Heath Road, Hook Heath, Woking GU22 0LF

SHLAAWB019b: Land surrounding West Hall, Parvis Road, West Byfleet, KT14 6EY

SHLAAWB004: Broadoaks, Parvis Road, West Byfleet, KT14 6LP

SHLAABR021: The Meadows, Bagshot Road, Brookwood, GU21 2RP

SHLAABR0030: Blackhorse Road and Heath House Road, Brookwood, GU22 0QT

SHLAABR0036: Land at the corner of Heath House Road and Rough Road, Woking, GU22 0RB

SHLAAKN029: Land at Lynbrook, Chobham Road, Knaphill, GU21 2QF

SHLAAKN030: Land adjacent to 1-6 Littlewick Cottages, Littlewick Common, Knaphill, GU21 2EX

SHLAAKN036: Land at The Mount, Chobham Road, Knaphill, GU21 2TX

SHLAAKN064: Stanley Farm, Corner of Limecroft Road and Chobham Road, Knaphill, GU21 2QF

SHLAAKN052: Land off Carthouse Lane, Knaphill, GU21 4XS

SHLAABY069: Byfleet Mill, Mill Lane, Byfleet, KT14 7RR

SHLAABY073: Land to the south of Murrays Lane, Byfleet, KT14 7NE

SHLAA n/a: Murrays Lane, Byfleet, KT14 7NE

SHLAABY079: Land south of High Road and adjacent M25, Byfleet, KT14 7QG

SHLAAHEW006: Woodham Court, Martyrs Lane, Woking, GU21 5NJ

SHLAAHEW016: Land adjacent to 462 Woodham Lane, Woking, KT15 3QA

SHLAAHEW027: Land to the east of Martyrs Lane, Woking, GU21 5NJ

SHLAA n/a: Hoe Valley SANG, Westfield Avenue, Woking, GU22 9PG

SHLAAMSG010: Compound, New Lane, Sutton Green, GU4 7QF

SHLAAMSG011: Land adjacent to Maybourne Rise, Mayford, Woking, GU22 0SH

SHLAAMSG012: Land to the south of Mayford Grange, Westfield Road, Woking, GU22 9QR

SHLAAMSG013: Silverly, Pyle Hill, Woking, GU22 0SR

SHLAAMSG014: Sunhill House, Hook Hill Lane , Woking, GU22 0PS

SHLAAMSG018: Land between Homespun and Little Yarrows, Guildford Road, Woking, GU22 0SD

SHLAAMSG027: Havering Farm, Guildford Road, Mayford, Woking, GU4 7QA

SHLAAMSG037: Runtley Wood Farm, off New Lane, Sutton Green, Woking, GU4 7QQ

SHLAAMSG038: Land to the south of Smart's Heath Road, Woking, GU22 0NP

SHLAAMSG040: Land to the north east of Hedge Cottage, Saunders Lane, Mayford, Woking, GU22 0NT

SHLAAMSG041: Land to the south of Moor Lane, Woking, GU22 9RB

SHLAAMHE012: Land to the south of Old Woking Road (Shey Copse), GU22 8HR

SHLAAOW021: Land to the south of Carters Lane, Old Woking, GU22 8JQ

SHLAAPY006: Warren Farm Mobile Home Park, Warren Lane, Pyrford, GU22 8XF

SHLAAPY020: Cranfield Cottage Paddock, Pryford Road, Pyrford, GU22 8UT

Land east of the A320

Brookwood Cemetery

Byfleet Cricket Ground and Playing Fields

Land to the east of Egley Road

Pyrford Cricket Ground and Village Hall

Land at Tulip Trees, near Ascan Croft

Woking Football Club, Woking Gymnastic Club and Woking Snooker Club

Butlers well, Pyle Hill

The Brambles, Pyrford Road

Woking Football Club (a separate proposal from the one above)

West Byfleet Railway Station Car Park

Land east of Martyrs Lane

APPENDIX 6: SA FRAMEWORK INCORPORATING DECISION-MAKING CRITERIA, BASELINE INFORMATION AND EFFECT CRITERIA

SA Objective	Decision-aiding questions	Summary baseline – indicators, targets, trends	Effect Indicator	Positive Effect Criteria	Negative Effect Criteria	Other relevant effect criteria
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • facilitate meeting the Core Strategy allocation to a small/large extent? • provide the right type and size of housing to meet local need in line with Core Strategy? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes? • provide appropriate properties for a changing demographic profile? 	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. <i>Source: Core Strategy Policies CS10 & CS12</i></p> <p>Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i></p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy & Traveller Accommodation Assessment 2012</i></p> <p>Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.</p>	1a) Number of homes provided	<ul style="list-style-type: none"> • Development which contributes to meeting overall housing requirement. 	<ul style="list-style-type: none"> • Development which reduces or conflicts with meeting housing requirement. 	
			1b) Number of affordable homes delivered through development (net)	<ul style="list-style-type: none"> • Development which contributes to affordable housing requirement. 	<ul style="list-style-type: none"> • Development which reduces or conflicts with meeting affordable housing requirement. 	
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and open space for informal and/or formal recreation? 	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. <i>Source: Woking Service and Performance Plan 2013-14</i></p> <p>Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from</p>	2a) Accessibility to sports/leisure facilities e.g. swimming pools, leisure centres, sports pitches, recreation space (including SANG)	<ul style="list-style-type: none"> • GIS CRITERIA Development in location accessible to sports/leisure facilities: <ul style="list-style-type: none"> - within suitable walking distance from homeⁱ - within suitable cycling distance from homeⁱⁱ - accessible by public transport. 	<ul style="list-style-type: none"> • GIS CRITERIA: Development in location lacking suitable access to sports/leisure facilities. 	<p>7a & 7b (avoid air and noise pollution)</p> <p>15a & 15b (to promote walking and cycling)</p>

SA Objective	Decision-aiding questions	Summary baseline – indicators, targets, trends	Effect Indicator	Positive Effect Criteria	Negative Effect Criteria	Other relevant effect criteria
		cancer static. Participation in both health and exercise activities has significantly increased in recent years.				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing surface water drainage problem? 	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	3a) Would development take place in flood risk areas?	<ul style="list-style-type: none"> • GIS CRITERIA: Development in Flood Zone 1 (or Flood Zone 2 if demonstrated that there are no suitable alternatives in areas at lower risk). • GIS CRITERIA: Sensitive development (residential/schools) proposed in Flood Zone 1. 	<ul style="list-style-type: none"> • GIS CRITERIA: Development in Flood 3 (unless development is for a replacement property with similar/reduced footprint and flood risk mitigation measures are proposed). NB. Stage 1 site assessment likely to have removed all proposed sites in Flood Zone 3b, unless proposed for non-vulnerable uses. • GIS CRITERIA: Development in Flood Zone 2 where there are suitable alternative areas at lower risk. 	
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & Performance Plan 2013-14</i></p> <p>Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.</p>	4a) Employment loss or provision in employment deprived area (e.g. Priority Places)	<ul style="list-style-type: none"> • Provision of a range of employment floorspace in areas of employment deprivation such as Priority Placesⁱⁱⁱ. 	<ul style="list-style-type: none"> • Loss of employment floorspace in areas of employment deprivation such as Priority Places. 	
			4b) Loss of provision of skills or training facility in area of employment or income deprivation (e.g. priority places)	<ul style="list-style-type: none"> • Provision of advice/ information/ training facilities, as part of new employment floorspace, to match potential jobs to those in areas of employment/income deprivation. 	<ul style="list-style-type: none"> • Loss of floorspace or failure to consider providing advice/ information/ training facilities, with new floorspace, to match potential jobs to those in areas of employment/ income deprivation. 	16b (access to libraries and training facilities)
			4c) Site with potential exposure to crime	<ul style="list-style-type: none"> • Development which generates potential for crime 'designs it out' e.g. through Code / BREEAM standards / providing passive surveillance. 	<ul style="list-style-type: none"> • No consideration or inclusion of mitigation techniques / methods for sensitive uses proposed for development in areas of crime vulnerability. 	

SA Objective	Decision-aiding questions	Summary baseline – indicators, targets, trends	Effect Indicator	Positive Effect Criteria	Negative Effect Criteria	Other relevant effect criteria
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> provide local community services (e.g. education, health, leisure and recreation)? improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? help support existing community facilities? help support the provision of religious cultural uses? 	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	5a) Accessibility to health services e.g. GP surgery	<ul style="list-style-type: none"> GIS CRITERIA: Development generating need, in location accessible to health facilities: <ul style="list-style-type: none"> within suitable walking distance from homeⁱ within suitable cycling distance from homeⁱⁱ accessible by public transport. 	<ul style="list-style-type: none"> GIS CRITERIA: Development generating need for health facilities outside suitable distance. 	<p>2b (access to sports/leisure facilities)</p> <p>16a (access to schools, children's centres)</p> <p>16b (access to libraries and training facilities)</p>
			5b) Accessibility to retail services e.g. Primary Shopping Areas in the Town and District Centres, Local and Neighbourhood Centres and Shopping Parades – as defined by the Core Strategy)	<ul style="list-style-type: none"> GIS CRITERIA: Development generating need for retail facilities in location accessible to them: <ul style="list-style-type: none"> within suitable walking distance from homeⁱ within suitable cycling distance from homeⁱⁱ accessible by public transport. 	<ul style="list-style-type: none"> GIS CRITERIA: Development generating need for retail facilities outside suitable distance of shopping parade/centre; Reduction in retail facilities that reduces access for existing / potential users. 	
			5c) Accessibility to community services e.g. youth facilities, community halls, village hall, sports/social club, places of worship, childcare premises.	<ul style="list-style-type: none"> GIS CRITERIA: Development generating need for community facilities (residential/education) in location accessible to them: <ul style="list-style-type: none"> within suitable walking distance from homeⁱ within suitable cycling distance from homeⁱⁱ accessible by public transport. 	<ul style="list-style-type: none"> GIS CRITERIA: Development generating need for community facilities outside suitable distance. 	
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> support the use of and remediation of previously developed land? support higher density development and/or a mix of uses? encourage the re-use of existing buildings? result in the loss of greenfield land (including gardens)? 	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p>	6a) Percentage of development on previously developed land	<ul style="list-style-type: none"> Development on previously developed land. 	<ul style="list-style-type: none"> Development on undeveloped land / open space / greenfield sites. 	
			6b) Density of development	<ul style="list-style-type: none"> Development density suitable for the location^{iv}. 	<ul style="list-style-type: none"> Development designed at a density which jeopardises the efficient use of land (i.e. not in line with Policy CS10)iv. 	

SA Objective	Decision-aiding questions	Summary baseline – indicators, targets, trends	Effect Indicator	Positive Effect Criteria	Negative Effect Criteria	Other relevant effect criteria
	<ul style="list-style-type: none"> support the restoration of vacant / contaminated land? 	<p>Trends: since 2010, the target is being met and exceeded.</p>				
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> affect an existing AQMA or lead to its designation? help to improve air quality? support specific actions in designated AQMAs? avoid an increase in congestion which may cause pollution from traffic? ensure people are not exposed to greater levels of noise? ensure people are not exposed to light pollution? 	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.</p>	7a) Air pollution	<ul style="list-style-type: none"> GIS CRITERIA: Sensitive uses^v placed outside of AQMA and areas of known NO2 exceedance. Construction methods / design to reduce and /or eliminate air pollution within new development Multiple trees retained/newly planted to assist in reducing poor air quality. 	<ul style="list-style-type: none"> GIS CRITERIA: Sensitive uses placed in AQMA and areas of known NO2 exceedance. No consideration or inclusion of mitigation techniques / methods^{vi} for sensitive uses proposed for development in areas of high air pollution. New development generates significant / increases existing traffic congestion / changes traffic volumes. 	15a-c (reduce traffic emissions through sustainable transport modes)
			7b) Noise ^{vii} pollution	<ul style="list-style-type: none"> Sensitive uses^{viii} located in areas less exposed to noise pollution. GIS CRITERIA: Sensitive uses are not adjacent to 'Important Areas' and 'First Priority Locations' as defined by Defra Noise Action Plan. Inclusion of mitigation measures^{ix} e.g. screening and planting using green infrastructure, or construction methods / design to reduce and eliminate noise pollution. 	<ul style="list-style-type: none"> Placing sensitive uses^{viii} in areas exposed to noise pollution (particularly close to roads or railways). GIS CRITERIA: Sensitive uses adjacent to 'Important Areas' and 'First Priority Locations'. No consideration or inclusion of mitigation techniques / methods as part of development in areas of high noise pollution. 	
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> avoid development on agricultural land classed as Grade 1, 2 or 3a? support the remediation of contaminated land? reduce the risk of creating further 	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in</p>	8a) Contaminated land	<ul style="list-style-type: none"> Sensitive uses located outside of contaminated land areas^x. Development which takes opportunities to remediate contaminated land. 	<ul style="list-style-type: none"> Placing sensitive uses in areas exposed to contaminated land^x. No consideration or inclusion of mitigation techniques / methods as part of development in areas of land contamination. 	

SA Objective	Decision-aiding questions	Summary baseline – indicators, targets, trends	Effect Indicator	Positive Effect Criteria	Negative Effect Criteria	Other relevant effect criteria
	contamination?	number of sites with potential land contamination.	8b) High quality agricultural land	<ul style="list-style-type: none"> Development that integrates / preserves / enhances^{xi} existing high quality agricultural land of Grade 1, 2 or 3a. 	<ul style="list-style-type: none"> Development that would lead to loss or harm of high quality agricultural land of Grade 1, 2 or 3a. 	
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> avoid landtake of identified (including protected) habitats? avoid fragmentation, and increase connectivity, of habitats? avoid recreational impacts on habitats? avoid adverse hydrological impacts on habitats? avoid the impacts of vehicle emissions on habitats? avoid the impact of light on habitats? preserve and protect existing habitats? provide opportunities for enhancement and/or creation of biodiversity? 	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.</p>	9a) Effect on local ecological sites and opportunity areas, including: SSSI, SPA, SAC, SANG, SNCI, LNR, Common Land, Ancient Woodland, BAP Priority Habitats, and locally designated sites (no designated National Nature Reserves / RAMSAR sites in the Borough).	<ul style="list-style-type: none"> GIS CRITERIA: Development is more than 400m from a SPA^{xii} GIS CRITERIA: Development is more than 250m from important site/habitat, including: <ul style="list-style-type: none"> - SACN - SSSI - SNCI, LNR and other Ancient Woodland - BAP Priority Habitats - Locally designated sites Development that integrates / preserves / enhances existing designated habitats, features or wildlife corridors Development that maintains / enhances the connectivity and integrity of the Borough's wildlife 	<ul style="list-style-type: none"> Development which is within 400m of a SPA (NB. Stage 1 site allocation assessment likely to have removed these sites). Development within 250m from an important site/habitat and where insufficient mitigation measures have been proposed. Development that would fragment the connectivity and integrity of the Borough's wildlife network. Light pollution from new development that would disturb wildlife corridors (sever corridor function) or designated habitats/species. 	10a, 10b and 10f (effect on trees and GI assets, which host biodiversity)
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> avoid adverse impacts on important landscapes? conserve and/or enhance the Borough's existing green infrastructure assets? conserve and/or enhance heritage assets and their settings? lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important asset? conserve and/or enhance cultural assets? improve access to the natural and 	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17</i></p> <p>Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood</p>	10a) Effect on registered/valuable trees.	<ul style="list-style-type: none"> Development location / design which integrates the majority of existing trees of value to ecosystem services (including amenity). Development which proposes additional tree planting to create / enhance GI. 	<ul style="list-style-type: none"> Development location / design that leads to loss of all existing trees of ecosystem services value without adequate replacement. Development which fails to take opportunities for additional tree planting to create / enhance GI. 	2a (accessibility to recreation space) 9a (effect on biodiversity sites)
			10b) Effect on connectivity and integrity of the strategic GI network	<ul style="list-style-type: none"> Development that takes opportunities to provide new/strengthen existing GI corridors and linked assets. 	<ul style="list-style-type: none"> Development that severs existing GI corridor / linked assets. Development that leads to loss of individual GI assets on existing corridors in the 	

SA Objective	Decision-aiding questions	Summary baseline – indicators, targets, trends	Effect Indicator	Positive Effect Criteria	Negative Effect Criteria	Other relevant effect criteria
	historic environment and cultural assets?	Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking place in areas of high archaeological potential without prior assessment.	10c) Effect on landscape features and views	<ul style="list-style-type: none"> • Suitable development in and around landscape features^{xiii}. • Development which enhances long distance views / vistas or character of landscape features. 	<p>strategic GI network.</p> <ul style="list-style-type: none"> • Overbearing or unsympathetic development in and around landscape features^{xiii}. • Development which has a negative effect on long distance views / vistas / landmarks or character of landscape features. 	
			10d) Effect on designated heritage assets, including: - Listed buildings - Conservation Areas - Listed Historic Parks and Gardens - SAM	<ul style="list-style-type: none"> • GIS CRITERIA: Development is more than 250m from a designated heritage asset: - Listed Building - Conservation Area - Scheduled Ancient Monument - Listed Historic Park or Garden • Development that enhances / integrates or preserves existing designated assets. 	<ul style="list-style-type: none"> • GIS CRITERIA: Development that is within 250m of a designated heritage asset and would harm the asset. • Development beyond 250m of a designated heritage asset, which still has potential to harm the asset. • Development would lead to the loss of a designated heritage asset. 	
			10e) Effect on other heritage assets, including: - Locally listed assets - Locally valued features and landmarks	<ul style="list-style-type: none"> • Development that enhances / integrates or preserves such heritage assets. 	<ul style="list-style-type: none"> • Development that leads to loss of such heritage assets. 	
			10f) Quantity, quality and accessibility to Public Open Spaces	<ul style="list-style-type: none"> • GIS CRITERIA: Development in location accessible to a suitable quantity and quality of public open space (ref. ANGSt standards^{xiv}). • Development that increases access to public open space e.g. enhances/ provides connection to surrounding GI. • public open space in areas of need. 	<ul style="list-style-type: none"> • GIS CRITERIA: Development in location lacking suitable access, quantity or quality of public open space (ref. ANGSt standards^{xiv}). • Development on public open space which reduces quantity, quality and accessibility, below standards of provision. 	
11. Reduce the causes of climate change – particularly by	Would the development of the site / policy option: <ul style="list-style-type: none"> • improve the energy efficiency of the building stock? 	Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive</i>	11a) Effect of development on Borough-wide carbon emissions	<ul style="list-style-type: none"> • Development that provides renewable or low and zero carbon energy technologies. • Development that takes 	<ul style="list-style-type: none"> • Development that leads to an increase in carbon emissions and fails to take opportunities to mitigate the 	2a (better accessibility to services = reduced travel

SA Objective	Decision-aiding questions	Summary baseline – indicators, targets, trends	Effect Indicator	Positive Effect Criteria	Negative Effect Criteria	Other relevant effect criteria
increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul style="list-style-type: none"> • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? NB. Flooding covered by SA3 and Sustainable travel covered by SA15. 	<p><i>and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22.</i></p> <p>Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 & CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>		opportunities to incorporate additional measures to become energy efficient and reduce carbon emissions, or reach higher levels of the Code or BREEAM standards than Policy CS22 requirements.	<p>emissions.</p> <ul style="list-style-type: none"> • Reduced levels of the Code or BREEAM on sites, relative to Policy CS22 requirements. 	<p>by car)</p> <p>5a – 5c) (better accessibility to services = reduced travel by car)</p> <p>10a – 10f (potential impact of energy development on natural and historic landscape)</p> <p>15a – 15c (reduce carbon emissions through sustainable travel modes)</p>
			11b) Effect on vulnerability to climate change impacts	<ul style="list-style-type: none"> • Development that generates increased vulnerability to climate change incorporates adaptation measures e.g. GI, SUDS 	<ul style="list-style-type: none"> • Development that increases vulnerability to the impacts of climate change and fails to consider adaptation measures 	10a – 10c, 10f (enhanced GI assets increase capacity to adapt)
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide or affect land for allotments? 	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i></p> <p>All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).</p>	12a) Effect on consumption of resources	<ul style="list-style-type: none"> • Construction methods / design (e.g. through use of Code or BREEAM standards) to reduce impact of consumption of resources within new development. 	<ul style="list-style-type: none"> • No consideration or inclusion of measures to use sustainably produced and local products, e.g. through use of construction standards. 	11a (Code for Sustainable Homes and BREEAM standards can facilitate this)
13. Reduce waste generation and disposal and	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • support a reduction in the generation of waste? 	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste.</p>	13a) Effect on sustainable waste management on sensitive land uses	<ul style="list-style-type: none"> • Development which contributes to sustainable waste management^{xv}. • GIS CRITERIA: 	<ul style="list-style-type: none"> • Development which reduces or conflicts with meeting waste management requirement^{xv}. 	

SA Objective	Decision-aiding questions	Summary baseline – indicators, targets, trends	Effect Indicator	Positive Effect Criteria	Negative Effect Criteria	Other relevant effect criteria
achieve sustainable management of waste	<ul style="list-style-type: none"> minimise waste in the construction process? 	<p><i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>		Waste development more than 250m of sensitive land uses ^{xvi} .	<ul style="list-style-type: none"> GIS CRITERIA: Waste facility would be within 250m of sensitive land uses^{xvi}. 	
			13b) Effect on waste generation	<ul style="list-style-type: none"> Development generating increased levels of waste located within suitable distance of waste management facility^{xv}. Development that includes features to enhance waste reduction e.g. composting, recycling. 	<ul style="list-style-type: none"> Development generating increased levels of waste outside suitable distance^{xv}. No consideration or inclusion or mitigation techniques / methods as part of development which increases generation of waste. 	
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> support the improvement of water quality? support the efficient use of water resources? operate within the existing capacities for water supply and wastewater treatment? prevent water resource pollution? facilitate water quality to be achieved through remediation? provide adequate wastewater and sewerage infrastructure? 	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i></p> <p>Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>	14a) Effect on water quality of region's rivers and groundwater	<ul style="list-style-type: none"> Development location / design that preserves water quality (e.g. minimises risk of pollution / provides adequate wastewater and sewerage infrastructure). GIS CRITERIA: Development that avoids / maintains Groundwater Source Protection Zone. 	<ul style="list-style-type: none"> Development location / design that leads to harm or loss of water quality. GIS CRITERIA: Development that leads of harm of Groundwater Source Protection Zone. 	
			14b) Sustainable use of water resources	<ul style="list-style-type: none"> Development which proposes measures to minimise water consumption and maximise use of rainwater/grey water. 	<ul style="list-style-type: none"> No consideration or inclusion of mitigation techniques / methods for minimising water consumption. 	11a (Code for Sustainable Homes and BREEAM standards can facilitate this)
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> reduce the need to travel, particularly by car/van/lorry? reduce the need for car ownership? support improved provision for cycling? support improved provision for walking? affect public rights of way? support improved access to public transport? support the provision of a safe transport network? be accommodated within the existing public transport constraints? lead to development within a main town, district or local centre? improve proximity to key services such 	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 & Core Strategy Policy CS18.</i></p> <p>Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53%</p>	15a) Site access to public rights of way network	<ul style="list-style-type: none"> Development on or adjacent to primary walking network / public rights of way routes. Extension or enhancement to walking network to facilitate and encourage travel by walking. 	<ul style="list-style-type: none"> Development outside primary walking network / public rights of way routes, that requires use of poorer quality routes, which could lead to private car journeys. Development that reduces connectivity, safety or use of walking network. 	
			15b) Site access to cycle network	<ul style="list-style-type: none"> Development on or adjacent to existing cycling network. Extension or enhancement to cycling network to facilitate and encourage travel by cycling. 	<ul style="list-style-type: none"> Development outside cycling network / public rights of way routes, that requires uses of poorer quality routes, which could lead to private car journeys. Development that reduces connectivity, safety or use of cycling network. 	

SA Objective	Decision-aiding questions	Summary baseline – indicators, targets, trends	Effect Indicator	Positive Effect Criteria	Negative Effect Criteria	Other relevant effect criteria
	as schools, food shops, public transport, health centres etc.?	increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.	15c) Site access to public transport	<ul style="list-style-type: none"> • GIS CRITERIA: Development generating need to travel within suitable walking distanceⁱ to bus stops/ train station. • Development that enhances access to bus stops/train station. • Development with access to multiple bus routes/rail routes. 	<ul style="list-style-type: none"> • GIS CRITERIA: Development generating need for travel outside suitable walking distanceⁱ to access bus stops/ train station. 	
			15d) Site access to jobs and services	<ul style="list-style-type: none"> • GIS CRITERIA: Development generating need to travel to work / shops / services in location accessible to them, i.e.: <ul style="list-style-type: none"> - within suitable walking distanceⁱ - within suitable cycling distanceⁱⁱ - accessible by public transport to a shopping parade / local, neighbourhood, district or town centre. 	<ul style="list-style-type: none"> • GIS CRITERIA: Development generating need for travel to work/shops/services outside suitable distances of shopping parade/centre. 	
			15e) Site access to strategic road network	<ul style="list-style-type: none"> • GIS CRITERIA: Development generating need to travel within 500m to existing road infrastructure. 	<ul style="list-style-type: none"> • GIS CRITERIA: Development generating need to travel outside suitable distance to access existing road infrastructure. 	
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	Would the development of the site / policy option: <ul style="list-style-type: none"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels.</p>	16a) Site access to education facilities e.g. pre-schools, primary schools, secondary schools, children's centres, higher education.	<ul style="list-style-type: none"> • Development that provides additional education facilities to increase access/address known capacity issues. • GIS CRITERIA: Development generating need for education in location accessible to them, i.e.: <ul style="list-style-type: none"> - within suitable walking distance from homeⁱ - within suitable cycling distance from homeⁱⁱ - accessible by public transport. 	<ul style="list-style-type: none"> • GIS CRITERIA: Development generating need for education outside suitable distance to access them. 	17a (generating suitable employment opportunities)
			16b) Access to public library and/or training facilities	<ul style="list-style-type: none"> • GIS CRITERIA: Development generating need for skills knowledge within suitable distance of libraries or other information/training 	<ul style="list-style-type: none"> • GIS CRITERIA: Development generating need for skills knowledge outside suitable distance of libraries or other 	

SA Objective	Decision-aiding questions	Summary baseline – indicators, targets, trends	Effect Indicator	Positive Effect Criteria	Negative Effect Criteria	Other relevant effect criteria
		Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).		facilities, i.e.: - within suitable walking distance from home ⁱ - within suitable cycling distance from home ⁱⁱ - accessible by public transport..	information/ training facilities.	
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	Would the development of the site / policy option: <ul style="list-style-type: none"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i> Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).	17a) Any employment generating floorspace created (A use classes, B use classes, D use) e.g. retail, commercial office, factory, warehousing	<ul style="list-style-type: none"> • Additional employment-generating floorspace proposed. • Provision or maintenance of a mix of employment types across a development/ area. 	<ul style="list-style-type: none"> • Net loss of valuable or useable employment floorspace through development. 	

APPENDIX 7: LIST OF SHLAA SITES REJECTED BY THRESHOLD

- Compound/land off, New Lane (SHLAAMSG010)
- Friar House and Works, Copse Road (SHLAAHK019)
- Churchill House and Lorna Doone, Chobham Road (SHLAAHEW028)
- Garages adjacent to 28-30 Albert Drive (SHLAAMS010)
- 27 North Road (SHLAAMS084)
- Ambulance Station, Bagshot Road (SHLAABR023)
- Garage at 74-76 Maybury Road (SHLAAMS030)
- Car park, Watercress Way (SHLAAGE020)
- Highclere House, 5 High Street (SHLAAKN059)
- Chancery House, 30 St Johns Road (SHLAASJHH058)
- The Brambles, Pyrford Road (SHLAAWB084)
- Regent House, 19-20 The Broadway (SHLAAGE057)
- Former Library, 20 High Street (SHLAAKN035)
- 82-86 Walton Road (SHLAAMS001)
- The White Hart PH, 150 High Street (SHLAAOW017)
- Oakfield School, Coldharbour Road (, SHLAAPY021)
- Garages, Bonsey Lane (SHLAAKW021)

APPENDIX 8: LIST OF SITES REJECTED DUE TO SIGNIFICANT POLICY CONSTRAINTS

- Greenbays Park, Carhouse Lane (Thames Basin Heaths Special Protection Area (SPA zone A))
- Land at 228 Connaught Road, Brookwood (Thames Basin Heaths Special Protection Area (SPA zone A))
- Neasham and St. Quentin House, Woodham Lane (Thames Basin Heaths Special Protection Area (SPA zone A))
- 178-192 Connaught Road, Brookwood (Thames Basin Heaths Special Protection Area (SPA zone A))
- St. John's Court and 164-172 Connaught Road, Brookwood (Thames Basin Heaths Special Protection Area (SPA zone A))
- Sythwood, Woking (Thames Basin Heaths Special Protection Area (SPA zone A))
- 283-299 Connaught Road (Thames Basin Heaths Special Protection Area (SPA zone A))
- 261-281 Connaught Road (Thames Basin Heaths Special Protection Area (SPA zone A))
- 233-259 Connaught Road (Thames Basin Heaths Special Protection Area (SPA zone A))
- Land to rear of 209-231 Connaught Road (Thames Basin Heaths Special Protection Area (SPA zone A))
- 170, 183-187 and 191 Connaught Road (Thames Basin Heaths Special Protection Area (SPA zone A))
- Rear garden land at 8-14 High Street (Thames Basin Heaths Special Protection Area (SPA zone A))
- Rear garden land at Applegarth – Bradstowe, Bullbeggars Lane (Thames Basin Heaths Special Protection Area (SPA zone A))
- 175 and Land to rear of 177 Connaught Road (Thames Basin Heaths Special Protection Area (SPA zone A))
- 32-40 Russell Road (Thames Basin Heaths Special Protection Area (SPA zone A))
- Garages at 1-15 Grobars Avenue (Thames Basin Heaths Special Protection Area (SPA zone A))
- The Cricketers, Horsell Birch (Thames Basin Heaths Special Protection Area (SPA zone A))
- 2 – 4 High Street (Thames Basin Heaths Special Protection Area (SPA zone A))
- Land to rear of Silverwood Birch House (Thames Basin Heaths Special Protection Area (SPA zone A))
- 333 Connaught Road (Thames Basin Heaths Special Protection Area (SPA zone A))
- 1-17 The Hatchington, Burdenshott Road (Thames Basin Heaths Special Protection Area (SPA zone A))
- Brookhouse Common, Chertsey Road (Common land)
- (no sites wholly at risk of flooding within Flood Zone 3)
- (no sites within Thursley, Ash, Pirbright and Chobham Special Area of Conservation)
- (no sites within Site of Special Scientific Interest (SSSI))

APPENDIX 9: LIST OF REASONABLE ALTERNATIVE GREEN BELT SITES APPRAISED IN THE SA

- SHLAABR024: Five Acres, Brookwood Lye Road, Brookwood, GU24 0HD
- SHLAABR014a: Land at Coblands Nursery and Lyndhurst, Brookwood Lye Road, Brookwood, GU24 0EZ
- SHLAABY043: Land south of High Road, Byfleet, KT14 7QL
- SHLAABY044: Land to the south of Murray's Lane, Byfleet KT14 7NE
- SHLAA n/a: Brookwood Farm SANG, Bagshot Road, Brookwood, GU21 2TR
- SHLAABY078: Land east of Byfleet, adjacent Summer Close, Byfleet, KT14 7RY
- SHLAA n/a: Byfleet SANG, land to the south of Parvis Road, Byfleet, KT14 7AB
- SHLAA n/a: Six Crossroads roundabout and environs, Chertsey Road, Woking, GU21 5SH
- SHLAAMSG009: Nursery land adjacent to Egley Road, Mayford, GU22 0PL
- SHLAAMSG016: Land to the north east of Saunders Lane, between Saunders Lane and Hook Hill Lane, Mayford, GU22 0NN
- SHLAAMSG017: Land to the north west of Saunders Lane, Mayford, GU22 0NN
- SHLAAMSG025: Ten Acre Farm, Smarts Heath Road, Mayford, GU22 0NP
- SHLAAMSG030: Woking Garden Centre, Egley Road, Mayford, Woking, GU22 0NH
- SHLAA n/a: Mayford SANG, land to the south of Moor Lane, Mayford, Woking, GU22 9RB
- SHLAA n/a: First SANG at Gresham Mill, High Street, Old Woking, GU22 9LH
- SHLAA n/a: Second SANG at Gresham Mill, High Street, Old Woking, GU22 9LH
- SHLAA n/a: Woking Palace, Carters Lane, Old Woking, GU22 8JQ
- SHLAAPY004: Land rear of 79-95 Lovelace Drive, Teggs Lane, Pyrford, Surrey, GU22 8QZ
- SHLAAPY005: Land east of Upshot Lane and south of Aviary Road, Pyrford, GU22 8QZ
- SHLAASJHH035: Land adjacent to Hook Hill Lane, Hook Heath, Woking, GU22 0PS
- SHLAASJHH044: Land to the rear of Hook Heath Road, Hook Heath, Woking GU22 0LF
- SHLAAWB019b: Land surrounding West Hall, Parvis Road, West Byfleet, KT14 6EY
- SHLAAWB004: Broadoaks, Parvis Road, West Byfleet, KT14 6LP
- SHLAABR021: The Meadows, Bagshot Road, Brookwood, GU21 2RP
- SHLAABR0030: Blackhorse Road and Heath House Road, Brookwood, GU22 0QT

SHLAABR0036: Land at the corner of Heath House Road and Rough Road, Woking, GU22
ORB

SHLAAKN029: Land at Lynbrook, Chobham Road, Knaphill, GU21 2QF

SHLAAKN030: Land adjacent to 1-6 Littlewick Cottages, Littlewick Common, Knaphill, GU21
2EX

SHLAAKN036: Land at The Mount, Chobham Road, Knaphill, GU21 2TX

SHLAAKN064: Stanley Farm, Corner of Limecroft Road and Chobham Road, Knaphill,
GU21 2QF

SHLAAKN052: Land off Carthouse Lane, Knaphill, GU21 4XS

SHLAABY069: Byfleet Mill, Mill Lane, Byfleet, KT14 7RR

SHLAABY073: Land to the south of Murrays Lane, Byfleet, KT14 7NE

SHLAA n/a: Murrays Lane, Byfleet, KT14 7NE

SHLAABY079: Land south of High Road and adjacent M25, Byfleet, KT14 7QG

SHLAAHEW006: Woodham Court, Martyrs Lane, Woking, GU21 5NJ

SHLAAHEW016: Land adjacent to 462 Woodham Lane, Woking, KT15 3QA

SHLAAHEW027: Land to the east of Martyrs Lane, Woking, GU21 5NJ

SHLAA n/a: Hoe Valley SANG, Westfield Avenue, Woking, GU22 9PG

SHLAAMSG010: Compound, New Lane, Sutton Green, GU4 7QF

SHLAAMSG011: Land adjacent to Maybourne Rise, Mayford, Woking, GU22 0SH

SHLAAMSG012: Land to the south of Mayford Grange, Westfield Road, Woking, GU22 9QR

SHLAAMSG013: Silverly, Pyle Hill, Woking, GU22 0SR

SHLAAMSG014: Sunhill House, Hook Hill Lane , Woking, GU22 0PS

SHLAAMSG018: Land between Homespun and Little Yarrows, Guildford Road, Woking,
GU22 0SD

SHLAAMSG027: Havering Farm, Guildford Road, Mayford, Woking, GU4 7QA

SHLAAMSG037: Runtley Wood Farm, off New Lane, Sutton Green, Woking, GU4 7QQ

SHLAAMSG038: Land to the south of Smart's Heath Road, Woking, GU22 0NP

SHLAAMSG040: Land to the north east of Hedge Cottage, Saunders Lane, Mayford,
Woking, GU22 0NT

SHLAAMSG041: Land to the south of Moor Lane, Woking, GU22 9RB

SHLAAMHE012: Land to the south of Old Woking Road (Shey Copse), GU22 8HR

SHLAAOW021: Land to the south of Carters Lane, Old Woking, GU22 8JQ

SHLAAPY006: Warren Farm Mobile Home Park, Warren Lane, Pyrford, GU22 8XF

SHLAAPY020: Cranfield Cottage Paddock, Pryford Road, Pyrford, GU22 8UT

Land east of the A320

Brookwood Cemetery

Byfleet Cricket Ground and Playing Fields

Land to the east of Egley Road

Pyrford Cricket Ground and Village Hall

Land at Tulip Trees, near Ascan Croft

Woking Football Club, Woking Gymnastic Club and Woking Snooker Club

Butlers well, Pyle Hill

The Brambles, Pyrford Road

Woking Football Club (a separate proposal from the one above)

West Byfleet Railway Station Car Park

Land east of Martyrs Lane

APPENDIX 10: LIST OF ALTERNATIVE URBAN SITES APPRAISED IN THE SA

SHLAABY046: Library, 71 High Road, Byfleet, KT14 7QN

SHLAA n/a: Woking Railway Station, bus/rail interchange, railway flyover and Victoria Arch, High Street, Broadway, Station Approach and Victoria Way, Woking, GU22 7AE

SHLAAGE011: Land at Albion House, High Street, Woking, GU21 6BD

SHLAAGE006: Trizancia House, Thomson House and 72 (Woodstead House), Chertsey Road, Woking, GU21 5BJ

SHLAAGE033 Land to the rear of Waitrose Supermarket, Bampton Way, Woking, GU21 3LE

SHLAAGE026: The Cornerstone, The Broadway and Elizabeth House, Duke Street, GU21 5AS

SHLAAGE029: 2-24 Commercial Way and 13-28 High Street, Woking, GU21 6BW

SHLAAGE030: Victoria Square Development, Church Street West, Woking, GU21 6HD

SHLAAGE031: 1-12 High Street and 26-34 Commercial Way, Woking, GU21 6EN

SHLAAGE070: The Big Apple American Amusements Ltd, H.G. Wells Conference Centre, The Rat and Parrot PH, 48-58 Chertsey Road, Woking, GU21 5AJ

SHLAAGE028: King's Court, Church Street East, Woking, GU21 6HA

SHLAAGE018: 113-129 Goldsworth Road, Woking, GU21 6LR

SHLAA n/a: Griffin House, West Street, Woking, GU21 6BS

SHLAA n/a: Concorde House, 165 Church Street East, Woking, GU21 6HJ

SHLAA n/a: Synergy House, 8 Church Street West, Woking, GU21 6DJ

SHLAAGE066: 30-32, Woking Railway and Athletic Club, Systems House and Bridge House, Goldsworth Road, Woking, GU21 6JT

SHLAA n/a: MVA and Select House, Victoria Way, Woking, GU21 6DD

SHLAAGE076: Chester House, 76-78 Chertsey Road, Woking, GU21 5BJ

SHLAAGE073: 79-87 Goldsworth Road, Woking GU21 6LJ

SHLAAGE061: Spectrum House, 56 Goldsworth Road, Woking GU21 6LE

SHLAAGE062: The Coign Church, 1-5 Church Street West and 5-19 Oaks Road, Woking, GU21 6DJ

SHLAAGE074: The former Goldsworth Arms PH, Goldsworth Road, Woking, GU21 6LQ

SHLAAGE068: 1-7 Victoria Way and 1-29 Goldsworth Road, Woking, GU21 6JZ

SHLAAGE010: Poole Road Industrial Estate, Woking, GU21 6EE

SHLAAGE019a: Timber Yard, Arthurs Bridge Road/ Horsell Moor, Woking, GU21 4NQ

SHLAAGE019b: 73 Horsell Moor, Horsell, GU21 4NL

SHLAAKW022: Elmbridge House, Elmbridge Lane, Kingfield, Woking, GU22 9AW

SHLAAKW036: Sherpa House, Kingfield Road, Kingfield, Woking, GU22 9EH

SHLAAKW009a and SHLAA009b: Backland gardens of houses facing Ash Road, Hawthorn Road, Willow Way and Laburnum Road (Barnsbury sites 1 & 2), Barnsbury Farm Estate, Woking, GU22 0BN

SHLAAKW010: Backland gardens of houses facing Laburnum Road, Ash Road and Ash Close (Barnsbury Site 3), Barnsbury, Woking, GU22 0BU

SHLAA n/a: Chertsey House, 61 Chertsey Road, Woking, GU21 5BN

SHLAAMS007: 1 to 5 Elliot Court, North Road, to the rear of 1 to 13 North Road, and 95-105 Maybury Road, Woking, GU21 5JL

SHLAAMS037: 101-121 Chertsey Road, Woking, GU21 5BG

SHLAAMS039: Walton Road Youth Centre, Walton Road, Woking GU21 5DL

SHLAAMS041: 29-31 Walton Road, Woking, GU21 5BX

SHLAAMS092: Land within Sheerwater Priority Place, Albert Drive, Woking, GU21 5RE

SHLAA n/a: Forsyth Road Industrial Estate, Forsyth Road, Woking, GU21 5SU

SHLAA n/a: Monument Way West Industrial Estate, Monument Way West, Woking, GU21 5LY

SHLAAMHE011: Car park (east), Oriental Road, Woking, GU22 8BD

SHLAAMHE014: Royal Mail Sorting/Delivery Office, White Rose Lane, Woking, GU22 7AJ

SHLAAMHW051: Somerset House, 1-18 Oriental Road, Heathside Crescent, Woking, GU22 7BAG

SHLAAMHW030: Former St Dunstons, White Rose Lane, Woking, GU22 7AG

SHLAAMHW031: Owen House and The Crescent, Heathside Crescent, Woking, GU22 7AG

SHLAAMHW043: Coroner's Court (former Woking Magistrates Court), Station Approach, Woking, GU22 7YL

SHLAA n/a: Quadrant Court, Guildford Road, Woking, GU22 7QQ

SHLAAMHW014: Coal Yard/Aggregates Yard adjacent to the railway line, Guildford Road, Bradfield Close, Woking, GU22 7QE

SHLAAMHW029: 11-15 Guildford Road, Southern House, Jubilee House, Lynton House, Station Approach, Woking, GU22 7PX

SHLAASJHH011: Corner Garage, 16-18 St Johns Road, St Johns, GU21 7SA

SHLAAWB023: Land at Station Approach, West Byfleet, KT14 6NG

SHLAAWB050: Camphill Club and Scout Hut, Camphill Road, West Byfleet, KT14 6EF

SHLAAWB003: Camphill Tip, Camphill Road, West Byfleet, KT14 6EW

SHLAAWB014: Car park to east of Enterprise House, adjacent Social Club, Station Approach, West Byfleet, KT14 6NW

SHLAAGE052: Barratt House, Chertsey Road, Woking, GU21 5AB

SHLAAGW004: Goldsworth House, Denton Way, Woking, GU21 3LG

SHLAABR019: BT Telephone Exchange, Bagshot Road, Brookwood, GU21 2RP

SHLAAKN026: Car park opposite The Vyne, Reading Way, Knaphill, GU21 2DU

SHLAAMHE013: Car park (west) and signalling station, Oriental Road, Woking, GU22 7AE

SHLAAMHE016: Lion House and car park, Oriental Road, Woking, GU22 7BA

SHLAAWB071: 1, 3, 5, 7, 9, 11, 13 and 15 Old Woking Road, West Byfleet, KT14 6LW

SHLAAGE072: Land over Woking Railway Station, Station Approach. Woking, GU22 7AE

SHLAABY031b: Churchill House and Beaver House, York Close, Byfleet, KT14 7HN

SHLAABY017: Works at 11 Royston Road, Byfleet, KT14 7NX

SHLAABY038 : Land to rear of Byfleet Village Hall, High Road, Byfleet, KT14 7QL

SHLAABY065: 96-120 Church Road, Byfleet, KT14 7NF

SHLAABY016: 94-100 Royston Road, Byfleet, KT14 7QE

SHLAABY018: Wey Retail Park, Royston Road, Byfleet, KT14 7NY

SHLAABY064: The Manor School, Magdalen Crescent, Byfleet, KT14 7SR

Part of car park at Goldsworth Park Centre, Denton Way, Woking, GU21 3LG

SHLAAMS035: Monument Hill Playing Fields, Alpha Road, Woking, GU22 8HF

SHLAAWB008: Phoenix House, Pyrford Road, West Byfleet, KT14 6RA

SHLAAWB025: Electricity Sub Station, Birch Walk, West Byfleet, KT14 6EJ

SHLAAWB017: Camphill Industrial Estate and Apex Court, Camphill Road, West Byfleet, KT14 6EB

APPENDIX 13: SUMMARY OF SA RESULTS AND GREEN BELT BOUNDARY REVIEW REPORT

The NPPF sets out specific requirements for amending Green Belt boundaries. This includes ensuring that any site that is taken out from the Green Belt does not undermine its purpose. It emphasises that when defining Green Belt boundaries, local authorities should:

- Ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;
- Not include land which it is unnecessary to keep permanently open;
- Where necessary, identify in their plans areas of safeguarded land between the urban area and the Green Belt, in order to meet longer term development needs stretching well beyond the plan period;
- Make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a local plan review which proposes the development
- Satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and
- Define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

Table 1 below summarises the results of the SA of the Site Allocations DPD and the Green Belt boundary review report. Whilst they are distinct from each other, they complement one another in informing decision making to meet the requirements of the NPPF as set out above. The Council is satisfied that if the Site Allocations DPD follows the recommendations of the SA, the Green Belt boundary review report and the other relevant evidence base it will lead to the most sustainable pattern of development to achieve the spatial strategy of the Core Strategy, in particular, when compared against other alternative options. The attached Map illustrates the land parcels assessed by the Green Belt boundary review.

The Green Belt serves five main purposes:

- To check the unrestricted sprawl of large built-up areas;
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of the historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

It is important that any land that is released from the Green Belt for development does not significantly undermine the above purposes. The Council has carried out a Green Belt boundary review to assess how land in the Green Belt will contribute to the purposes of the Green Belt and to ensure that any land that is released from the Green Belt for development preserves them. In addition to the SA results, the recommendations of the Green Belt boundary review have also been taken into account in selecting proposals for the Site Allocations DPD. Table 1 summarises what the Green Belt boundary review says about each of the sites appraised in the SA Report. Appendix 14 is a Map showing the parcels of land assessed by the Green Belt boundary review. Full details of the Green Belt boundary review is on the Council's website (www.woking.gov.uk).

Paragraph 159 of the NPPF requires the Council to prepare a Strategic Housing Land Availability Assessment (SHLAA) to establish realistic assumptions about the availability,

suitability and the likely economic viability of land to meet the identified need for housing over the plan period. The Council has carried out a SHLAA, which has provided the source for identifying sites for the SA. The SHLAA will shortly be published on the Council's website. The Green Belt boundary review has been informed by the SHLAA and takes into account the requirements of the NPPF with regard to viability, availability and achievability.

Table 1 – Summary of the SA findings and the Green Belt boundary review report on preferred Green Belts sites appraised in the SA.

Regulation 18 Site Allocations reference number	Proposal	Summary of reasons for recommendation to be considered for allocation in the Regulation 18 Site Allocations DPD (SA)	Summary of key findings of the Green Belt boundary review
GB1	SHLAABRO14a: Land at Coblands Nursery and Lyndhurst, Brookwood Lye Road, Brookwood GU24 0EZ	The proposal will enable the delivery of housing, including Affordable Housing. It will make a contribution towards the overall housing requirement. Site is in Flood Zone 1 and within reasonable walking and cycling distance from key services and facilities. This will help reduce the need to travel by car and encourage the use of sustainable modes of travel. Part of the site is previously developed land. Development of the site will make efficient use of previously developed land.	The site forms part of a parcel of land (parcel 22) with relatively high potential for sustainability. Parcel is contained and well related to existing development. Development is unlikely to be perceived as unrelated growth. Some encroachment is evident. Site has good accessibility to community facilities including accessibility by rail and a large Sainsbury's on Bagshot Road. Site forms an urban fringe landscape of low quality. Site could accommodate development. Site does not contribute to the openness of the Green Belt. Site is deliverable with marginal viability. Viability issues will be looked at in detail at the time of delivery.
GB4	SHLAABY043: Land south of High Road, Byfleet, KT14 7QL	The proposal will enable the delivery of housing, including Affordable Housing. It will make a contribution towards the overall housing requirement. It is within reasonable walking distance to the Byfleet local centre and a reasonable cycling distance to the Byfleet and New Haw	Site forms part of parcel of land (parcel 6) with little contribution to preventing merging. M25 form a clear boundary which could provide settlement limit. Any development would be contained by the M25 and remain separated from Woking. The

		<p>railway station. This will help reduce the need to travel by car and encourage the use of sustainable modes of travel. Most of the site is in flood zone 1 where development is encouraged. It is acknowledged that the eastern corner touches on flood zone 2.</p>	<p>designation of the site has prevented development occurring within an area that is otherwise generally well contained from the wider countryside. Area has high suitability for development. The site is crossed by high voltage pylons although not precluding development. Noise from the M25 could be mitigated. It is close to the existing local centre and no barriers to connectivity. Site has potential to accommodate development without significant adverse landscape and visual impacts. Site is deliverable with marginal viability. Viability issues will be looked at in detail at the time of delivery.</p>
GB5	SHLAABY044: Land to the south of Murray's Lane, Byfleet KT14 7NE	<p>The proposal will enable the delivery of housing, including Affordable Housing. It will make a contribution towards the overall housing requirement. Site is in reasonable walking and cycling distance to Byfleet Local centre and reasonable cycling distance to Byfleet and New Haw railway station. This will help reduce the need to travel by car and encourage the use of sustainable modes of travel. Most of the site is in flood zone 1 where development is encouraged. It is acknowledged that the southern boundary touches on flood zone 2.</p>	<p>Site forms part of parcel of land (parcel 6) with little contribution to preventing merging. M25 form a clear boundary which could provide settlement limit. Any development would be contained by the M25 and remain separated from Woking. The designation of the site has prevented development occurring within an area that is otherwise generally well contained from the wider countryside. Area has high suitability for development. The site is crossed by high voltage pylons although not precluding development. Noise from the M25 could be mitigated. It is close</p>

			to the existing local centre and no barriers to connectivity. Site has potential to accommodate development without significant adverse landscape and visual impacts. Site is deliverable with marginal viability. Viability issues will be looked at in detail at the time of delivery.
GB8	SHLAAMSG009: Nursery land adjacent to Egley Road, Mayford GU22 OPL	The proposal will enable the delivery of housing, including Affordable Housing. It will make a contribution towards the overall housing requirement. The development of the site would provide recreational, sports facilities to service the school and the local community. It will provide an educational facility (secondary school) to service the local and the wider area. The provision of the school could have a positive overall bearing on poverty and social exclusion. Site is within reasonable walking and cycling distance to the Mayford Neighbourhood Centre. Consequently, it will help reduce the need to travel by the car. Site is also adjacent to a bus stop. Site is in flood zone 1. However, it is acknowledged that the eastern boundary is adjacent to flood zone 2.	Site scored well in terms of strategic accessibility due to proximity to a railway station. It has the potential to be connected to the existing urban area. Site is part of parcel 20. Development in parcel would not reduce gap between the town and the northern edge of Guildford. Part of the parcel to the north is constrained by the Escarpment and rising ground of landscape importance. The general area makes a positive contribution to the southern setting and containment of the town. However, this site which is at the foot of the slopes north of Saunders Lane is notably discreet and in visual terms less sensitive to change and could accommodate some development. Site is deliverable and development will be viable. There is the likely prospect of the site coming forward for development. Saunders Lane will provide a strong defensible boundary to the Green Belt if the site

			is released for development.
GB9	SHLAAMSG030: Woking Garden Centre, Egley Road, Mayford, Woking GU22 0NH	The proposal will enable the delivery of housing, including Affordable Housing. It will make a contribution towards the overall housing requirement. Site is in flood zone 1 where development is encouraged. Site is within reasonable walking and cycling distance from the Mayford Neighbourhood Centre. Consequently, it will help reduce the need to travel by the car. Part of the site is previously developed land, which will make efficient use of previously developed land.	Site scored well in terms of strategic accessibility due to proximity to a railway station. It has the potential to be connected to the existing urban area. Site is part of parcel 20. Development in parcel would not reduce gap between the town and the northing edge of Guildford. Part of the parcel to the north is constrained by the Escarpment and rising ground of landscape importance. The general area makes a positive contribution to the southern setting and containment of the town. In visual terms the site is less sensitive to change and could accommodate some development. Site is deliverable and development will be viable. There is the likely prospect of the site coming forward for development. Saunders Lane will provide a strong defensible boundary to the Green Belt of the site is released for development.
GB10	SHLAAMSG016: Land to the north east of Saunders Lane, between Saunders Lane and Hook Hill Lane, Mayford, GU22 0NN	The proposal will enable the delivery of housing, including Affordable Housing. It will make a contribution towards the overall housing requirement. Site is in flood zone 1 where development is encouraged. It is within reasonable walking and cycling distance to the Mayford Neighbourhood Centre. Consequently, it will help reduce	Site scored well in terms of strategic accessibility due to proximity to a railway station. It has the potential to be connected to the existing urban area. Site is part of parcel 20. Development in parcel would not reduce gap between the town and the northing edge of Guildford. Part of the parcel to the north is constrained by

		the need to travel by the car.	the Escarpment and rising ground of landscape importance. The general area makes a positive contribution to the southern setting and containment of the town. However, this site which is at the foot of the slopes north of Saunders Lane is notably discreet and in visual terms less sensitive to change and could accommodate some development. Site is deliverable and development will be viable. There is the likely prospect of the site coming forward for development. Saunders Lane will provide a strong defensible boundary to the Green Belt of the site is released for development.
GB11	SHLAMSG017: Land to the north west of Saunders Lane, Mayford, GU22 0NN	The proposal will enable the delivery of housing, including Affordable Housing. It will make a contribution towards the overall housing requirement. Site is in flood zone 1 where development is encouraged. It is within reasonable walking and cycling distance to the Mayford Neighbourhood Centre. Consequently, it will help reduce the need to travel by the car.	Site scored well in terms of strategic accessibility due to proximity to a railway station. It has the potential to be connected to the existing urban area. Site is part of parcel 20. Development in parcel would not reduce gap between the town and the northing edge of Guildford. Part of the parcel to the north is constrained by the Escarpment and rising ground of landscape importance. The general area makes a positive contribution to the southern setting and containment of the town. However, this site which is at the foot of the slopes north of Saunders Lane is notably discreet and in visual terms less sensitive to change and could accommodate

			GB12some development. Site is deliverable and development will be viable. There is the likely prospect of the site coming forward for development. Saunders Lane will provide a strong defensible boundary to the Green Belt of the site is released for development.
GB7	SHLAAMSG025: Ten Acres Farm, Smarts Heath Road, Mayford GU22 0NP	The Travellers Accommodation Assessment identifies a need for Travellers accommodation. The site will make a significant contribution towards meeting this need. Majority of the site where development is intended to be focussed is in flood zone 1 where development is encouraged. It is acknowledge that the southerly parts of the site are in flood zone 2 and a very small southerly part is in zone 3. The Site is within reasonable walking distance to Mayford Neighbourhood Centre. Consequently, it will help reduce the need to travel by the car.	The Green Belt boundary review recommends that the Council meets its Traveller accommodation needs in the following priority order – safeguarding existing sites, grant full permission to existing sites with temporary permission, allocate sites within or adjacent to the urban area and allocate sites within the Green Belt. The site is an existing established site within the Green Belt. Development will lead to potential intensification of existing site in the Green Belt. The SHLAA does not identify any urban site that is available and viable to develop to meet Travellers accommodation. Intensification of existing established sites seem the preferred relative option. Only the part of the site in Flood Zone 1 is recommended for development. It is recommended that the site continue to be washed over by the Green Belt.

GB12	SHLAAPY004: Land rear of 79 – 95 Lovelace Drive, Teggs Lane, Pyrford, Surrey GU22 8QZ	The proposal will enable the delivery of housing, including Affordable Housing. It will make a contribution towards the overall housing requirement. Site is in flood zone 1 where development is encouraged. Site is in reasonable walking and cycling distance to the Neighbourhood Centre. Consequently, it will help reduce the need to travel by the car. It has a good accessibility to a range of services and facilities such as a primary school.	Land makes no contribution to preventing merging into outlying settlements. Safeguards mainly open arable landscape. Generally strong existing boundaries form clear definition between town and country. Whilst part of the parcel which contains this site is constrained by rising ground, this site is considered developable. It is set back from the exposed slopes and edge of the ridge and benefits from significant containment provided by a substantial tree belt. Development should avoid any impact on the setting of the Registered Park and Garden at Pyrford Court. Has potential for connections into the existing urban area. Site is close to existing local centre and local community facilities. Development of the site is suitable in sustainability terms.
GB13	SHLAAPY005: Land east of Upshot Lane and South Aviary Road, Pyrford, GU22 8QZ	The proposal will enable the delivery of housing, including Affordable Housing. It will make a contribution towards the overall housing requirement. Site is in flood zone 1 where development is encouraged. Site is in reasonable walking and cycling distance to the Neighbourhood Centre. Consequently, it will help reduce the need to travel by the car. It has a good accessibility to a range of services and facilities such as a primary school.	There is no issue about preventing merging into outlying settlements. Safeguards mainly open arable landscape. Generally strong existing boundaries form clear definition between town and country. Whilst part of the parcel which contains this site is constrained by rising ground, this site is considered developable. It is set back from the exposed slopes and edge of the ridge and benefits from significant containment provided by a

			substantial tree belt. Development should avoid any impact on the setting of the Registered Park and Garden at Pyrford Court. Has potential for connections into the existing urban area. Site is close to existing local centre and local community facilities. Development of the site is suitable in sustainability terms.
GB15	SHLAAWB019b and SHLAAWB021: Land surrounding West Hall, Parvis Road, West Byfleet, KT14 6EY	Site will make provision for the delivery of significant amount of housing towards the overall housing requirement. The site is within reasonable walking and cycling distance to West Byfleet District Centre and a range of services and facilities, including a primary school. Consequently, it will help reduce the need to travel by car. The developable area of the site is in flood zone 1 where development is encouraged. It is acknowledged that the site is adjacent to flood zone 2 and 3.	The site forms part of parcel 4, which is a significant tract of land between the edge of the town and the M25. Perception of narrowing the gap with Byfleet is limited by the barrier provided by the M25. Boundaries beyond the parcel are unlikely to provide same containment as existing. The site has particularly good access to existing community facilities that are in the West Byfleet District Centre. It is accessible to a railway station. The site has relatively high potential for sustainability. To overcome the landscape implications of developing this site, the Green Belt boundary review report recommends development to include significant elements of green infrastructure. The northern edge of the parcel is recommended to be retained in the Green Belt to help avoid perception of development narrowing the Green Belt separation between Byfleet and West

			Byfleet.
GB16	SHLAAWB004: Broadoaks, Parvis Road, West Byfleet KT14 6LP	Site will make provision for the delivery of housing, including Affordable Housing and a contribution towards the overall housing requirement. The site will also enable the provision of high quality office and research development thereby creating high quality jobs. The combination of the two will have a positive bearing on the wellbeing of the community and on poverty. The site is in flood zone 1 where development is encouraged. It is within reasonable walking and cycling distance to the West Byfleet District Centre and to a range of services and facilities including shops. It is within cycling distance to the railway station. Consequently, it will help reduce the need to travel by car. The site is presently identified in the Core Strategy as a Major Developed Site in the Green Belt for high quality office and Research Park. This allocation extends the proposed uses on the site and seeks to release the site from the Green Belt. The principle of developing the site has been established by the Core Strategy.	The site forms part of parcel 4, which is a significant tract of land between the edge of the town and the M25. Perception of narrowing the gap with Byfleet is limited by the barrier provided by the M25. Boundaries beyond the parcel are unlikely to provide same containment as existing. The site has particularly good access to existing community facilities that are in the West Byfleet District Centre. It is accessible to a railway station. The site has relatively high potential for sustainability. Site is well contained and lies within the settlement envelope. The site is presently identified in the Core Strategy as a Major Developed Site in the Green Belt.
GB2 & GB3	SHLAABR024: Five Acres, Brookwood Lye Road, GU24 0HD	The site will make a significant contribution towards meeting the accommodation needs of Travellers and consequently contributing to improving the wellbeing of Travellers. The site is within reasonable walking and cycling distance to services and facilities and the Brookwood Railway	The Green Belt boundary review recommends that the Council meets its Traveller accommodation needs in the following priority order – safeguarding existing sites, grant full permission to existing sites with temporary permission, allocate sites

		<p>Station. Development will reduce the need to travel.</p>	<p>within or adjacent to the urban area and allocate sites within the Green Belt. The site is an existing established site within the Green Belt. Development will lead to potential intensification of existing site in the Green Belt. The SHLAA does not identify any urban site that is available and viable to develop to meet Travellers accommodation. Intensification of existing established sites seem the preferred relative option.</p> <p>The site forms part of a parcel of land (parcel 22) with relatively high potential for sustainability. Parcel is contained and well related to existing development. Development is unlikely to be perceived as unrelated growth. Some encroachment is evident. Site has good accessibility to community facilities including accessibility by rail. Site forms an urban fringe landscape of low quality. Site could accommodate development. Site does not contribute to the openness of the Green Belt. It is recommended that the site be released from the Green Belt.</p>
GB14	SHLAASJHH035: Land adjacent to Hook Hill Lane, Hook Heath, Woking, GU22 0PS	Green infrastructure will have positive impacts on wellbeing and improve accessibility to services and facilities. It will help conserve biodiversity. It will help	Site is promoted as green infrastructure. It is part of parcel 20.

		protect the landscape setting of the area, in particular, the Escarpment and Rising Ground of Landscape Importance. It will have a positive bearing on climate change.	
--	--	--	--

Summary of the SA findings and the Green Belt boundary review report on preferred Green Belt sites appraised in the SA

<p>SHLAABRO021: The Meadows, Bagshot Road, Brookwood GU21 2RP</p>	<p>Site forms part of a strategic gap between Brookwood and Knaphill. Its development will create an isolated satellite development within the Green Belt that is not contiguous with the existing urban area.</p>	<p>Site is part of Parcel 23. Land considered having 'very low suitability' for removal from the Green Belt. Land is considered to be of critical importance to Green Belt purposes by preventing development that could lead to merger with scattered development of Knaphill and Brookwood; and prevents encroachment of built-up area of Knaphill on a distinctive local landscape (a valley landscape with strong identity). Following the sustainability assessment as part of the GBBR, this area was also identified as having lower potential to deliver sustainable development relative to others (mainly due to lack of strategic accessibility and major environmental constraints). A significant area through the centre of the parcel is Flood Zone 3, placing significant restrictions on development</p>
<p>SHLAABRO030: Blackhorse Road and Heath House Road, Brookwood, GU22 0QT</p>	<p>Development of the site will lead to significant loss of woodland and potential habitat. The site has poor accessibility to local services and facilities, in particular by food and cycling.</p>	<p>Site is part of parcel 19. Land considered having 'low suitability' for removal from Green Belt. The land is of major importance to Green Belt purposes in preventing intensification of existing ribbons of development and encroachment beyond the well-defined urban threshold, through infill and incremental additions; and preventing further extension of the urban area south of the railway. Development on this land would likely result in significant adverse effects on landscape features and character. Following the sustainability assessment as part of the GBBR, this area was also identified as having the worst potential to deliver sustainable development relative to others due to lack of strategic accessibility, environmental constraints, and very limited access to existing</p>

		community facilities.
SHLAABR034: Land at the corner of Heath House Road and Rough Road, Woking GU22 0RB	Development of the site will lead to the significant loss of woodland. A significant number of trees on the site are covered by Tree Preservation Orders. Development of the site will have adverse impacts on the landscape character of the area. Site is remote with poor accessibility to key services and facilities, in particular by foot and cycling.	Site is part of parcel 19. Land considered to have 'low suitability' for removal from Green Belt. The land is of major importance to Green Belt purposes in preventing intensification of existing ribbons of development and encroachment beyond the well-defined urban threshold, through infill and incremental additions; and preventing further extension of the urban area south of the railway. Development on this land would likely result in significant adverse effects on landscape features and character. Following the sustainability assessment as part of the GBBR, this area was also identified as having the worst potential to deliver sustainable development relative to others due to lack of strategic accessibility, environmental constraints, and very limited access to existing community facilities.
SHLAAKN029: Land at Lynbrook, Chobham Road, Knaphill GU21 2QF	Most of the site is biodiversity opportunity site. It has a strong landscape character that form an integral part of the landscape setting of the area. There are existing mature tree with strong tree belts and woodland strips that are protected by TPO. The site contains areas of woodland.	Site is part of parcel 24. Land considered having 'very low suitability' for removal from the Green Belt. It is of critical importance to three Green Belt purposes – contributing to the containment of the well-defined urban area; contributing to the separation between neighbouring urban areas i.e. Knaphill and Bisley; and assisting in safeguarding the attractive rural countryside from encroachment beyond the well-defined existing urban edge. Land has little/no capacity for change due to its strong, largely unspoilt and intact character, which reinforces the sense of separation between two built-up areas. The area makes a significant contribution to the attractive setting of the edge of Knaphill and Bisley and is very sensitive to change.

		Following the sustainability assessment as part of the GBBR, this area was also identified as having lower potential to deliver sustainable development relative to others mainly due to lack of strategic accessibility
SHLAAKN030: Land adjacent to 1 – 6 Littlewick Cottages, Littlewick Common, Knaphill GU21 2EX	The site forms part of the urban fringe landscape. Its development will create a satellite development within the Green Belt that is not contiguous with the existing urban area.	Site is part of parcel 28. Land considered to have 'low suitability' for removal from the Green Belt – it makes a significant contribution to preventing sprawl as land abuts and contains the urban edge which is well-defined along a clear boundary. Land here is considered to be clearly distinct from the built-up area of Woking and plays an important role in contributing to its northern setting and containment of the urban area. A Green Belt designation provides strong constraint to incremental small changes to existing small developments. There does not appear to be any potential to accommodate significant development here. In addition, re-drawing the Green Belt boundary to the northern side of this parcel would represent a very significant reduction in the width of the Green Belt between the northern edge of the town and Bisley
SHLAAKN036: Land at the Mount, Chobham Road, Knaphill GU21 2TX	The landscape is largely unspoilt and reinforces the sense of visual separation between the north western edge of the town and Bisley	Site is part of parcel 24. Land considered having 'very low suitability' for removal from the Green Belt. It is of critical importance to three Green Belt purposes – contributing to the containment of the well-defined urban area; contributing to the separation between neighbouring urban areas i.e. Knaphill and Bisley; and assisting in safeguarding the attractive rural countryside from encroachment beyond the well-defined existing urban edge. Land has little/no capacity for change due to its strong,

		largely unspoilt and intact character, which reinforces the sense of separation between two built-up areas. The area makes a significant contribution to the attractive setting of the edge of Knaphill and Bisley and is very sensitive to change. Following the sustainability assessment as part of the GBBR, this area was also identified as having lower potential to deliver sustainable development relative to others mainly due to lack of strategic accessibility
SHLAAKN064: Stanley Farm, Corner of Limecroft Road and Chobham Road, Knaphill GU21 2QF	The landscape is largely unspoilt and reinforces the sense of visual separation between the north western edge of the town and Bisley	Site is part of parcel 24. Land considered having 'very low suitability' for removal from the Green Belt. It is of critical importance to three Green Belt purposes – contributing to the containment of the well-defined urban area; contributing to the separation between neighbouring urban areas i.e. Knaphill and Bisley; and assisting in safeguarding the attractive rural countryside from encroachment beyond the well-defined existing urban edge. Land has little/no capacity for change due to its strong, largely unspoilt and intact character, which reinforces the sense of separation between two built-up areas. The area makes a significant contribution to the attractive setting of the edge of Knaphill and Bisley and is very sensitive to change. Following the sustainability assessment as part of the GBBR, this area was also identified as having lower potential to deliver sustainable development relative to others mainly due to lack of strategic accessibility.
SHLAAKN052: Land off Carthouse Lane, Knaphill GU21 4XS	The site form part of the urban fringe landscape. Its development will create a satellite development within the Green Belt that is not contiguous with	Site is part of parcel 28. Land considered to have 'low suitability' for removal from the Green Belt – it makes a significant contribution to preventing

	the existing urban area.	sprawl as land abuts and contains the urban edge which is well-defined along a clear boundary. Land here is considered to be clearly distinct from the built-up area of Woking and plays an important role in contributing to its northern setting and containment of the urban area. A Green Belt designation provides strong constraint to incremental small changes to existing small developments. There does not appear to be any potential to accommodate significant development here. In addition, re-drawing the Green Belt boundary to the northern side of this parcel would represent a very significant reduction in the width of the Green Belt between the northern edge of the town and Bisley
SHLAABY069: Byfleet Mill, Mill Lane, Byfleet KT14 7RR	The site is in Flood Zone 3a and 3b (within the functional floodplain). It is designated as Surrey Biodiversity Action Plan Floodplain Grazing Marsh habitat. These are protected by TPO. Byfleet Mill is a Grade 11 listed building.	Site excluded from assessment due to absolute environmental and policy constraints.
SHLAABY073: Land to the south of Murrays Lane, Byfleet KT14 7NE.	The site is grazing land and part is designated by the Surrey Biodiversity Action plan as Floodplain Grazing Marsh Habitat. There are mature trees on the site. It is crossed by high voltage power lines and associated pylons. There is no visual relationship with the existing community of Byfleet because of the raised M25 and associated screening.	Site is part of parcel 6. Any remaining land is subject to major constraints due to the presence of high voltage electricity pylons, noise, Flood Zone 2 classification, and presence of M25 motorway
SHLAA n/a: Murrays Lane, Byfleet KT14 7NE	The Site Allocations DPD is not allocating sites for agricultural grazing. This use is an acceptable use in the Green Belt and can continue as such. The Scout Hut has already got planning permission for	Site is part of parcel 6. Land is subject to major constraints due to the presence of high voltage electricity pylons, noise, Flood Zone 2 classification,

	its delivery. There is no evidence to designate the site as open space. In any case it is also acceptable use in the Green Belt. Site has been promoted on the back of a petition.	and presence of M25 motorway
SHLAABY079: Land south of High Road and adjacent M25, Byfleet KT14 7QG	The site is in Flood Zone 1, 2 and 3. The southern most part of the site is in the functional floodplain. Site is in close proximity to the M25 and development could be exposed to significant noise pollution. The site is traversed by high voltage power lines and associated pylons.	Land is subject to major constraints due to the presence of high voltage electricity pylons, noise, Flood Zone 2 classification, and presence of M25 motorway
SHLAA079: Land east of Byfleet, adjacent Summer Close, Byfleet, KT14 7RY	Most of the site (about 90%) is in Flood Zone 2 and the rest in Flood Zone 3. The risk of flooding could be compounded by the risk of surface water flooding. The Environment Agency has given early indication that the site might be susceptible to contamination.	Site is part of parcel 6. Any remaining land is subject to major constraints due to the presence of high voltage electricity pylons, noise, Flood Zone 2 classification, and presence of M25 motorway
SHLAAHEW006: Woodham Court, Martyrs Lane, Woking, GU21 5NJ	Development of the site would result in an isolated satellite development within the Green Belt. Site is remote from key services and facilities and will encourage car use. There is limited opportunity to encourage walking and cycling.	Site is part of parcel 2. Land considered having low capacity for change (based on landscape character and sensitivity). Much of this area is subject to recently approved extension to McLaren campus (granted under very special circumstances) and is to remain in the Green Belt. Overall, the parcel has strong character with extensive woodland which contributes to enclosure and defines the northern setting of Woking. There is limited capacity to accommodate further significant development without significant adverse effects on important landscape features and prevailing strong character. Removal of the area to the north would also leave an area of development unconnected to the urban area. Removal of this land from the Green Belt would make a significant incursion into the Green

		Belt, with only very limited impact on the ability to deliver new housing
SHLAAHEW016: Land adjacent to 462 Woodham Lane, Woking, KT15 3QA	Site is a dense wooded area protected by TPO. Site is well defined. Site is remote from key services and facilities and will encourage car use. There is limited opportunity to encourage walking and cycling. Site help defines the northern landscape setting of the Borough.	Site is part of parcel 2. Land considered having low capacity for change (based on landscape character and sensitivity). Much of this area is subject to recently approved extension to McLaren campus (granted under very special circumstances) and is to remain in the Green Belt. Overall, the parcel has strong character with extensive woodland which contributes to enclosure and defines the northern setting of Woking. There is limited capacity to accommodate further significant development without significant adverse effects on important landscape features and prevailing strong character. Removal of the area to the north would also leave an area of development unconnected to the urban area. Removal of this land from the Green Belt would make a significant incursion into the Green Belt, with only very limited impact on the ability to deliver new housing
SHLAAHEW027: Land to the east of Martyrs Lane, Woking, GU21 5NJ	Site is not within reasonable distance to key services and facilities. Development of the site would result in an isolated satellite development within the Green Belt.	Site is part of parcel 2. Land considered having low capacity for change (based on landscape character and sensitivity). Much of this area is subject to recently approved extension to McLaren campus (granted under very special circumstances) and is to remain in the Green Belt. Overall, the parcel has strong character with extensive woodland which contributes to enclosure and defines the northern setting of Woking. There is limited capacity to accommodate further significant development without significant adverse effects on important landscape features and prevailing strong character. Removal of the area to the north would also leave

		an area of development unconnected to the urban area. Removal of this land from the Green Belt would make a significant incursion into the Green Belt, with only very limited impact on the ability to deliver new housing.
SHLAAMSG010: Compound, New Lane, Sutton Green, GU4 7QF	Site has poor accessibility to key services and facilities and would encourage car use. There is limited opportunity to promote walking and cycling. Development of the site would result in an isolated satellite development within the Green Belt.	Site is part of parcel 15. Land considered having 'low suitability' for removal from Green Belt. It is of major importance to three Green Belt purposes – contributing to the containment of the built-up area; contributing to the separation between neighbouring urban areas; and assisting in safeguarding the countryside from encroachment. The Green Belt designation limits further piecemeal encroachment beyond that already resulting from existing scattered clusters/ribbons of development. Land to the north of the parcel is particularly important to the containment of the southern edge of the town.
SHLAAMSG011: Land adjacent to Maybourne Rise, Mayford, Woking, GU22 0SH	Site has poor accessibility to key services and facilities and would encourage car use. There is limited opportunity to promote walking and cycling. Development of the site would result in an isolated satellite development within the Green Belt.	Site is part of parcel 15. Land considered having 'low suitability' for removal from Green Belt. It is of major importance to three Green Belt purposes – contributing to the containment of the built-up area; contributing to the separation between neighbouring urban areas; and assisting in safeguarding the countryside from encroachment. The Green Belt designation limits further piecemeal encroachment beyond that already resulting from existing scattered clusters/ribbons of development. Land to the north of the parcel is particularly important to the containment of the southern edge of the town.
SHLAAMSG012: Land to the south of Mayford Grange, Westfield	Development of the site would result in an isolated satellite development within the Green Belt.	Site is part of parcel 15. Land considered having 'low suitability' for removal from Green Belt. It is of major importance to three Green Belt purposes –

Road, Woking, GU22 9QR		contributing to the containment of the built-up area; contributing to the separation between neighbouring urban areas; and assisting in safeguarding the countryside from encroachment. The Green Belt designation limits further piecemeal encroachment beyond that already resulting from existing scattered clusters/ribbons of development. Land to the north of the parcel is particularly important to the containment of the southern edge of the town.
SHLAAMSG013: Silverly, Pyle Hill, Woking, GU22 0SR	Site has poor accessibility to key services and facilities and would encourage car use. There is limited opportunity to promote walking and cycling. Development of the site would result in an isolated satellite development within the Green Belt. Site contains mature trees	Site is part of parcel 15. Land considered having 'low suitability' for removal from Green Belt. It is of major importance to three Green Belt purposes – contributing to the containment of the built-up area; contributing to the separation between neighbouring urban areas; and assisting in safeguarding the countryside from encroachment. The Green Belt designation limits further piecemeal encroachment beyond that already resulting from existing scattered clusters/ribbons of development. Land to the north of the parcel is particularly important to the containment of the southern edge of the town.
SHLAAMSG014: Sunhill House, Hook Hill Lane, Woking, GU22 0PS	Development of the site would result in an isolated satellite development with the Green Belt. Site is adjacent to railway line and its development would increase vulnerability to noise	Land is part of Parcel 20. Part of Parcel 20 is recommended for release from the Green Belt for development. Constraints preventing development included of the rest of the parcel are: steep topography; land of stronger landscape character which would be more sensitive to change; a Conservation Area; and land which is more visually exposed and plays a greater contribution to the setting of the town.
SHLAAMSG018: Land between Homespun and Little Yarrows,	Part of the site is in Flood Zone 3. Site has poor accessibility to key services and facilities and	Site is part of parcel 17. Land considered having 'very low suitability' for removal from Green Belt.

<p>Guildford Road, Woking, GU22 0SD</p>	<p>would encourage car use. There is limited opportunity to promote walking and cycling. Development of the site would result in an isolated satellite development within the Green Belt.</p>	<p>The landscape here is particularly sensitive to change as any significant development may lead to fragmentation of the landscape and/or amalgamation and intensification of development resulting in significant adverse effects on landscape character. There are 'absolute' environmental constraints which would prevent most development, in the form of Flood Zone 3 transecting through the parcel of land, and a SSSI on the vast majority of the parcel. Following the sustainability assessment as part of the GBBR, this area was also identified as having lower potential to deliver sustainable development relative to others (mainly due to environmental constraints and limited access to existing community facilities).</p>
<p>SHLAAMSG027: Havering Farm, Guildford Road, Mayford, Woking, GU4 7QA</p>	<p>Site has poor accessibility to key services and facilities and would encourage car use. There is limited opportunity to promote walking and cycling. Development of the site would result in an isolated satellite residential development within the Green Belt. Site is currently used for industrial purposes. Development would lead to significant loss of employment land.</p>	<p>Site is part of parcel 16. Land considered having 'very low suitability' for removal from Green Belt. Land here is critically important in checking the unrestricted sprawl of the built-up area – the area contains ribbons of development which could otherwise be subject to pressure for infilling in intervening fields leading to growth isolated from the urban area. Removal of the Green Belt designation would reduce separation between the south edge of Woking and the northern edge of Guildford. The land is considered to have little scope to accommodate significant development without substantial adverse effects on landscape character. Following the sustainability assessment as part of the GBBR, this area was also identified as having lower potential to deliver sustainable development relative to others (mainly due to lack of strategic accessibility and very limited access to existing</p>

		community facilities).
SHLAAMSG037: Runtley Wood Farm, off New Lane, Sutton Green, Woking, GU4 7QQ	Site has poor accessibility to key services and facilities and would encourage car use. There is limited opportunity to promote walking and cycling. Development of the site would result in an isolated satellite residential development within the Green Belt.	Site is part of parcel 14. Land considered having 'very low suitability' for removal from Green Belt, and have little/no capacity for change: any development on land within this parcel would represent a significant incursion into very sensitive landscape, of strong rural character with few detracting features and little/no association with the built-up area of Woking. Land here is considered to be fundamental to the Green Belt, and development would be perceived as uncontained growth; reduce separation between settlements; and give rise to significant encroachment on the countryside. Following the sustainability assessment as part of the GBBR, this area was also identified as having lower potential to deliver sustainable development relative to others (mainly due to lack of strategic accessibility and very limited access to existing community facilities).
SHLAAMSG038: Land to the south of Smart's Heath Road, Woking, GU22 0NP	Development of the site would result in an isolated satellite residential development within the Green Belt.	Site is part of parcel 17. Land considered having 'very low suitability' for removal from Green Belt. The landscape here is particularly sensitive to change as any significant development may lead to fragmentation of the landscape and/or amalgamation and intensification of development resulting in significant adverse effects on landscape character. There are 'absolute' environmental constraints which would prevent most development, in the form of Flood Zone 3 transecting through the parcel of land, and a SSSI on the vast majority of the parcel. Following the sustainability assessment as part of the GBBR, this area was also identified as having lower potential to deliver sustainable

		development relative to others (mainly due to environmental constraints and limited access to existing community facilities).
SHLAAMSG040: Land to the north east of Hedge Cottage, Saunders Lane, Mayford, Woking, GU22 0NT	Land predominantly consists of woodland, including mature trees covered by TPO. The site features Escarpment and Rising Ground of Landscape Importance. Half the site is designated as Fishers Hill Hook Heath Conservation Area. Site has limited accessibility to key services and facilities. Development of the site would result in an isolated satellite residential development within the Green Belt.	Land is part of Parcel 20. Part of Parcel 20 is recommended for release from the Green Belt for development. Constraints preventing development included of the rest of the parcel are: steep topography; land of stronger landscape character which would be more sensitive to change; a Conservation Area; and land which is more visually exposed and plays a greater contribution to the setting of the town.
SHLAAMSG041: Land to the south of Moor Lane, Woking, GU22 9RB	Development would represent a significant incursion into a sensitive landscape of strong rural character with few detracting features and little or no association with the built up area of Woking. Site is beyond reasonable walking distance to key services and facilities. Development of the site would result in an isolated satellite residential development within the Green Belt.	Site is part of parcel 14. Land considered to have 'very low suitability' for removal from Green Belt, and have little/no capacity for change: any development on land within this parcel would represent a significant incursion into very sensitive landscape, of strong rural character with few detracting features and little/no association with the built-up area of Woking. Land here is considered to be fundamental to the Green Belt, and development would be perceived as uncontained growth; reduce separation between settlements; and give rise to significant encroachment on the countryside. Following the sustainability assessment as part of the GBBR, this area was also identified as having lower potential to deliver sustainable development relative to others (mainly due to lack of strategic accessibility and very limited access to existing community facilities)
SHLAAOW021: Land to the south of Carters Lane, Old Woking,	Site is in Flood Zone 2 and 3. Depending of the specific nature of the uses proposed, development	Site is part of parcel 13. The land in this parcel encompasses a sewage works which is identified in

GU22 8JQ	will be an isolated development in the Green Belt. The proposed uses are part of the acceptable uses in the Green Belt.	the Core Strategy as a 'Major Developed site within the Green Belt'. Any development to the west of the sewage works would not relate well to the existing settlement form, and would likely be perceived as a 'tongue' of development encroaching into the countryside (the land is considered to be of major importance in safeguarding the countryside from encroachment). Another major constraint is the Sewage Treatment Works on the eastern half of the site which would likely constitute a 'bad neighbour' use. Policy CS6 of the Core Strategy allows for redevelopment of the site, but only for the purposes of sewage treatment, and not for a significantly larger area than the existing footprint.
SHLAAPY006: Warren Farm Mobile Home Park, Warren Lane Pyrford, GU22 8XF	Site is in remote location with limited accessibility to key services and facilities. There is limited opportunity to encourage walking and cycling. Most journeys are likely to be car borne. Development of the site would result in an isolated satellite residential development within the Green Belt. The woodland on the site forms a strong landscape character of the area. Development of the site will lead to loss of commercial activity.	Site is part of parcel 11. Land considered having 'very low suitability' for removal from Green Belt. It is critical for serving the purposes of the Green Belt in that it checks the unrestricted sprawl of the built-up area. The land consists of a block of mature woodland containing a chalet park, adjoining the Wey navigation on the east and south sides. There is no capacity to accommodate development without substantial harm to the woodland, except for potential redevelopment of the chalet park. However, as the land is so remote from the built-up area, any development would be separated substantially from the existing urban area and may create a perception of 'sprawl' or sporadic growth. Following the sustainability assessment as part of the GBBR, this area was also identified as having lower potential to deliver sustainable development relative to others (mainly due to lack of strategic accessibility and very limited access to existing

		community facilities).
SHLAAPY020: Cranfield Cottage Paddock, Pryford Road, Pyrford, GU22 8UT	Development of the site would result in an isolated satellite residential development within the Green Belt.	Site is part of parcel 9. Land considered having 'very low suitability' for removal from Green Belt. It is critical for serving the purposes of the Green Belt – it prevents expansion of the urban area into mostly exposed arable landscape where it would be perceived as uncontained growth; and is important in safeguarding the countryside from encroachment. A large proportion of the parcel was subject to major environmental constraints, including classification as grade 2 and 3 agricultural land, safeguarding as a potential mineral resource; steep topography; and designation as 'Escarpment and rising ground of landscape importance'. The parcel has little/no capacity for change based on its landscape character and sensitivity – it contributes substantially to the rural setting of the town and its integration within the wider landscape. Open slopes to the east of the parcel are highly sensitive to change given their open and exposed nature. Following the sustainability assessment as part of the GBBR, this area was also identified as having lower potential to deliver sustainable development relative to others (mainly due to its environmental constraints).
SHLAA079: Land east of Byfleet, adjacent Summer Close, Byfleet KT14 7RY	Most of the site (about 90%) is in Flood Zone 2 and the rest in Flood Zone 3. The risk of flooding could be compounded by the risk of surface water flooding. The Environment Agency has given early indication that the site might be susceptible to	Site is part of parcel 7. It makes a moderate contribution to the purpose of the Green Belt purpose. Land is in Flood Zone 2. Land form part of the River Wey valley, comprising level largely open landscape of fields separated by recently planted

	contamination.	hedges, extending east from built up edge of Byfleet which forms a poorly integrated boundary. It is open rather sterile character which contrasts with the heavily vegetated, intimate river character beyond. Development could offer potential to enhance landscape and create a stronger well defined boundary to the settlement. Overall, should only be removed from the Green Belt if it is considered that other parcels cannot provide sufficient quantum of development for the plan period and beyond to 2040.
--	----------------	---

Definition of flood zones (Environment Agency)

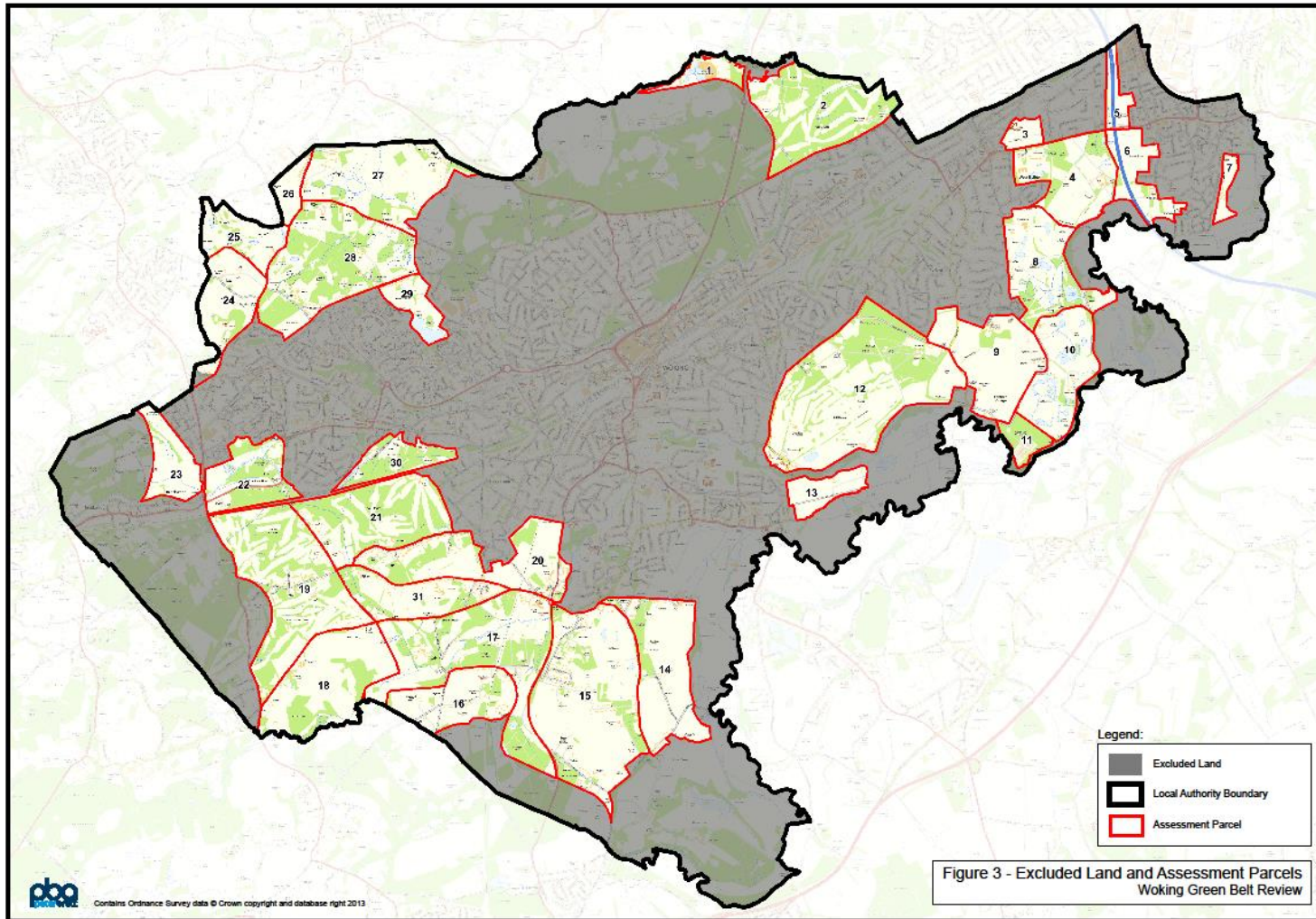
EA Flood Zone 1 – Low probability of flooding.

EA Flood Zone 2 – Medium probability of flooding. Probability of fluvial flooding is 0.1 – 1%. Probability of tidal flooding is 0.1 – 0.5%

EA Flood Zone 3a – High probability of flooding. Probability of fluvial flooding is 1% (1 in 100 years) or greater. Probability of tidal flooding is 0.5% (1 in 200 years)

EA Flood Zone 3b – Functional flood zone.

APPENDIX 14 - MAP OF LAND PARCELS ASSESSED BY THE GREEN BELT BOUNDARY REVIEW



APPENDIX 15: THE LEVELS OF DEVELOPMENT AND PROTECTION ESTABLISHED BY WOKING CORE STRATEGY 2012

Place and Development (2010-2027)	Woking Town Centre (defined by the boundary shown on the Proposals Map)	West Byfleet District Centre	Local Centres: Knaphill, Byfleet, Sheerwater, Goldsworth Park, Brookwood, Horsell, Kingfield, St. Johns	Priority Places: Maybury and Sheerwater, Lakeview Estate (Goldsworth Park)	Whole Borough (dwellings / floor space)	Core Strategy Borough-wide policies
Housing (no. net additional dwellings)	2,180, of which 1,980 from developable sites and 200 in a broad location	170	250 (as infill development)	Around 250	4,964, of which:	CS1, CS10
					320 - Poole Road/Butts Road employment area	CS10
					440 - Moor Lane site Westfield	CS10
					300 - Brookwood Farm Brookwood	CS10
					750 - infill development in the rest of urban area	CS10
					550 - Green Belt site(s) to be released after 2021/22	CS6, CS10
Affordable housing (no. net additional dwellings)	Stepped requirements according to development size location and/or land ownership in line with policy CS12				35% of 4,964, equivalent to 1,737	CS12
Accommodation for older people and vulnerable groups (no. net additional dwellings)	Provision in line with latest Strategic Housing Market Assessment (SHMA)					CS13
Accommodation for Gypsies, Travellers and Travelling Showpeople	Provision of additional pitches in line with updated Gypsy and Traveller Accommodation Assessment (GTAA)					CS14
Place and Development	Woking Town Centre	West Byfleet District Centre	Local Centres: Knaphill, Byfleet,	Priority Places: Maybury and	Whole Borough (dwellings / floor space)	Core Strategy

(2010-2027)	(defined by the boundary shown on the Proposals Map)		Sheerwater, Goldsworth Park, Brookwood, Horsell, Kingfield, St. Johns	Sheerwater, Lakeview Estate (Goldsworth Park)		Borough-wide policies
Infrastructure:						CS16
Social, community, open space and transport infrastructure	Adequate development supporting development, in line with the Infrastructure Delivery Plan					CS16, CS17, CS18, CS19
Suitable Accessible Natural Greenspace (SANGS mitigating harm to Special Protection Areas)	SANG provision in line with Thames Basin Heaths SPA Avoidance Strategy 2010 - 2015					CS8, CS16
Employment - offices (sqm. additional floor space)	approx. 27,000, as part of mixed use development. 15% of this to take place at Butts Road/Poole road employment area	1,000 – 1,500, as part of mixed use development		Safeguard existing land in employment areas	28,000	CS15
Employment - warehousing (sqm. additional floor space)					20,000	CS15
Place and Development (2010-2027)	Woking Town Centre (defined by the boundary shown on the Proposals Map)	West Byfleet District Centre	Local Centres: Knaphill, Byfleet, Sheerwater, Goldsworth Park, Brookwood, Horsell,	Priority Places: Maybury and Sheerwater, Lakeview Estate (Goldsworth Park)	Whole Borough (dwellings / sqm. floor space)	Core Strategy Borough-wide policies

			Kingfield, St. Johns			
Retail	Up to 75,300 additional A class floor space (of which 67,600 A1 retail, comprising 59,300 comparison and 8,300 convenience), phased:	Up to 13,000 A class (of which 12,500 A1 retail, comprising 10,500 comparison and 2,000 convenience)	Up to 3,200 A class (of which 2,600 A1 retail comprising 900 comparison and 1,700 convenience) Including:	Increase choice of retail offer. In principle support for convenience retail outlet at Sheerwater.	93,900 of additional retail floor space	CS15
	2012-2016: 17,500 A1 retail (10,800 comparison and 6,700 convenience)		In Knaphill: Up to 3,000 A class (of which 2,400 A1 retail comprising 700 comparison and 1,700 convenience)			
	2016 - 2021: 26,200 A1 retail (25,400 comparison and 800 convenience)					
	2021-2027: 23,900 A1 retail (up to 23,100 comparison and 800 convenience)					
Core Strategy - Planning for Places Policies	CS2	CS3	CS4	CS5		

ⁱ 'Suitable walking distance' is defined as either:

- a. 800m walking distance; or
- b. 600m straight-line distance; or
- c. within a 10 minutes walking distance.

It is generally accepted that a distance of 400-800m constitutes a reasonable walking distance to a destination, which equates to 5-10minutes' walking one-way. 800m walking distance is assumed to equate to 600m 'as the crow flies'. Source: Sport England, at <http://www.sportengland.org/media/121252/active-design.pdf>.

ii **'Suitable cycling distance'**: Cycling distances of up to 3km are generally accepted as being a reasonable cycling distance with an upper threshold of 5km. *Source*: Sport England, at <http://www.sportengland.org/media/121252/active-design.pdf>).

iii Policy CS5 of the Core Strategy defines **'Priority Places'** as the ward of Maybury and Sheerwater, and The Lakeview Estate area of Goldsworth Park.

iv Density ranges are set out in Policy CS10 of the Core Strategy as per the table below. The ranges are indicative and will depend on the nature of the site. Density levels will be influenced by design with the aim to achieve the most efficient use of land.

	Indicative number of dwellings (rounded)	Indicative density range (pro-rata where part of a mixed-use scheme)
Woking Town Centre	1980	In excess of 200dph
West Byfleet District Centre	170	50-100dph
Infill development in the Local Centres	250	30-60dph
Poole Road / Butts Road employment area	320	In excess of 200dph
Infill development in the rest of the urban area	750	30-40dph
Moor Lane site, Westfield	440	30-50dph
Brookwood Farm, Brookwood	300	30-50dph
Green Belt	550	30-50dph
Woking Town Centre – as a broad location	200	In excess of 200dph
Total	4964	

v Air quality-sensitive land uses are considered to be those where sensitive receptors (i.e. children, elderly and those with compromised immune systems) are most likely to spend time, including: residential development, schools, day-care centres, parks and playgrounds, hospitals and health facilities.

vi The Planning Practice Guidance gives examples of mitigation measures, including: the design and layout of development to increase separation distances from sources of air pollution; using green infrastructure, in particular trees, to absorb dust and other pollutants; means of ventilation; promoting infrastructure to promote modes of transport with low impact on air quality; controlling dust and emissions from construction, operation and demolition; and contributing funding to measures, including those identified in air quality action plans and low emission strategies, designed to offset the impact on air quality arising from new development. See the guidance here: <http://planningguidance.planningportal.gov.uk/blog/guidance/air-quality/how-can-impacts-on-air-quality-be-mitigated/>

vii The Noise Policy Statement for England sets out different sources of noise as follows:

- "environmental noise" which includes noise from transportation sources;
- "neighbour noise" which includes noise from inside and outside people's homes; and
- "neighbourhood noise" which includes noise arising from within the community such as industrial and entertainment premises, trade and business premises, construction sites and noise in the street;

There are currently no European or national noise limits which have to be met. The Noise Policy Statement for England suggests that the Significant Observed Adverse Effect Level is the level above which significant adverse effects on health and quality of life occur, but it is not possible to have a single objective noise-based measure that defines SOAEL that is applicable to all sources of noise in all situations. See www.gov.uk/government/uploads/system/uploads/attachment_data/file/69533/pb13750-noise-policy.pdf for further details. If the noise level is likely to cause an "Observed Adverse Effect", mitigation measures will be required to reduce noise to a minimum. If the noise level is likely to cause a "Significant Observed Adverse Effect", a very negative score should be allocated, and it is recommended that the site be avoided. In January 2014, Defra adopted Noise Action Plans for large urban areas, which include Woking Borough, identifying the most 'important areas' and 'First Priority Locations' exposed to environmental noise from major sources of road, rail and aircraft noise and in urban areas. These are available at: <http://webarchive.nationalarchives.gov.uk/20130124025256/http://www.defra.gov.uk/environment/quality/noise/environmental-noise/action-plans/important-first-priority/>.

^{viii} Noise-sensitive land uses are considered to include: housing, hospitals and hospices, schools, care homes. Noise sources include significant transportation noise (road, rail, aircraft) or noisy industry or commerce.

^{ix} The Planning Practice Guidance sets out examples of noise mitigation measures, available here: <http://planningguidance.planningportal.gov.uk/blog/guidance/noise/noise-guidance/>

^x Land uses considered to be sensitive to contamination include: all residential development, allotments, schools, nurseries, playgrounds, hospitals, care homes.

^{xi} Natural England advises that non-agricultural afteruse, for example for nature conservation or amenity, can be acceptable even on better quality land if soil resources are conserved and the long term potential of best and most versatile land is safeguarded by careful land restoration and aftercare. Consultation with Natural England would inform decision-making. See Natural England's Technical Information Note TIN049 'Agricultural Land Classification: protecting the best and most versatile agricultural land', available at: <http://publications.naturalengland.org.uk/publication/35012>

^{xii} In line with the requirements of Natural England and paragraph 1.16 of the Woking Borough Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015. Stage 1 of the Site Assessment Methodology should have rejected all such sites.

^{xiii} Key landscape features in the Borough, as per Policy CS24 of the Core Strategy, include: heathlands (note the Borough lies within the Thames Basin Heaths National Character Area), the river/canal network (Valley of the Wey and the Wey Navigation, Hoe Valley, Basingstoke Canal, Bourne Stream), Escarpment and Rising Ground of Landscape Importance (as shown on the Proposals Map), and settlement characteristics (Woking Town Centre, West Byfleet and other suburban centres, and Borough Suburbs containing a range of character types and densities as per the draft Design SPD). Beyond the central, urban area, landscape is dominated by the features of the Green Belt, with generous parks, open spaces, golf courses and heathlands.

^{xiv} Natural England's Accessible Natural Greenspace Standards (ANGSt): the standards recommend that everyone, wherever they live, should have an accessible natural greenspace:

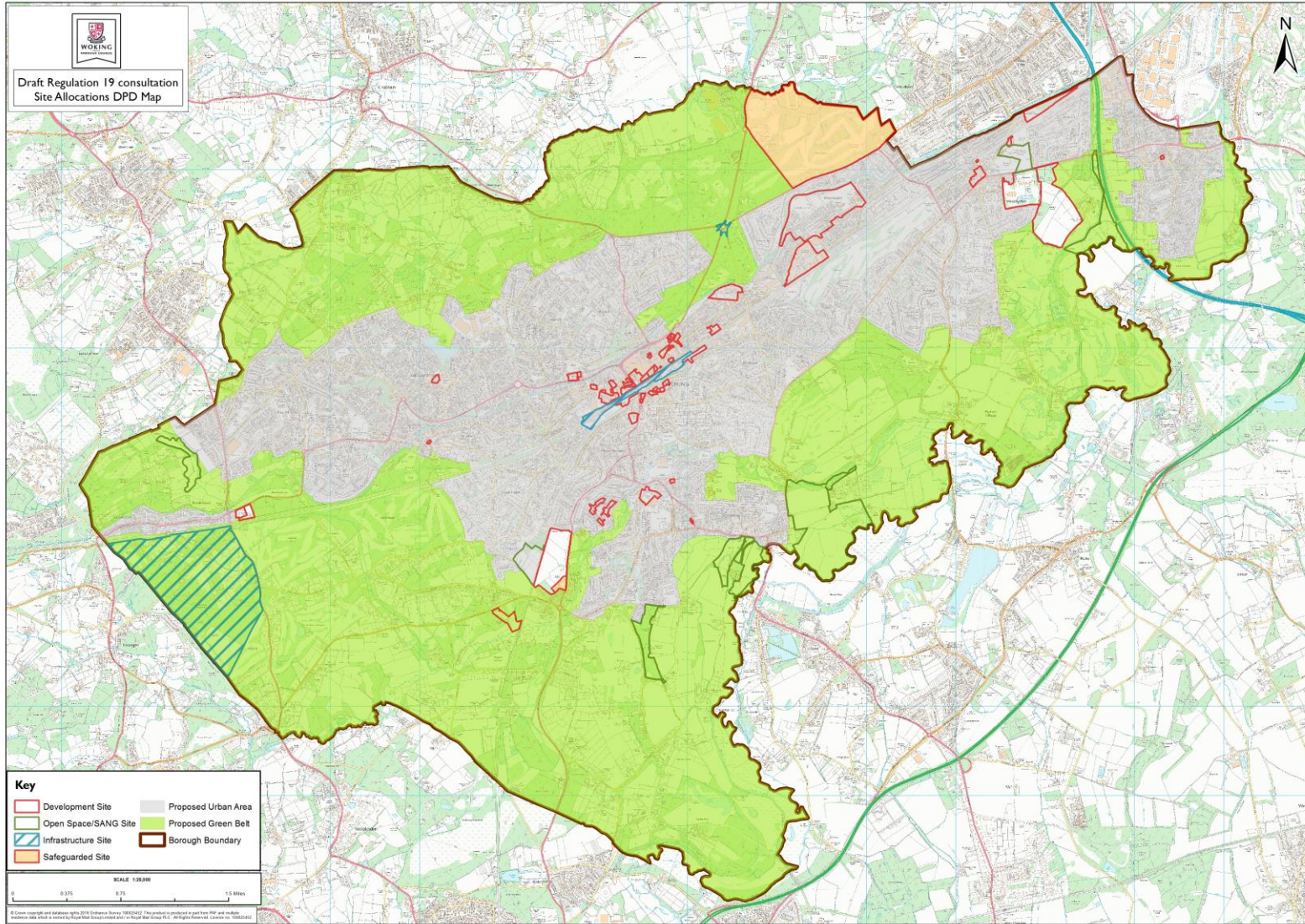
- a. of at least 2ha in size, no more than 300m (approx. 5mins walk) from home;
- b. at least one accessible 20ha site within 2km of home;
- c. one accessible 100ha site within 5km of home;
- d. one accessible 500ha site within 10km of home; plus
- e. a minimum of 1ha of statutory Local Nature Reserves per 1,000 population.

^{xv} The Waste Management Plan for England (July 2013) places an increased emphasis on the waste hierarchy as a guide to sustainable waste management: prevention, preparing for re-use, recycling, other recovery (e.g. energy recovery, anaerobic digestion), and finally disposal. Disposal should be done safely, and as close to the source of

waste as possible (as per the Waste Framework Directive). Under the national planning policy approach, waste planning authorities should identify in their local waste plan sites and areas suitable for new or enhanced waste management facilities for the waste management needs of their area; and in doing so, should assess their suitability against criteria set out in the policy. This includes the physical and environmental constraints on development, existing and proposed neighbouring land uses, and any significant adverse impacts on the quality of the local environment. Source: Waste Management Plan for England (Defra), July 2013, available at: www.gov.uk/government/uploads/system/uploads/attachment_data/file/265810/pb14100-waste-management-plan-20131213.pdf. Refer to the Surrey Waste Plan (2008) policies containing principles on the location of waste management facilities in the Borough (available at: www.surreycc.gov.uk/_data/assets/pdf_file/0019/170641/Surrey_Waste_Plan_adopted_May_2008minusEpages.pdf) and to the Aggregates Recycling Joint DPD (2013) policies containing principles on the location of aggregates recycling sites (available at: www.surreycc.gov.uk/environment-housing-and-planning/minerals-and-waste-policies-and-plans/aggregates-recycling-joint-development-plan-document).

^{xvi} ODPM guidance states "Where possible, facilities should be located at least 250m from sensitive properties, which may include business premises". Sensitive uses are considered to be housing, hospitals, schools, care homes and business premises (depending on their nature). ODPM (2004) Planning for Waste Management Facilities: A Research Study.

APPENDIX 16 – MAP ILLUSTRATING SITES RECOMMENDED FOR ALLOCATION IN REGULATION 19 DPD



APPENDIX 17 - ANTICIPATED CAPACITY OF PREFERRED SITES

Regulation 19 Site Allocation ref. (n/a shows alternative sites)	Site address and reference	Development uses appraised	Development yields appraised
Urban Area – preferred options, recommended for allocation			
UA1	SITE/0046/BYFL, SHLAABY046: Library, 71 High Road, Byfleet, KT14 7QN	Residential including Affordable Housing, replacement library, community use	12 dwellings, however the number of dwellings that can be accommodated on site is dependent on whether library is relocated elsewhere or replaced on site. Library /community floorspace reprovided.
UA2	SITE/0006/GLDE, SHLAAGE006: Trizancia House, Thomson House and 72 (Woodstead House), Chertsey Road, Woking, GU21 5BJ	Residential including Affordable Housing, offices	50 dwellings (SHLAA, 2014) 4000 sq.m net office floorspace (5000 sq.m gross).
UA3	SITE/0019/GLDE, SHLAAGE076: Chester House, 76-78 Chertsey Road, Woking, GU21 5BJ	Residential including Affordable Housing, offices	14 dwellings (SHLAA, 2014) At least 1000 sq.m net additional office floorspace (3000 sq.m gross)
UA4	SITE/0028/GLDE, SHLAAGE028: King's Court, Church Street East, Woking, GU21 6HA	Residential including Affordable Housing, offices	14 dwellings (SHLAA, 2014) 3157 sq.m net additional office floorspace (4780 sq.m gross).

UA5	SITE/0026/GLDE, SHLAAGE026: The Cornerstone, The Broadway and Elizabeth House, Duke Street, GU21 5AS	Residential including Affordable Housing, offices	46 dwellings (SHLAA, 2014) 1000 additional sq.m office floorspace (6000 sq.m gross).
UA6	SITE/0011/GLDE, SHLAAGE011: Land at Albion House, High Street, Woking, GU21 6BD	Mixed use development to include approximately 100 dwellings including Affordable Housing, office and retail	100 dwellings (SHLAA, 2014) Office - existing floorspace should be re-provided Retail floorspace tbc
UA7	SITE/0031/GLDE, SHLAAGE031: 1-12 High Street and 26-34 Commercial Way, Woking, GU21 6EN	Residential including Affordable Housing, offices, retail	149 dwellings (SHLAA, 2014) 1600 sq.m office floorspace (2000 sq.m gross) Retail floorspace tbc
UA8	SITE/0029/GLDE, SHLAAGE029: 2-24 Commercial Way and 13-28 High Street, Woking, GU21 6BW	Residential including Affordable Housing, offices, retail	It is anticipated that the site would yield 200 dwellings (SHLAA, 2014). 400 sq.m office floorspace (2000 sq.m gross) Retail floorspace tbc

UA9	SITE/0030/GLDE, SHLAAGE030: Victoria Square Development, Church Street West, Woking, GU21 6HD	Retail, hotel, medical/offices, residential, infrastructure (new Energy Centre, highway improvements, public open space)	392 dwellings (SHLAA, 2014) Additional retail floorspace (11,000 sq.m gross) Medical/office floorspace 190 hotel bed spaces Open space tbc ha.
UA10	SITE/0078/GLDE, SHLAAGE062: The Coign Church, 1-5 Church Street West and 5-19 Oaks Road, Woking, GU21 6DJ	Residential including Affordable Housing, community uses	It is anticipated that the site would yield 78 net additional dwellings (85 gross) (SHLAA, 2014) 2,948 sq.m community building (D1)
UA11	SITE/0088/GLDE, SHLAAGE074: The former Goldsworth Arms PH, Goldsworth Road, Woking, GU21 6LQ	Residential including Affordable Housing	33 dwellings (SHLAA, 2014)
UA12	SITE/0018/GLDE, SHLAAGE018: 113-129 Goldsworth Road, Woking, GU21 6LR	Retail, offices, residential including Affordable Housing	55 dwellings (SHLAA, 2014) Re-provision of existing office floorspace Retail floorspace tbc
UA13	SITE/0075/GLDE, SHLAA n/a: MVA and Select House, Victoria Way, Woking, GU21 6DD	Offices	At least 16,719 sq.m office floorspace (16,719 sq.m gross)
UA14	SITE/0082/GLDE, SHLAAGE068: 1-7 Victoria Way and 1-29 Goldsworth Road, Woking, GU21 6JZ	Retail, offices, residential including Affordable Housing	55 dwellings (SHLAA, 2014) 1200 sq.m office floorspace (3000 sq.m gross) Retail floorspace tbc

UA15	SITE/0067/GLDE, SHLAA n/a: Synergy House, 8 Church Street West, Woking, GU21 6DJ	Offices	900 sq.m office floorspace (1000 sq.m gross).
UA16	SITE/0080/GLDE, SHLAAGE066: 30-32, Woking Railway and Athletic Club, Systems House and Bridge House, Goldsworth Road, Woking, GU21 6JT	Residential, offices, retail	125 dwellings (SHLAA, 2014) 1500 sq.m additional office floorspace (10000 sq.m gross) Retail floorspace tbc
UA17	SITE/0010/GLDE, SHLAAGE010: Poole Road Industrial Estate, Woking, GU21 6EE	Offices, warehousing, new Energy Station	At least 49,000 sq.m (gross) office floorspace.
UA18	SITE/0084/GLDE, SHLAAGE070: The Big Apple American Amusements Ltd, H.G. Wells Conference Centre, The Rat and Parrot PH, 48-58 Chertsey Road, Woking, GU21 5AJ	Community, leisure, offices, residential including Affordable Housing	67 dwellings (SHLAA, 2014) Leisure / community floorspace tbc Re-provision of the existing office floorspace
UA19	SITE/0041/MYSH, SHLAA n/a: Chertsey House, 61 Chertsey Road, Woking, GU21 5BN	Offices	740 sq.m additional office floorspace (1000 sq.m gross).
UA20	SITE/0060/GLDE, SHLAA n/a: Griffin House, West Street, Woking, GU21 6BS	Offices	1000 sq.m office floorspace (1700 sq.m gross).
UA21	SITE/0060/GLDE, SHLAA n/a: Concorde House, 165 Church Street East, Woking, GU21 6HJ	Offices	800 sq.m office floorspace (1800 sq.m gross).
UA22	SITE/0072/GLDE, SHLAAGE061: Spectrum House, 56 Goldsworth Road, Woking GU21 6LE	Offices, residential including Affordable Housing	12 dwellings (SHLAA, 2014) Re-provision of existing office floorspace (780 sq.m).

UA23	SITE/0091/GLDE, SHLAA n/a: Woking Railway Station, bus/rail interchange, railway flyover and Victoria Arch, High Street, Broadway, Station Approach and Victoria Way, Woking, GU22 7AE	Site essential infrastructure – transport interchange hub to include plaza, bus interchange, railway flyover and taxi rank to south side of station, secure bike parking area within station facilities on south side and Brompton bike hire dock, improvements to bus interchange to north side of station, and improvements to Victoria Arch	Infrastructure
UA24	SITE/0052/GLDE, SHLAAGE052: Barratt House, Chertsey Road, Woking, GU21 5AB	Residential including Affordable Housing	11 dwellings (SHLAA, 2014)
UA25	SITE/0005/GLDW, SHLAAGW004: Goldsworth House, Denton Way, Woking, GU21 3LG	Specialist residential accommodation, community use	20 bedroom hospice (SHLAA, 2014) Community use tbc
UA26	SITE/0038/HRLW, SHLAAGE019a: Timber Yard, Arthurs Bridge Road/ Horsell Moor, Woking, GU21 4NQ	Residential including Affordable Housing	67 dwellings (SHLAA, 2014)
UA27	SITE/0046/HRLW, SHLAAGE019b: 73 Horsell Moor, Horsell, GU21 4NL	Residential including Affordable Housing	16 dwellings (SHLAA, 2014)
UA28	SITE/0009/KING and SITE/0011/KING, SHLAAKW009a and SHLAA009b: Backland gardens of houses facing Ash Road, Hawthorn Road, Willow Way and Laburnum Road (Barnsbury sites 1 & 2), Barnsbury Farm Estate, Woking, GU22 0BN	Residential including Affordable Housing	55 dwellings (SHLAA, 2014)

UA29	SITE/0010/KING, SHLAAKW010: Backland gardens of houses facing Laburnum Road, Ash Road and Ash Close (Barnsbury Site 3), Barnsbury, Woking, GU22 0BU	Residential including Affordable Housing	12 dwellings (SHLAA, 2014)
UA30	SITE/0022/KING, SHLAAKW022: Elmbridge House, Elmbridge Lane, Kingfield, Woking, GU22 9AW	Residential	10 dwellings (SHLAA, 2014)
UA31	SITE/0036/KING, SHLAAKW036: Sherpa House, Kingfield Road, Kingfield, Woking, GU22 9EH	Residential, retail	10 dwellings (SHLAA, 2014) Retail floorspace tbc
UA32	SITE/0099/MYSH, SHLAAMS092: Sheerwater Regeneration Scheme, Woking, GU21 5RE	Residential including Affordable Housing, community uses, retail, open space and leisure facilities	250 dwellings (SHLAA, 2014) retail floorspace tbc community floorspace tbc open space and leisure uses tbc
UA33	SITE/0037/MYSH, SHLAAMS037: 101-121 Chertsey Road, Woking, GU21 5BG	Residential including Affordable Housing, offices	104 dwellings (SHLAA, 2014) Re-provision of the existing office floorspace.
UA34	SITE/0091/MYSH, SHLAA n/a: Forsyth Road Industrial Estate, Forsyth Road, Woking, GU21 5SU	Industrial, warehousing, offices	if all the existing office use on the estate were to change to alternative B2/B8, 12000 sq.m of additional B2/B8 could be achieved on the site. Therefore, a conservative estimate of 6000 sq.m B2/B8 net is anticipated following the redevelopment of some of the office floorspace on the estate.

UA35	SITE/0093/MYSH, SHLAA n/a: Monument Way West Industrial Estate, Monument Way West, Woking, GU21 5LY	Industrial/warehousing, road infrastructure (fourth arm to the Sheerwater link road)	At least 3600 sq.m net/gross industrial/warehousing floorspace together with new road infrastructure.
UA36	SITE/0041/MYSH, SHLAAMS041: 29-31 Walton Road, Woking, GU21 5BX	Residential	10 dwellings (14 gross) (SHLAA, 2014)
UA37	SITE/0085/MYSH, SHLAAMS007: 1 to 5 Elliot Court, North Road, to the rear of 1 to 13 North Road, and 95-105 Maybury Road, Woking, GU21 5JL	Residential including Affordable Housing, offices (or an alternative employment use meeting Policy CS5)	77 dwellings (SHLAA, 2014) Re-provision of existing office floorspace
UA38	SITE/0039/MYSH, SHLAAMS039: Walton Road Youth Centre, Walton Road, Woking GU21 5DL	Residential including Affordable Housing, community facility (youth centre)	21 dwellings (SHLAA, 2014) Community facility – reprovision of existing floorspace
UA39	SITE/0014/MNTE, SHLAAMHE014: Royal Mail Sorting/Delivery Office, White Rose Lane, Woking, GU22 7AJ	Residential including Affordable Housing	88 dwellings (SHLAA, 2014)
UA40	SITE/0011/MNTE, SHLAAMHE011: Car park (east), Oriental Road, Woking, GU22 8BD	Residential including Affordable Housing, open space	250 dwellings (SHLAA, 2014)
UA41	SITE/0014/MNTW, SHLAAMHW014: Coal Yard/Aggregates Yard adjacent to the railway line, Guildford Road, Bradfield Close, Woking, GU22 7QE	Residential including Affordable Housing	422 dwellings (SHLAA, 2014)
UA42	SITE/0029/MNTW, SHLAAMHW029: 11- 15 Guildford Road, Southern House, Jubilee House, Lynton House, Station Approach, Woking, GU22 7PX	Residential including Affordable Housing, offices, retail	90 dwellings (SHLAA, 2014) Retail floorspace tbc 1000 sq.m net additional (4000 sq.m gross) office floorspace

UA43	SITE/0053/MNTW, SHLAA n/a: Quadrant Court, Guildford Road, Woking, GU22 7QQ	Offices	1000 sq.m net additional office floorspace
UA44	SITE/0030/MNTW, SHLAAMHW030: Former St Dunstans, White Rose Lane, Woking, GU22 7AG	Retail, residential including Affordable Housing	91 dwellings (SHLAA, 2014) 161 sq.m net additional retail floorspace
UA45	SITE/0031/MNTW, SHLAAMHW031: Owen House and The Crescent, Heathside Crescent, Woking, GU22 7AG	Offices, residential including Affordable Housing	20 dwellings (SHLAA, 2014) Re-provision of the existing office floorspace
UA46	SITE/0056/MNTW, SHLAAMHW051: Somerset House, 1-18 Oriental Road, Heathside Crescent, Woking, GU22 7BAG	Offices, residential including Affordable Housing	10 net additional dwellings (based on 290 dph indicative density) Office floorspace tbc
UA47	SITE/0043/MNTW, SHLAAMHW043: Coroner's Court (former Woking Magistrates Court), Station Approach, Woking, GU22 7YL	Offices, residential including Affordable Housing	48 dwellings (SHLAA, 2014) 2000 sq.m net additional office floorspace Re-provision of the Court (unless a suitable alternative location is identified).
UA48	SITE/0011/SJHH, SHLAASJHH011: Corner Garage, 16-18 St Johns Road, St Johns, GU21 7SA	Residential including Affordable Housing	11 dwellings (SHLAA, 2014)
UA49	SITE/0003/WBYF, SHLAAWB003: Camphill Tip, Camphill Road, West Byfleet, KT14 6EW	Industrial	10,000 sq.m net/gross industrial floorspace (B2)

UA50	SITE/0014/WBYF, SHLAAWB014: Car park to east of Enterprise House, adjacent Social Club, Station Approach, West Byfleet, KT14 6NW	Retail, residential including Affordable Housing	12 dwellings (SHLAA, 2014) 181 sq.m net additional/gross retail floorspace
UA51	SITE/0023/WBYF, SHLAAWB023: Land at Station Approach, West Byfleet, KT14 6NG	Retail, community (library), offices, retail (Waitrose), residential including Affordable Housing	It is anticipated that the site would yield 91 dwellings (SHLAA, 2014). Community floorspace tbc (including retained or replacement Library) Retail floorspace tbc Office floorspace tbc
UA52	SITE/0050/WBYF, SHLAAWB050: Camphill Club and Scout Hut, Camphill Road, West Byfleet, KT14 6EF	Residential including Affordable Housing, community use	28 dwellings (SHLAA, 2014) Community floorspace tbc- reprovision of existing.
UA53	Woking Football Club, Woking Gymnastic Club, Woking Snooker Club, Westfield Avenue, Woking, GU22 9AA	Residential including Affordable Housing, stadium, gymnastic club, sport and recreational facilities	40 dwellings
Urban Area – alternatives, not recommended for allocation			
n/a	SITE/0070/MYSH, SHLAAMS070 Former Woking Liberal Club, Walton Road, Woking, GU21 5DL	Residential including Affordable Housing	11 dwellings (SHLAA, 2014)
n/a	SITE/0011/MYSH, SHLAAMS011: Former Gas Works, Boundary Road, Woking, GU21 5BX	Industrial use	3,604 sq.m warehouse (Employment Topic Paper)

n/a	SITE/0019/BRKW, SHLAABR019: BT Telephone Exchange, Bagshot Road, Brookwood, GU21 2RP	Residential development including Affordable Housing	12 dwellings (SHLAA 2014)
n/a	SITE/0016/BYFL, SHLAABY016: 94-100 Royston Road, Byfleet, KT14 7QE	Residential development including Affordable Housing	87 dwellings (SHLAA, 2014)
n/a	SITE/0017/BYFL, SHLAABY017: Works at 11 Royston Road, Byfleet, KT14 7NX	Residential including Affordable Housing	46 dwellings (SHLAA, 2014)
n/a	SITE/0018/BYFL, SHLAABY018: Wey Retail Park, Royston Road, Byfleet, KT14 7NY	Residential including Affordable Housing	65 dwellings (SHLAA, 2014)
n/a	SITE/0038/BYFL, SHLAABY038 : Land to rear of Byfleet Village Hall, High Road, Byfleet, KT14 7QL	Residential including Affordable Housing	Yield in dwellings is tbc (SHLAA, 2014) however based on a density multiplier of 60 dph the site could accommodate 17 residential units.
n/a	SITE/0064/BYFL, SHLAABY064: The Manor School, Magdalen Crescent, Byfleet, KT14 7SR	Residential including Affordable Housing	19 dwellings (SHLAA, 2014), based on a density multiplier of 35 dph.
n/a	SITE/0065/BYFL, SHLAABY065: 96-120 Church Road, Byfleet, KT14 7NF	Residential	10 dwellings (SHLAA, 2014)
n/a	SITE/0080/BYFL, SHLAABY031b: Churchill House and Beaver House, York Close, Byfleet, KT14 7HN	Residential including Affordable Housing	14 dwellings (SHLAA, 2014)
n/a	SITE/0023/GLDE: Part of car park at Goldsworth Park Centre, Denton Way, Woking, GU21 3LG	Residential	10 dwellings (SHLAA, 2014)
n/a	SITE/0026/KNAP, SHLAAKN026: Car park opposite The Vyne, Reading Way, Knaphill, GU21 2DU	Residential including Affordable Housing	18 dwellings (SHLAA, 2014)
n/a	SITE/0013/MNTE, SHLAAMHE013: Car park (west) and signalling station, Oriental Road, Woking, GU22 7AE	residential including Affordable Housing and open space	At least 170 dwellings (calculated at 200 dph)

n/a	SITE/0016/MNTE, SHLAAMHE016: Lion House and car park, Oriental Road, Woking, GU22 7BA	mixed-use development to comprise residential including Affordable Housing and offices	Yield in dwellings is tbc (SHLAA, 2014) however using 35 dph as the mid point of Policy CS10 indicative density range of 30-40 dph) gives an indicative yield of 19 dwellings. Office - reprovion of existing
n/a	SITE/0071/WBYF, SHLAAWB071: 1, 3, 5, 7, 9, 11, 13 and 15 Old Woking Road, West Byfleet, KT14 6LW	Mixed use development to comprise retail and residential including Affordable Housing	14 dwellings (SHLAA, 2014) Retail – reprovion of existing
n/a	SITE/0086/GLDE, SHLAAGE072: Land over Woking Railway Station, Station Approach. Woking, GU22 7AE	Mixed use development to comprise of residential including Affordable Housing, offices and retail	Yield in dwellings is tbc (SHLAA, 2014) however anticipate this would be less than 292 dwellings. Office floorspace tbc Retail floorspace tbc
n/a	SITE/0035/MYSH, SHLAAMS035: Monument Hill Playing Fields, Alpha Road, Woking, GU22 8HF	Residential including Affordable Housing	30 dwellings (SHLAA, 2014)
n/a	SITE/0008/WBYF, SHLAAWB008: Phoenix House, Pyrford Road, West Byfleet, KT14 6RA	Residential including Affordable Housing	Yield tbc (SHLAA, 2014) but anticipate approximately 14 dwellings.
n/a	SITE/0025/WBYF, SHLAAWB025: Electricity Sub Station, Birch Walk, West Byfleet, KT14 6EJ	Residential including Affordable Housing	36 dwellings (SHLAA, 2014)
n/a	SITE/0021/MYSH, SHLAAMS021: Electricity Sub Station, North Road, Woking, GU21 5HS	residential including Affordable Housing	Yield is tbc (SHLAA, 2014) but anticipate approximately 12 dwellings.
n/a	SITE/0017/WBYF, SHLAAWB017: Camphill Industrial Estate and Apex Court, Camphill Road, West Byfleet, KT14 6EB	Residential including Affordable Housing	166 dwellings (SHLAA, 2014)

n/a	SITE/0087/GLDE, SHLAAGE073: 79-87 Goldsworth Road, Woking GU21 6LJ	Mixed-use development to comprise retail and residential including Affordable Housing	18 dwellings (SHLAA, 2014) Retail floorspace tbc
Green Belt – preferred options, recommended for allocation (Regulation 19)			
GB1	SITE/0033/BRKW, SHLAABR014a: Land at Coblands Nursery and Lyndhurst, Brookwood Lye Road, Brookwood, GU24 0EZ	Residential including Affordable Housing	37 dwellings (SHLAA, 2014)
GB2	SITE/0024/BRKW, SHLAABR024: Five Acres 1, Brookwood Lye Road, Brookwood, GU24 0HD	Traveller pitches and Traveller transit site	10 pitches (including 2 existing made permanent) transit site
GB16	SITE/0030/HRLE, SHLAA n/a: Six Crossroads roundabout and environs, Chertsey Road, Woking, GU21 5SH	Essential infrastructure; (junction upgrade and improvements)	Essential infrastructure
GB3	SITE/0025/MAYS, SHLAAMSG025: Ten Acre Farm, Smarts Heath Road, Mayford, GU22 0NP	Traveller pitches	Up to 12 additional permanent pitches (in additional to the existing 3 pitches)
GB4	SITE/0009/MAYS, SHLAAMSG009: Nursery land adjacent to Egley Road, Mayford, GU22 0PL	Residential including Affordable Housing, recreational/open space and education	188 dwellings (SHLAA, 2014) Education – secondary school, up to 8 form entry Recreational/open space , including athletic track facility
SG1	Land to the east of Martyrs Lane, Woking GU21 5NJ	Residential including Affordable Housing	Residential yield is tbc – development yield dependent on future policy
SG2	SITE/0030/MAYS, SHLAAMSG030: Woking Garden Centre, Egley Road, Mayford, Woking, GU22 0NH	Residential including Affordable Housing, retail and community use	50 dwellings (SHLAA, 2014) Retail/community facilities – floorspace tbc

GB8	SITE/0035/SJHH, SHLAASJHH035: Land adjacent to Hook Hill Lane, Hook Heath, Woking, GU22 0PS	Green infrastructure/open space	Green infrastructure/open space
GB5	SITE/0006/WBYF, SHLAAWB019b: Land surrounding West Hall, Parvis Road, West Byfleet, KT14 6EY	Residential including Affordable Housing, open space and landscaping	592 dwellings (SHLAA, 2014) Tbc ha. open space
GB6	SITE/0004/WBYF, SHLAAWB004: Broadoaks, Parvis Road, West Byfleet, KT14 6LP	Quality offices and research premises, residential including Affordable Housing and housing to meet the accommodation needs of the elderly	Residential yield is tbc (SHLAA, 2014) Offices and research – employment development comprising around 16,722 sq.m offices). Potential to reuse existing floorspace and deliver remaining extant permitted floorspace, no additional capacity assumed beyond this by Employment Topic Paper)
GB14	SITE/0098/BYFL, SHLAA n/a: Byfleet SANG, land to the south of Parvis Road, Byfleet, KT14 7AB	Suitable Accessible Natural Greenspace (SANG)	1.5 hectare SANG
GB7	SITE/0052/KNAP, SHLAA n/a: Brookwood Farm SANG, Bagshot Road, Brookwood, GU21 2TR	Suitable Accessible Natural Greenspace (SANG)	8.06 hectare SANG
GB9	SITE/0047/MAYS, SHLAA n/a: Mayford SANG, land to the south of Moor Lane, Mayford, Woking, GU22 9RB	Suitable Accessible Natural Greenspace (SANG)	17.4 hectare SANG
GB10	SITE/0022/OWOK, SHLAA n/a: First SANG at Gresham Mill, High Street, Old Woking, GU22 9LH	Suitable Accessible Natural Greenspace (SANG)	9.9 hectare SANG
GB11	SITE/0023/OWOK, SHLAA n/a: Second SANG at Gresham Mill, High Street, Old Woking, GU22 9LH	Suitable Accessible Natural Greenspace (SANG)	9.52 hectare SANG
GB12	SITE/0024/OWOK, SHLAA n/a: Woking Palace, Carters Lane, Old Woking, GU22 8JQ	Heritage Parkland/Country Park	65.7 ha. open space / country park

GB13	SITE/0080/WBYF, SHLAA n/a West Byfleet Junior and Infant School Playing Fields, Parvis Road, West Byfleet, KT14 6EG	Open space	6.42 ha. open space
Green Belt – alternatives, not recommended for allocation			
n/a	SITE/0021/BRKW, SHLAABR021: The Meadows, Bagshot Road, Brookwood, GU21 2RP	Residential including Affordable Housing	Yield is tbc (SHLAA, 2014), however around 15 residential dwellings are calculated at an indicative density of 30dph.
n/a	SITE/0030/BRKW, SHLAABR0030: Blackhorse Road and Heath House Road, Brookwood, GU22 0QT	Residential including Affordable Housing	Yield is tbc (SHLAA, 2014) however around 12 residential dwellings are calculated at an indicative density of 30dph, based on the total site area.
n/a	SITE/0036/BRKW, SHLAABR0036: Land at the corner of Heath House Road and Rough Road, Woking, GU22 0RB	Residential including Affordable Housing	Yield is tbc (SHLAA, 2014), however 24 residential dwellings are calculated at an indicative density of 30dph based on the site area.
n/a	SITE/0063/SJHH, SHLAASJHH044: Land to the rear of Hook Heath Road, Hook Heath, Woking GU22 0LF	Residential including Affordable Housing and open space	Anticipated capacity is less than 10 dwellings (below site allocation threshold). Tbc ha. open space
n/a	SITE/0094/BYFL, SHLAABY078: Land east of Byfleet, adjacent Summer Close, Byfleet, KT14 7RY	Residential including Affordable Housing, open space and landscaping	Up to 130 dwellings (SHLAA, 2014) based on net developable area of up to 3.7 ha. Tbc ha. open space
n/a	SITE/0029/KNAP, SHLAAKN029: Land at Lynbrook, Chobham Road, Knaphill, GU21 2QF	Residential including Affordable Housing and open space	Yield is tbc (SHLAA, 2014), however 441 residential dwellings are calculated at an indicative density of 30dph based on the site area. Tbc ha. open space

n/a	SITE/0030/KNAP, SHLAAKN030: Land adjacent to 1-6 Littlewick Cottages, Littlewick Common, Knaphill, GU21 2EX	Residential including Affordable Housing	Yield is tbc (SHLAA, 2014), however 65 residential dwellings are calculated at an indicative density of 30dph based on the site area.
n/a	SITE/0036/KNAP, SHLAAKN036: Land at The Mount, Chobham Road, Knaphill, GU21 2TX	Residential including Affordable Housing	Yield is tbc (SHLAA, 2014), however 120 residential dwellings are calculated at an indicative density of 30dph based on the site area.
n/a	SITE/0063/KNAP, SHLAAKN064: Stanley Farm, Corner of Limecroft Road and Chobham Road, Knaphill, GU21 2QF	Residential including Affordable Housing	Yield is tbc (SHLAA, 2014), however 38 residential dwellings are calculated at an indicative density of 30dph based on the site area.
n/a	SITE/0064/KNAP, SHLAAKN052: Land off Carthouse Lane, Knaphill, GU21 4XS	Residential including Affordable Housing	Yield is tbc (SHLAA, 2014), however 250 residential dwellings are calculated at an indicative density of 30dph based on the site area.
n/a	SITE/0069/BYFL, SHLAABY069: Byfleet Mill, Mill Lane, Byfleet, KT14 7RR	Residential including Affordable Housing	Yield is tbc (SHLAA, 2014), however 111 residential dwellings are calculated at an indicative density of 30dph based on the net site area of 3.7 ha.
n/a	SITE/0073/BYFL, SHLAABY073: Land to the south of Murrays Lane, Byfleet, KT14 7NE	Residential accommodation for the Traveller community	4 pitches
n/a	SITE/0090/BYFL, SHLAA n/a: Murrays Lane, Byfleet, KT14 7NE	Community facility (scout hut), open space and agricultural/grazing	4.2 ha open space or grazing / agricultural Scout hut – as permitted
n/a	SITE/0006/HRLE, SHLAAHEW006: Woodham Court, Martyrs Lane, Woking, GU21 5NJ	Mixed-use development to comprise of residential including Affordable Housing and research and development (materials and science related)	Yield is tbc (SHLAA, 2014), however 105 residential dwellings are calculated at an indicative density of 30dph based on the total site area. Specialised light industrial units – floorspace tbc

n/a	SITE/0016/HRLE, SHLAAHEW016: Land adjacent to 462 Woodham Lane, Woking, KT15 3QA	Residential including Affordable Housing	Yield is tbc (SHLAA, 2014), however 59 residential dwellings are calculated at an indicative density of 30dph based on the site area.
n/a	SITE/0027/HRLE, SHLAAHEW027: Land to the east of Martyrs Lane, Woking, GU21 5NJ	Residential including Affordable Housing	Yield is tbc (SHLAA, 2014), however up to 270 residential dwellings are calculated at an indicative density of 30dph based on total site area (although developable area could be less).
n/a	SITE/0053/KING, SHLAA n/a: Hoe Valley SANG, Westfield Avenue, Woking, GU22 9PG	Suitable Accessible Natural Greenspace (SANG)	Tbc hectare SANG
n/a	SITE/0010/MAYS, SHLAAMSG010: Compound, New Lane, Sutton Green, GU4 7QF	Residential accommodation for the Traveller community	Estimate 3 pitches
n/a	SITE/0011/MAYS, SHLAAMSG011: Land adjacent to Maybourne Rise, Mayford, Woking, GU22 0SH	Residential including Affordable Housing	Yield is tbc (SHLAA, 2014), however 73 residential dwellings are calculated at an indicative density of 30dph based on the site area.
n/a	SITE/0013/MAYS, SHLAAMSG013: Silverly, Pyle Hill, Woking, GU22 0SR	Residential including Affordable Housing	Yield is tbc (SHLAA, 2014), however 14 residential dwellings are calculated at an indicative density of 30dph based on the site area.
n/a	SITE/0014/MAYS, SHLAAMSG014: Sunhill House, Hook Hill Lane , Woking, GU22 0PS	Residential including Affordable Housing	Yield is tbc (SHLAA, 2014), however 22 residential dwellings are calculated at an indicative density of 30dph based on the site area.
n/a	SITE/0018/MAYS, SHLAAMSG018: Land between Homespun and Little Yarrows, Guildford Road, Woking, GU22 0SD	Residential including Affordable Housing	Yield is tbc (SHLAA, 2014), however 128 residential dwellings are calculated at an indicative density of 30dph based on the site area.

n/a	SITE/0012/MAYS, SHLAAMSG012: Land to the south of Mayford Grange, Westfield Road, Woking, GU22 9QR	Residential including Affordable Housing and potentially specialist accommodation	Yield is tbc (SHLAA, 2014), however 51 residential dwellings are calculated at an indicative density of 30dph based on the site area. This particular site could support the delivery of extra care accommodation as an extension of the existing Mayford Grange site.
n/a	SITE/0027/MAYS, SHLAAMSG027: Havering Farm, Guildford Road, Mayford, Woking, GU4 7QA	Residential including Affordable Housing	Yield is tbc (SHLAA, 2014), however 58 residential dwellings are calculated at an indicative density of 30dph based on the site area.
n/a	SITE/0040/MAYS, SHLAAMSG037: Runtley Wood Farm, off New Lane, Sutton Green, Woking, GU4 7QQ	Residential including Affordable Housing and open space	Yield is tbc (SHLAA, 2014), however 554 residential dwellings are calculated at an indicative density of 30dph based on the total site area (excluding open space).
n/a	SITE/0041/MAYS, SHLAAMSG038: Land to the south of Smart's Heath Road, Woking, GU22 0NP	Residential including Affordable Housing	Yield is tbc (SHLAA, 2014), however 126 residential dwellings are calculated at an indicative density of 30dph based on the site area excluding open space.
n/a	SITE/0043/MAYS, SHLAAMSG040: Land to the north east of Hedge Cottage, Saunders Lane, Mayford, Woking, GU22 0NT	Residential including Affordable Housing	Yield is tbc (SHLAA, 2014), however 79 residential dwellings are calculated at an indicative density of 30dph based on the site area.
n/a	SITE/0045/MAYS, SHLAAMSG041: Land to the south of Moor Lane, Woking, GU22 9RB	Residential including Affordable Housing and open space	Yield is tbc (SHLAA, 2014), however 1200 residential dwellings are calculated at an indicative density of 30dph based on the site area excluding open space and other supporting facilities. Tbc ha. open space

n/a	SITE/0048/MAYS, SHLAA n/a: Mayford Village SANG, land to the south of Mayford Village, Egley Road, Woking, GU22 0SD	Suitable Accessible Natural Greenspace (SANG)	Tbc hectare SANG
n/a	SITE/0048/MNTE, SHLAAMHE012: Land to the south of Old Woking Road (Shey Copse), GU22 8HR	Residential including Affordable Housing	Yield is tbc (SHLAA, 2014), however 57 residential dwellings are calculated at an indicative density of 30dph based on the site area.
n/a	SITE/0021/OWOK, SHLAAOW021: Land to the south of Carters Lane, Old Woking, GU22 8JQ	Open space, leisure and recreational use	Tbc ha. open space, leisure and recreational use
n/a	SITE/0006/PYRF, SHLAAPY006: Warren Farm Mobile Home Park, Warren Lane, Pyrford, GU22 8XF	Residential including Affordable Housing	Yield is tbc (SHLAA, 2014), however 102 residential dwellings are calculated at an indicative density of 30dph based on the site area.
n/a	SITE/0022/PYRF, SHLAAPY020: Cranfield Cottage Paddock, Pyrford Road, Pyrford, GU22 8UT	Residential including Affordable Housing	Yield is tbc (SHLAA, 2014), however 32 residential dwellings are calculated at an indicative density of 30dph based on the site area.