



**Woking Borough Council**  
**Local Development Documents**  
**Annual Monitoring Report 2018-2019**

December 2019



**Produced by the Planning Policy Team**

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

## **Contents**

4. Headline information
6. Introduction
7. Woking in context
9. Spatial vision of Woking from the Core Strategy 2027
10. Progress on preparing a planning policy framework and Neighbourhood Plans
13. Part A – Well designed homes
28. Part B – Commercial and employment development
40. Part C – Improving access to key services, facilities and jobs
47. Part D – Provision of community infrastructure
56. Part E – Community benefits
59. Part F – Biodiversity and nature
71. Part G – Protecting heritage and conservation
73. Part H – Climate change and sustainable construction
80. Appendix 1 – Housing completions
84. Appendix 2 – Housing permissions

## **Headline information**

### **A. Well designed homes**

Housing completions within the Borough dipped in the reporting year to 231, after several years of exceeding the requirement. The largest single site to deliver was Brookwood Farm with the final completions there. The year also saw the completion of a number of medium sized brownfield redevelopment and change of use sites around the urban area. 65% of completed dwellings were on previously developed land, 71% had two or more bedrooms, and 17% were of specialist housing. Only 14.3% of completions were of affordable housing, but £1,002,915 was received in planning obligations to be spent on affordable housing.

The number of permitted dwellings was again significantly higher than completions at 639 dwellings. 45% of permissions were in the town centre, while the largest single permitted site was a revised scheme at Broadoaks with a large element of C2 housing. The below target delivery this year has increased the undersupply of dwellings since 2006 back to 82. However, the progress of the SADPD and a successful bid for infrastructure funding, together with permissions, has kept the 5 year housing land supply healthy. Housing trajectories show that housing completions are expected to achieve or exceed the annual housing requirement of 292 over subsequent monitoring periods.

### **B. Commercial and employment development**

The year saw a completed net loss of -147m<sup>2</sup> of retail (A use) floorspace and -2,349m<sup>2</sup> of employment (B use) floorspace. The latter was mainly through prior approvals for change of use of offices to residential.

Approvals were granted for the gain of 2,542m<sup>2</sup> of retail floorspace (providing flexible A and D use is included, with a large gain of such space permitted at the old Toys R Us site). There was little retail activity outside the town centre. Approvals were also granted for the loss of -34,541 m<sup>2</sup> of employment floorspace, most at the Green Belt major developed site of Broadoaks, and through prior approvals.

Retail vacancy rates in the Town Centre outside the primary shopping frontage continued to increase. The earnings of people who work in Woking continued to increase, although the rate of economic activity among residents, number of businesses, job density and GVA per capita, all saw a slight fall after recent growth.

### **C. Improving access to key services, facilities and jobs**

The proximity of new housing development to key facilities and jobs continued to improve this year, compared to recent years. No Section 106 planning obligations for transport projects were received but £1,430,511.89 was spent. Passenger numbers at Woking railway station declined for the first time in recent years, while the punctuality of trains also declined. The number of parking spaces per dwelling continued to drop, as the proportion of dwellings built in the urban centres increased. Works to improve sustainable transport connections in and around the town centre continued.

### **D. Provision of Community Infrastructure**

10,252m<sup>2</sup> of community facility (D use) floorspace was completed in the reporting year, mainly at the new Hoe Valley School and Sportsbox sports centre in Mayford. 17,994m<sup>2</sup> of D use floorspace was granted planning permission, notably expansion of the Coign Church/Welcome Church, expansion of the Hermitage School and new premises for Woking Gymnastics Club at Ten Acre Farm.

Crime rates rose and the number of people on apprenticeships declined. but the proportion of the population with NVQ level 2 qualifications declined for the first time in several years.

Progress was made on the Sheerwater regeneration scheme, with an enlarged scheme progressing to planning approval just after the end of the reporting year. A revision to the Infrastructure Delivery Plan was published in October 2018.

#### **E. Community benefits**

£320,113 of Section 106 payments were agreed in the reporting year. £661,687.68 in Community Infrastructure Levy payments were received in the reporting year, and £1,379,033 of Section 106 payments (over three quarters of which were for affordable housing). £1,764,611 of Section 106 money was spent in the reporting year, most of which on transport.

#### **F. Biodiversity and Nature**

There was 1204 dwelling's worth of unallocated SANG capacity in the Borough as of July 2019. No dwellings were completed within 400m of the SPA in the reporting year. Among the SPA target species, Nightjar populations increased, while those for Dartford Warbler and Woodlark decreased.. Much work to improve the status of habitats and species took place, with particular focus on green infrastructure in the Town Centre, on swifts and on the Great Crested Newts project.

Air quality remained stable at both the Borough's Air Quality Management Areas. However, the number of complaints about most types of pollution to Environmental Health increased. A large amount of development was again permitted in the Green Belt, including a revised scheme at Broadoaks and a new Gymnastics Club.

Various works are ongoing to reduce flood risk around the Borough. The quality of waterbodies has remained stable.

#### **G. Protecting heritage and conservation**

All new build applications in 2018/19 in Areas of High Archaeological Potential met the requirements of Policy CS20 with regard to assessment. Brookwood Cemetery remained on the register of heritage assets at risk, but improvement works there continued, with two planning permissions granted for such works. Twelve Listed Building Applications were validated and twelve permitted. Eight new Grade II listed buildings have been designated since 2013, and one upgraded from Grade II\* to Grade I.

#### **H. Climate change and sustainable construction**

Further improvements to the energy efficiency of Council owned properties continued. The number of electric cars in Woking continued to grow steeply. Planning permission was granted for a new CHP station in the town centre, and expansion of one of the existing stations.

## **Introduction**

This Annual Monitoring Report (AMR) covers the monitoring period of 1 April 2018 to 31 March 2019.

The aim of the report is to examine the progress on implementation of the Woking 2027 Core Strategy which sets a clear vision of what the Borough will look like by the end of the Plan period, without compromising the ability of future generations to meet their needs. The AMR sets out the progress made in putting together a policy framework for decisions on planning applications and reviews what effect policies are having on the delivery of priorities for the Borough.

The Core Strategy, and other planning policies intended to deliver it, notably the Development Management Policies DPD, have the ability to contribute significantly towards many of the Council's priorities. These include reducing levels of deprivation in the areas designated as Priority Places, providing a wide range of new dwellings, the redevelopment of retail and commercial areas in Woking Town Centre, protecting and enhancing the Borough's diverse habitats, heritage and Green Belt. It is therefore essential to determine whether the Core Strategy policies are delivering their objectives or need to be reviewed to ensure the Council's priorities are met.

## **Structure of the Monitoring Report**

The structure of the AMR was overhauled substantially in 2017-18, to more closely reflect the monitoring indicators specified by the Core Strategy and Sustainability Appraisal Framework. As previously, the AMR still opens with a description of the Borough, followed by an update on progress with the production of planning documents. However, the following section of is now more focussed on reporting the effectiveness of the Council's planning policies by performance against individual indicators. To avoid duplication, this section combines Core Strategy and Sustainability Appraisal indicators, making clear which document and policy/objective each indicator relates to. This section is split into thematic chapters as follows:

- A. Well designed homes
- B. Buoyant local economy
- C. Improving access to key services, facilities and jobs
- D. Provision of community infrastructure
- E. Community Benefits
- F. Protect and enhance biodiversity and nature
- G. Protecting Heritage and Conservation
- H. Climate change and sustainable construction

The Appendix section indicates the number of permitted and completed residential developments in this monitoring period.

## Woking in Context

Situated in the heart of Surrey, Woking is a modern town born out of the railways and communications revolution. The Borough of Woking covers 6,359 hectares and mainly comprises of a continuous urban area, centred on Woking Town Centre but stretching from Byfleet and West Byfleet in the east to Brookwood in the west. The Borough is surrounded by open Green Belt countryside as well as other important designated land such as Sites of Special Scientific Interest and the Thames Basin Heath Special Protection Areas.

The borough has excellent transport links with mainline rail services to London Waterloo, a centralised bus terminus with a twice hourly service to Heathrow Airport and close road links to the A3, M3 and M25. Woking is described as a Growth Town in the Enterprise M3 LEP Strategic Economic Plan (2014), and the Town Centre in particular is expected to see significant growth and redevelopment over the plan period.

At present Woking has the 5<sup>th</sup> highest resident population in Surrey with 101,200 residents (2017 population estimate [www.surreyi.gov.uk](http://www.surreyi.gov.uk)). With a population density of 15.9 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.

Woking has a fairly young population. It is the Borough with the second highest proportion of children under the age of 16 in Surrey. It is also the Borough with the second lowest number of over 65's in the county. Within the Borough approximately 62.0% of the population are aged between 18-64, slightly above the Surrey average.

Woking is a diverse and multi-cultural Borough that has the highest proportion of non-white British residents in Surrey. 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.

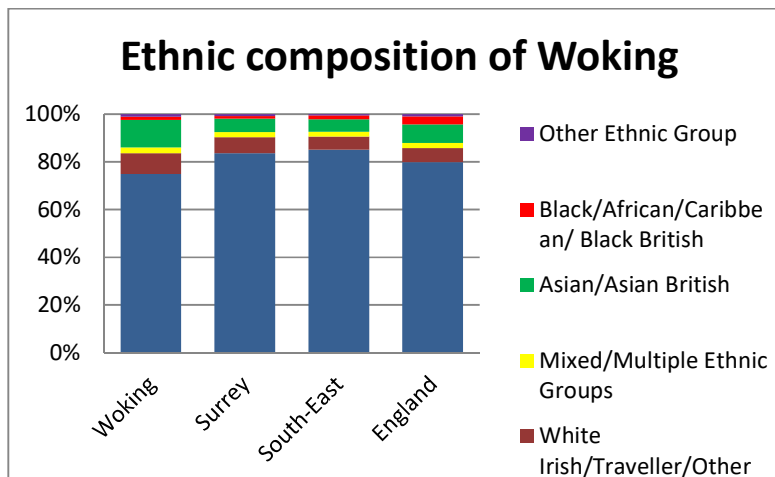


Figure 1: *Ethnic composition of Woking (Source: ONS)*

There is a skilled workforce in Woking with 95.1% of people aged 16-64 having some form of qualification and 51.3% being educated to Level 4 or higher, compared to 47.8% in Surrey and 41.4% in the South East. 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.

Woking has a large economic workforce with 84.7% of the working-age population economically active, the second highest proportion in Surrey and well above both regional and national averages. 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.

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 and Yum! Foods.

The Index of Multiple Deprivation combines a number of factors such as income, employment, health and disability, education, housing, living environment and crime. The scores are ranked to compare levels of deprivation nationally. The Council have identified the areas of Sheerwater, Maybury and the Lakeview Estate as Priority Areas as they are some of the most deprived areas in Surrey. Part of Sheerwater is identified as the third most deprived neighbourhood ('Lower Super Output Area') in Surrey with an index of 33.95, compared to the Borough average of 9.88 and the county average of 9.39. Policy CS5 identifies key policies to make a positive contribution towards addressing the challenges in these areas. There is planning permission for significant redevelopment of parts of Sheerwater to enhance the environment and facilities there.

The number of people in the Borough claiming Job Seekers Allowance/ Universal Credit has shown a slight rise since 2016, after falling between 2009 and 2015. It is hoped that this figure will resume its fall as development in the Borough, and town centre in particular, continues to take place.

The average gross weekly pay for full time workers in the Borough is now £684.30 which is an increase of £28.10 per week from the previous monitoring period. This is higher than the South East average (£614.50) but below the Surrey average (£680.20).

Lower quartile property prices (£306,000 for the year ending September 2018) are 5% below the Surrey average, but 23% above the regional and double the national averages. This has been driven by a 47% increase since March 2014, although the price has declined slightly in recent months, and the increases for median and mean property prices since 2014 are less dramatic (27% and 43% respectively). The majority of homes in Woking are privately owned (70%) with the rental market making up around 30% of the housing stock (based on Census data). 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.

There are currently 41,671 (2011 Census data + completed number of dwellings) homes in the Borough. Over the past 10 years the largest increase in dwelling types has been in the number of flats in the Borough. This can be attributed to both the large number of new developments taking place in the Town Centre, as well as the number of conversions of detached and semi detached houses into smaller units. Policy CS11



highlights that the Council will not permit the loss of family homes on sites capable of accommodating a mix of residential units unless there are overriding policy considerations justifying the loss. This policy should help to ensure there is a mix of dwelling types and sizes to address local needs. Development schemes currently under construction at Brookwood Farm and Kingsmoor Park (also known as Moor Lane) have also helped to even the balance between flatted and housing developments across the Borough.

The residents of Woking are generally well in 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. People living in the healthiest wards have an average life expectancy of over 7 years more than those in the least healthy wards.

### **Spatial Vision of Woking from the Core Strategy 2027**

Woking will be a Borough of high environmental quality and standards where people choose to live, work and visit, an exemplar in the achievement of sustainable growth.

Woking will be a regional focus of economic prosperity centred on a vibrant, enhance town centre that provides a good range of quality shops, jobs, cultural facilities, services and infrastructure to cater for the Borough's needs, surrounded by distinct communities anchored by attractive district and local centres providing convenient access to everyday shops, services and local community facilities.

Woking will be a sustainable community where the benefits of growth and prosperity are shared throughout the Borough without pockets of deprivation.

New development in the Borough will be well designed to respect the character of the area. New housing development will help to meet the needs of all sections of the community.

A green Borough where people will have easy access to good quality green spaces and infrastructure for recreation and leisure.

The Borough will have a balanced and sustainable multi modal transport system that links homes, jobs and key services and by doing so improves the overall health and well-being of all residents.

To achieve the above vision, the Core Strategy makes provision for the delivery of the following scale of uses between 2010 and 2027.

- 4,964 net additional dwellings, with an overall affordable housing provision target of 35%
- 28,000 sq. m of office floorspace and 20,000 sq. m of warehousing floorspace within the same period
- 93,900 sq. m of additional retail floorspace

It also contains 25 policies that are directly linked to deliver the vision.

## **Progress on preparing a planning policy framework**

The Woking Core Strategy 2027 was adopted in October 2012, bringing the Council's strategic policy framework up to date. The Core Strategy was prepared in accordance with approved timescales as set out in the Local Development Scheme (LDS). The Core Strategy superseded a significant number of policies in the Local Plan 1999. The remaining saved policies were superseded when the Development Management Policies DPD was adopted in 2016.

The first National Planning Policy Framework (NPPF) was published on 27 March 2012. The Core Strategy is in general conformity with the requirements of the NPPF. The NPPF replaced previous national guidance including Planning Policy Statements (PPSs) and Planning Policy Guidance (PPGs). In July 2018 a revised version of the NPPF was published, with further amendments being made in February 2019.

### **Core Strategy Review**

The Core Strategy has been reviewed in accordance with the revised National Planning Policy Framework (2018), Planning Policy Guidance and the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended by the Town and Country Planning (Local Planning) (England) (Amendment) Regulations 2017. The Council has undertaken a thorough review and have concluded that there is no immediate need to modify it either in part or as a whole. Consequently, the Core Strategy continues to be considered up to date in providing the necessary strategic policy framework for managing development across the Borough. The reasons for arriving at this conclusion are set out in detail in the [review](#). The review was approved by Council for publication at its meeting on 18 October 2018.

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

The Site Allocations DPD was published for Regulation 18 consultation in the summer 2015 (June – July). The document identified specific sites across the Borough that will help deliver the Core Strategy. Since the conclusion of the consultation, the Council has been recording, summarising and responding to the representations received. In total, around 1,700 people and organisations submitted comments comprising 32,712 separate representations. This has been considered by the LDF Working Group.

Following consideration of the representations, the Council at its meeting on 20 October 2016 resolved that a further consultation should be undertaken on the possibility of substituting the safeguarded sites in the draft Site Allocations DPD with land to the east of Martyrs Lane. This consultation took place between 6<sup>th</sup> January 2017 and 27<sup>th</sup> March 2017. Overall, 3,018 individuals and organisations made comments comprising 32,164 separate representations. Over the course of 2017/18, the council analysed and prepared responses to the representations. The draft Site Allocations DPD was published for Regulation 19 consultation between 5<sup>th</sup> November 2018 to the 17<sup>th</sup> December 2018. A total of 2,797 individuals and organisations made comments comprising of 3,583 separate representations. Of the individuals and organisations who made comments, 971 were in support of the DPD, 1,783 objected, 41 made comments which were neither in objection nor support and 2 objected and supported various parts of the DPD.

At Council meeting on 25 July 2019, the Council resolved to approve the draft Site Allocations DPD and its supporting documents for submission to the Secretary of State. The draft Site Allocations DPD, Proposals and Insets Maps, and a series of

supporting documents was submitted to the Planning Inspectorate on 31 July 2019. Hearing sessions were held on 3-11 December 2019. The next AMR will update on the results of the examination.

Guidance, supplementary planning documents and evidence base

A guidance note on Self Build and Custom Housebuilding was adopted by the Council on 5 April 2018, just after the end of the reporting year. By the end of the reporting year there were 118 entries on the Self Build Register.

The review of the Outlook, Amenity, Privacy and Daylight SPD has begun and a targeted consultation took place between May and June 2019. The next AMR will update on its progress.

The second edition of the Infrastructure Capacity Study and Delivery Plan (IDP) was published in April 2018. This document is a living document and is updated bi-annually.

The Strategic Housing Land Availability Assessment (SHLAA) will be updated and reported on in an assessment.

The Thames Basin Heath Avoidance Strategy is currently being updated to reflect current circumstances. In particular, the updated National Policy Framework (2019), Case Law of the European Court 'People over Wind' (2019) and Crondall Parish Council vs Secretary of State (2019) in terms of Appropriate Assessment and Wealden Judgement in terms air quality. Also the Council's adoption of the Community Infrastructure Levy (CIL).

Neighbourhood Plans

The Council received an application for the designation of a proposed Hoe Valley Neighbourhood Forum and a Hoe Valley Neighbourhood Area in late January 2019. The Consultation ran between 4<sup>th</sup> February 2019 to the 18<sup>th</sup> March 2019, which received 116 individual representations. The Council has approved the designation of the Hoe Valley Neighbourhood Forum and Neighbourhood Area at its meeting on 25 July 2019.

Extant Neighbourhood Plans in Woking borough as of 01.04.2019 included the West Byfleet Neighbourhood Plan, Hook Heath Neighbourhood Plan and Pyrford Neighbourhood Plan. Neighbourhood Areas without Neighbourhood Plans as of that date included Byfleet and Brookwood/Brindley.

Local Development Scheme

A revised Local Development Scheme (LDS) was approved on 18.10.2018. The timeframe set out in the LDS for the delivery of the Site Allocations DPD and Proposals Map is set out in the table below. So far, the timescales are being met.

	<b>Site Allocations DPD</b>	<b>Proposals Map</b>
<b>Public Consultation (Regulation 18)</b>	June – July 2015	N/A

<b>Public Consultation (Regulation 19)</b>	October – November 2018	N/A
<b>Submission to PINS</b>	June/July 2019	N/A
<b>Public Examination</b>	Winter 2019	N/A
<b>Adoption</b>	Early 2020	Early 2020

*Table 1: LDS 2018  
(Source: Planning Services, WBC)*

### Duty to Co-operate

Under the Duty to Cooperate, the Council has also engaged with relevant neighbouring authorities, statutory consultees and key stakeholders before and during the consultation period. A Duty to Cooperate statement and a Consultation Statement has been published as part of the submission documents to the Secretary of State to demonstrate in detail how the Council has engaged with the prescribed bodies, local residents and key stakeholders in the preparation of the DPD. Discussions are on-going with Waverley and Guildford Borough Councils, who form the Strategic Housing Market Area and Functional Economic Market Area. The three Authorities have prepared a statement of Common Grounds setting out how future cooperation will be carried out. In addition the Council is an active member of SPOA and Planning Working Group where strategic issues of Surrey significance are discussed, including issues that affect the preparation of local plans.

Under the Duty to Cooperate the Waverley Borough Local Plan Part 1 has committed to meet 50% of Woking’s unmet housing need. The Guildford Local Plan was adopted shortly after the end of the monitoring year. Whilst the Inspector who conducted the examination into that plan accepted that Guildford Borough Council has to contribute towards meeting Woking’s unmet need, he did not set a specific target for the Guildford Local Plan. He concluded that the unmet need could be met from the headroom in their supply of housing land.

### Planning Services

Planning Services at Woking Borough Council is made up of Planning Policy, Development Management including Enforcement and Building Control.

### Development Management

The Development Management team process a significant number of applications in a year. Between April 2018 and March 2019, 93% of major planning applications were decided in 13 weeks, 73% of minor planning applications in 8 weeks and 83% of other planning applications in 8 weeks; all these figures are above target.

Over the monitoring period 40% of planning appeals against refusal of planning applications were allowed. This is an increase compared to the previous monitoring periods; the figure was 24% in 2017/18 and 35% in 2016/17.

### Enforcement

Enforcement cases continued to be dealt with quickly, with 86.3% of complaints in the reporting year being answered within 7 working days.

## A. Well designed homes

### Key Facts

Housing completions within the Borough dipped in the reporting year to 231, after several years of exceeding the requirement. The largest single site to deliver was Brookwood Farm with the final completions there. The year also saw the completion of a number of medium sized brownfield redevelopment and change of use sites around the urban area. 65% of completed dwellings were on previously developed land, 71% had two or more bedrooms, and 17% were of specialist housing. Only 14.3% of completions were of affordable housing, but £1,002,915 was received in planning obligations to be spent on affordable housing.

The number of permitted dwellings was again significantly higher than completions at 639 dwellings. 45% of permissions were in the town centre, while the largest single permitted site was a revised scheme at Broadoaks with a large element of C2 housing.

The below target delivery this year has increased the undersupply of dwellings since 2006 back to 82. However, the progress of the SADPD and a successful bid for infrastructure funding, together with permissions, has kept the 5 year housing land supply healthy. Housing trajectories show that housing completions are expected to achieve or exceed the annual housing requirement of 292 over subsequent monitoring periods.

<b>A01</b>	<b>Net additional dwellings permitted and completed by location</b>	
SA ref.	1(a)	Housing completions compared to the Woking Core Strategy
Monitors:	Policy CS2: Woking Town Centre, CS3: West Byfleet District Centre, CS4: Local and neighbourhood centres and shopping parades, CS10: Housing Provision and Distribution	

### **Target:**

Policy CS10: sets out indicative numbers of dwellings to be delivered in the Borough, and in various locations within it, over the plan period. Annualised versions of these indicative numbers are set out in table 2 below.

### **Result:**

*Table 2: Housing permissions and completions*

<b>Location</b>	<i>Indicative number, annualised (CS10)</i>	<i>Dwelling completions, 2018/19</i>	<i>Dwelling permissions, 2018/19</i>
Woking Town Centre	116	4	286
West Byfleet District Centre	10	7	6
Infill development in the Local Centres	15	29	25
Poole Rd/Butts Rd employment area	19	0	0
Infill development in rest of urban area	44	86	133
Moor Lane site, Safeguarded site	26	3	0
Brookwood Farm, Safeguarded site	18	53	0
Green Belt	n.a.	0	180
High Density Residential Area	12	49	9
<b>Borough of Woking</b>	<b>292<sup>1</sup></b>	<b>231</b>	<b>639</b>

<sup>1</sup> As this figure is derived from the target for the whole plan period, it includes 32 for intended Green Belt release sites, not expected to deliver in the reporting year.

**Trend:**

Figure 2: Net dwelling completions in relation to housing requirements

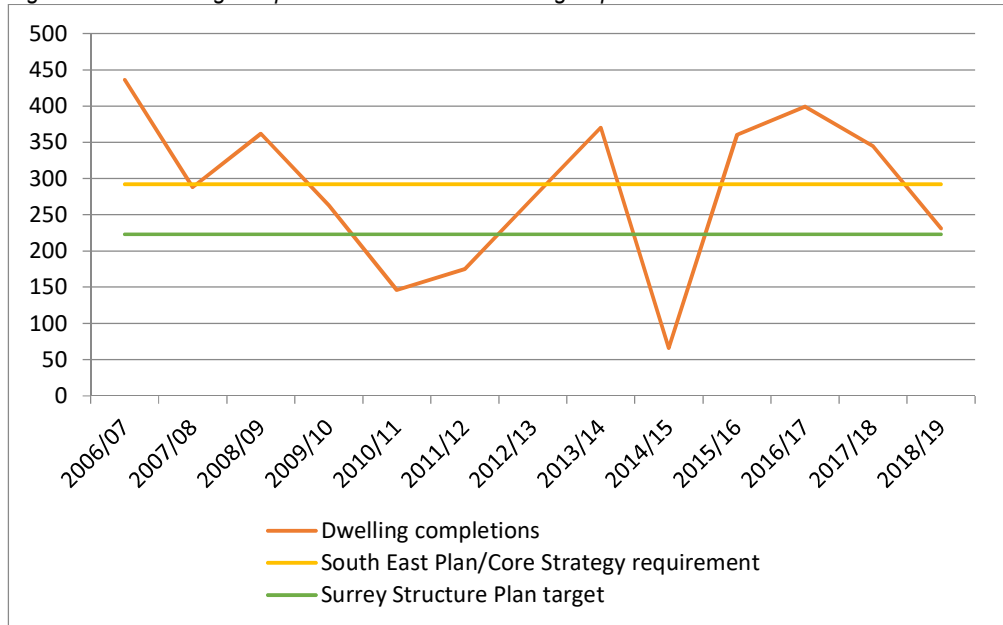


Figure 3: Net dwelling completions by Core Strategy zone

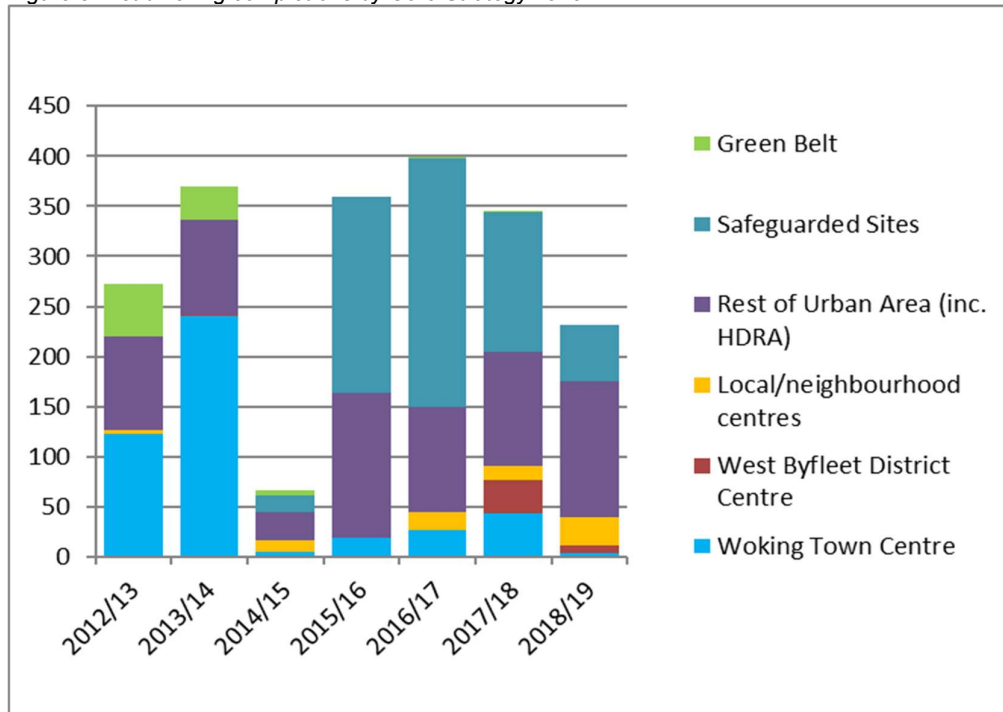
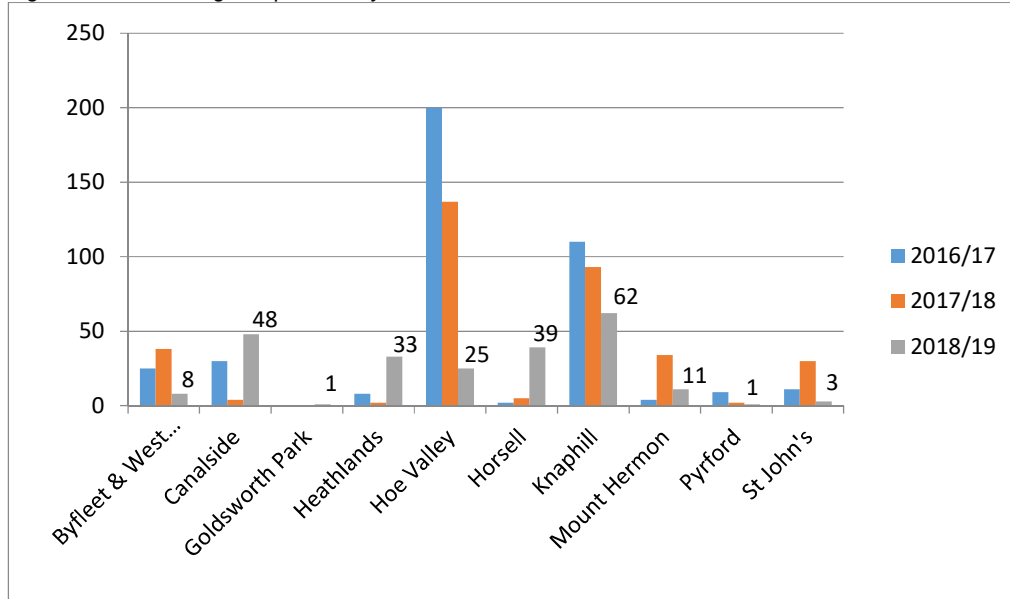


Figure 4: Net dwelling completions by ward



**Explanation:**

Figure 2 above shows net completed dwellings since 2006. The Surrey Structure Plan 2004 annual housing target has been included as it was the previous housing target before the adoption of the South East Plan and Woking Core Strategy. Since 2006, an average of 285 dwellings per year has been delivered within the borough. Since Core Strategy adoption in 2012, the average is 292, exactly the same as the Core Strategy requirement.

The site with the largest number of dwelling completions in the reporting year was once again (and for the last time) a safeguarded greenfield site, Brookwood Farm. However, unlike previous years, the safeguarded sites were no longer the zone that delivered the most completions, with more occurring in the 'rest of urban area' zone, and nearly as many in the High Density Residential Area around the town centre. The number completed in the town centre once again fell below the target for that area, although construction continued on two large and several medium-sized town centre sites, and planning activity on several others. Dwellings approved in the reporting year were more focussed on the town centre (45% of permissions), with several large prior approvals for change of use. However, the biggest housing site approved in the year was in the green belt, at the designated Major Developed Site of Broadoaks, with a revised scheme granted approval for 177 net additional C3 dwellings (as well as C2 elderly accommodation).

<b>A02</b>	<b>Housing Delivery Test</b>
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**Target:**

To complete at least as many dwellings as the housing requirement when considered over the last three years. When a local authority fails to meet certain percentage thresholds below the requirement or need, various consequences are triggered, as set out in the National Planning Policy Framework. Since Woking has a recently reviewed Core Strategy, the requirement is taken as the annualised Core Strategy housing delivery figure of 292 dwellings per annum.

**Result:***Table 3: Housing Delivery Test*

	Standard housing units completed	Student communal accommodation		Other communal accommodation		Total housing delivery	Requirement
		Bed-rooms	Bedrooms / 2.5	Bed-rooms	Bed-rooms / 1.8		
2016/17	399	0	0	0	0	399	292
2017/18	345	0	0	24	13	358	292
2018/19	231	0	0	0	0	231	292
Total	975	0	0	24	13	988	876
Total delivery as % of requirement						113%	

Based on the above, it is concluded that Woking Borough Council amply meets the Housing Delivery Test on the basis of completions over the past three years.

<b>A03</b>	<b>Five year housing land supply</b>
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**Target:**

Paragraph 73 of the NPPF states that local planning authorities (councils) should identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing requirements. An additional buffer of 5%, moved forward from later in the plan period, is required to ensure choice and competition in the market for land. See Table 4 below for the way this requirement has been calculated.

**Result:***Table 4: Five year housing supply, 2019-2024*

	Core Strategy Requirement	Previous under-supply to subtract from supply	NPPF Requirement (Core Strategy + under-supply + 5%)	Net additional dwellings as evidenced in the five-year land supply	Surplus/ Deficit (taking into account NPPF buffer and under supply)
Plan years (2019/20 – 2023/24)	(292 x 5) 1,460	82	1,619	2,913	+1,294

**Explanation:**

The base date used is 01/04/2019, to reflect the most recently published five year housing land supply statement. Woking Borough has a total housing land supply at 1 April 2019 to enable the delivery of 2,913 net additional dwellings, compared with the Core Strategy requirement (including 5% buffer and compensation for previous undersupply) of 1,619 net additional dwellings between 2019/20 and 2023/24. This represents a surplus of 1,294 net additional dwellings against the requirement and an overall supply of 9.0 years. The supply has been strengthened by the progress of the Site Allocations DPD towards adoption and the successful WBC/SCC bid for Housing Infrastructure Fund money for infrastructure to support the delivery of housing in the town centre.



<b>A04</b>	<b>Average housing densities achieved on site by location, assessed against indicative densities</b>	
SA ref.	6(d)	Housing densities in the urban area
Monitors:	Policy CS2: Woking Town Centre, CS3: West Byfleet District Centre, CS4: Local and neighbourhood centres and shopping parades, CS10: Housing Provision and Distribution Sustainability Objective 6: Make the best use of previously developed land and existing buildings	

**Target:**

Policy CS10 sets a target density for new housing developments across the borough of above 30 dwellings per hectare (dph), and wherever possible above 40 dph. It also sets indicative densities for specific locations within the borough. These are set out in the second column of Table 5, below.

**Result:**

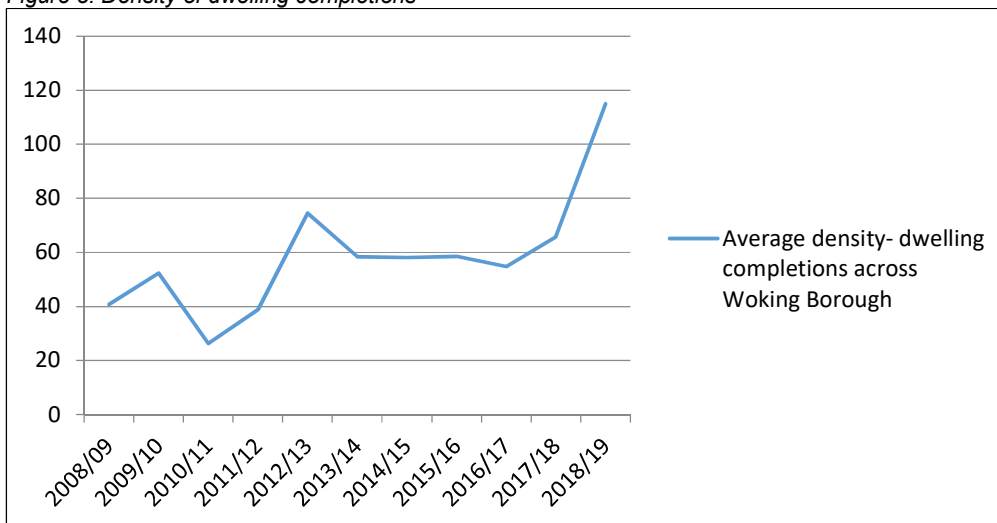
90.48% of dwelling completions took place on sites with a density of 30 dph or more. The average housing density was 115 dph. Table 5 below shows results in specific locations.

Table 5: Housing density by location

Location	Indicative density range, dph (CS10)	Density achieved 2018/19, dph
Woking Town Centre	>200	225
West Byfleet District Centre	50-100	121
Infill development in the Local Centres	30-60	121
Poole Rd/Butts Rd employment area	>200	n/a
Infill development, rest of the urban area	30-40	82
Moor Lane site, Westfield	30-50	40
Brookwood Farm, Brookwood	30-50	38
Woking Town Centre- broad location	>200	241
<b>Borough of Woking</b>		<b>115</b>

**Trend:**

Figure 5: Density of dwelling completions



**Explanation:**

The town centre is the most sustainable location for high density developments as it provides the best access to key services and facilities, followed by district and then local centres. The reporting year saw densities at or above the indicative levels in the Core Strategy for each zone, and a sharp increase in density across the borough as a whole. This was due to the completion of several flatted schemes around the urban area, both redevelopments and conversions through prior approval.

<b>A05</b>	<b>Net additional dwellings permitted and completed on previously developed land (PDL)</b>
SA ref.	6(a)   Proportion of new dwellings built on previously developed land
Monitors:	Policy CS10: Housing Provision and Distribution Sustainability Objective 6: Make the best use of previously developed land and existing buildings

**Target:**

The Core Strategy sets a target of 70% of new dwellings to be on previously developed sites.

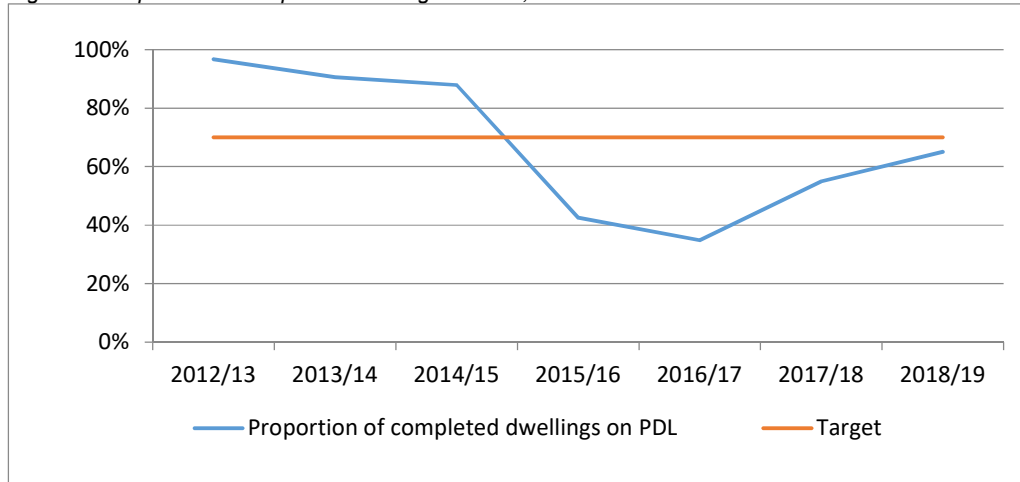
**Result:**

Table 6: Completions on PDL

Location	Target	Completed	Permitted
Number of dwellings on previously developed land	--	149	628
Proportion of dwellings on previously developed land	70%	65%	98%

**Trend:**

Figure 6: Proportion of completed dwellings on PDL, since 2012



<b>A06</b>	<b>Dwellings completed by size and type</b>	
SA ref.	1(e)	Proportion of new dwellings by size and type
Monitors:	Policy CS11: Housing Mix Sustainability Objective 1: Provision of sufficient housing which meets the needs of the community and which is at an affordable price	

**Target:**

Policy CS11 requires the housing mix on new developments to meet local needs. These are set out in the 2015 Strategic Housing Market Assessment and in the bottom rows of table 5 below.

**Result:**

*Table 7: Proportion of permitted / completed dwellings in each Core Strategy zone by size*

Location	1 bedroom		2 bedroom		3 bedroom		4+ bedroom	
	Perm	Comp	Perm	Comp	Perm	Comp	Perm	Comp
Woking Town Centre	76%	75%	10%	50%	16%	25%	-1%	-50%
West Byfleet District Centre	50%	57%	50%	86%	0	-43%	0	0
Local Centres	40%	28%	72%	72%	0	0	-12%	0
Rest of urban area	61%	34%	27%	38%	6%	10%	6%	17%
Safeguarded sites	0	7%	0	66%	0	5%	0	21%
Green Belt	17%	0	21%	0	14%	0	48%	0
High Density Residential Area	44%	37%	78%	29%	-11%	18%	-11%	16%
<b>Borough of Woking</b>	<b>54%</b>	<b>29%</b>	<b>20%</b>	<b>49%</b>	<b>12%</b>	<b>8%</b>	<b>14%</b>	<b>14%</b>
<b>Need, 2015 SHM A</b>	<b>Market</b>	<b>10%</b>	<b>30%</b>	<b>40%</b>	<b>20%</b>			
	<b>Affordable</b>	<b>40%</b>	<b>30%</b>	<b>25%</b>	<b>5%</b>			

*Table 8: Proportion of completed dwellings in each Core Strategy zone by type*

Location	Flat	Terrace	Semi-detached	Detached
Woking Town Centre	100%	0	0	0
West Byfleet District Centre	100%	0	0	0
Local Centres	100%	0	0	0
Rest of urban area	66%	2%	9%	22%
Safeguarded sites	73%	0	13%	14%
Green Belt	0	0	0	0
High Density Residential Area	65%	20%	8%	6%
<b>Borough of Woking</b>	<b>74%</b>	<b>5%</b>	<b>8%</b>	<b>13%</b>

**Trend:**

Figure 7: Proportion of dwellings completed by size since 2010

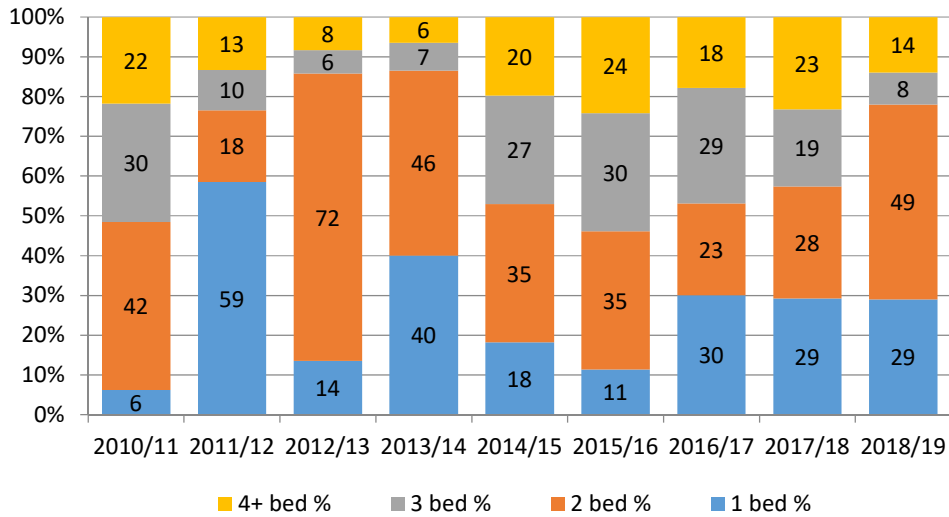
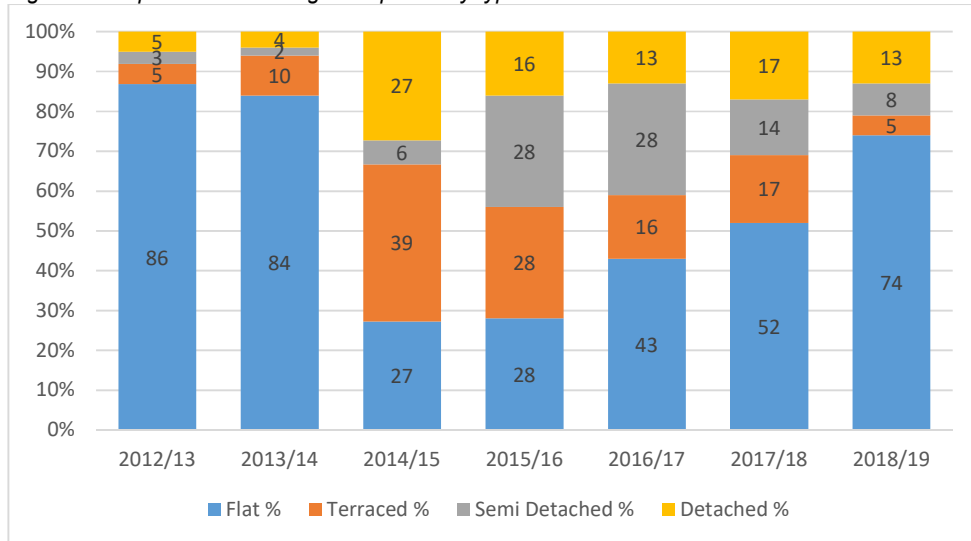


Figure 8: Proportion of dwellings completed by type since 2012



<b>A07</b>	<b>Net change in affordable dwellings permitted and completed, by location, size and tenure; planning obligations for affordable housing</b>	
SA ref.	1(b)	Affordable housing provision
Monitors:	Policy CS12: Affordable Housing Sustainability Objective 1: Provision of sufficient housing which meets the needs of the community and which is at an affordable price	

**Target:**

The Core Strategy states that between 2010 and 2027 the overall target for affordable housing is 35% of new homes, equivalent to 1,737 new affordable homes.

**Result:**

Table 9: Affordable housing by location, tenure and size

Location	Tenure	No. bed-rooms	Completed 2018/19	Permitted 2018/19
Rest of Urban Area	RSL Rented	1	3	0
		2	2	0
		3	3	4
Green Belt / Safeguarded Sites	RSL Rented	1	0	20
		2	0	16
	Shared ownership	1	4	10
		2	21	8
<b>Woking Borough</b>	Total affordable		<b>33</b>	<b>58</b>
<b>% of all housing</b>	Total affordable		<b>14.3%</b>	<b>9%</b>

£1,002,914.57 of contributions towards off-site affordable housing were received in the reporting year as a result of Section 106 agreements. A Section 106 agreement for £271,565 was signed on the Parrington Autos site on Portugal Road (since the end of the reporting year, permission has been granted for the replacement of this contribution by three on-site affordable dwellings). No Section 106 money was spent on affordable housing in the year.

**Trend:**

Figure 9: Proportion of housing completions by tenure, since 2008

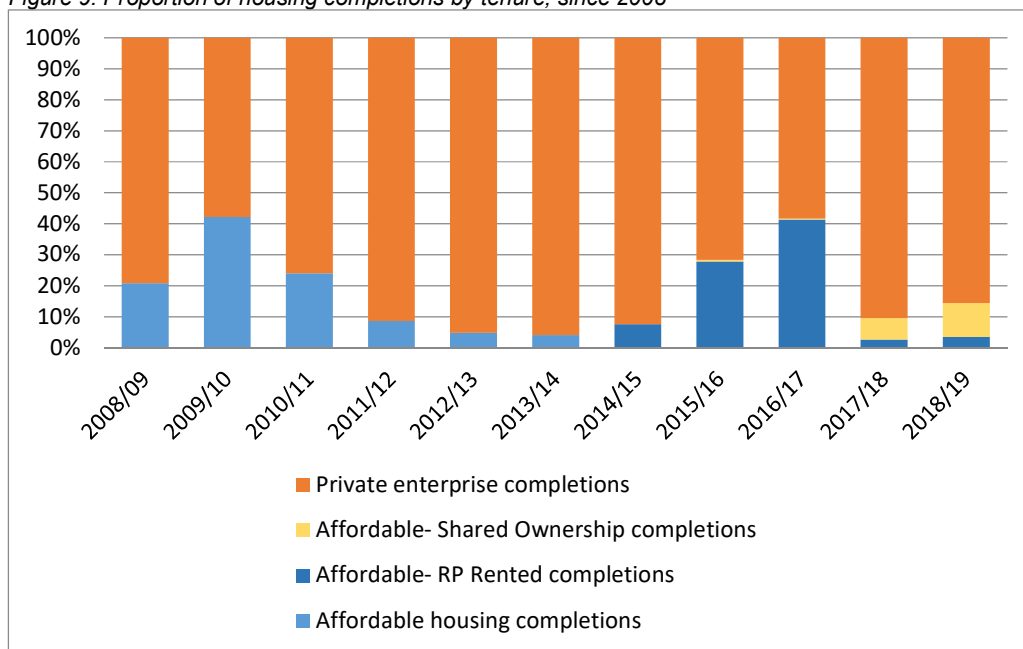
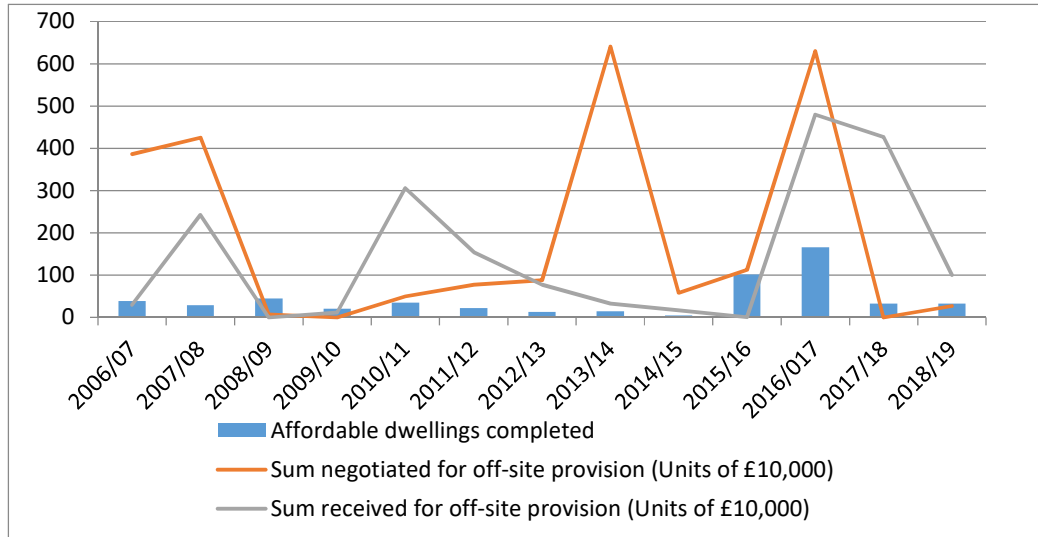


Figure 10: Completions of, and S106 contributions towards, affordable housing



**Explanation:**

There are several reasons why the proportion of dwellings permitted in the year which are affordable is significantly below target. On several redevelopment sites viability assessments adequately showed that providing the required proportion of affordable housing would be unviable. For example, the large permission at Broadoaks included 30.1% affordable housing, rather than the 40% required (although this was still an improvement on the previous permission for this site). Most significant were several large prior approvals given for the change of use of offices to dwellings; in these cases the Council cannot require affordable housing provision, since the list of relevant considerations in the prior approval process is curtailed by law. The national policy preventing councils from seeking affordable housing on schemes below 10 dwellings and 0.5ha has also cut off a previous source of affordable housing supply.

The number of affordable dwellings completed this year was the same low figure as last year, although the lower overall housing completions figure means the affordable housing percentage has increased slightly. Prior approvals were again a significant element of the total dwelling completions.

The affordable housing completions which did take place were split between rented dwellings developed at Rydens Way Phase 2 and windfall sites at St Michaels Road and Oak Tree Road, and shared ownership housing built by Paragon Asra Housing as part of the Brookwood Farm development.

<b>A08</b>	<b>Number of households on Housing Register, Housing Transfer Register and Sheltered/Supported Housing Register</b>	
SA ref.	1(c)	Number of households on the housing register
Monitors:	Policy CS12: Affordable Housing Sustainability Objective 1: Provision of sufficient housing which meets the needs of the community and which is at an affordable price	

**Target:**

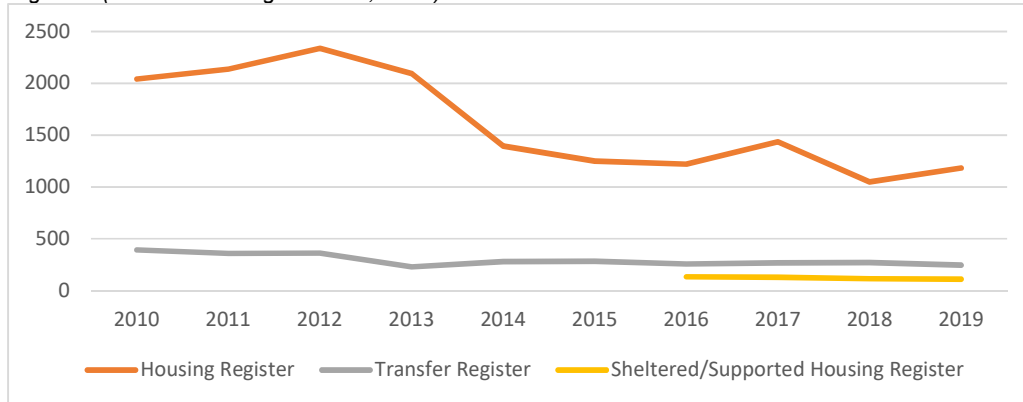
The data gives an indication of unmet need for housing. There is no specific target.

**Result:**

In 2019 there were 1183 households on the housing register, including 245 on the Transfer Register and 111 on the Sheltered/ Supported Housing Register.

**Trend:**

Figure 11: Number of people on the Housing, Housing Transfer and Sheltered/ Supported Housing Registers (Source: Housing Services, WBC)



**Explanation:**

The steep drop in number of households on the register in 2013 was due to the removal of Band F from the register. Demand for housing on the register vastly outweighs supply.

<b>A09</b>	<b>Rough sleepers and households prevented from becoming homeless</b>
Monitors:	Policy CS12: Affordable Housing

**Target:**

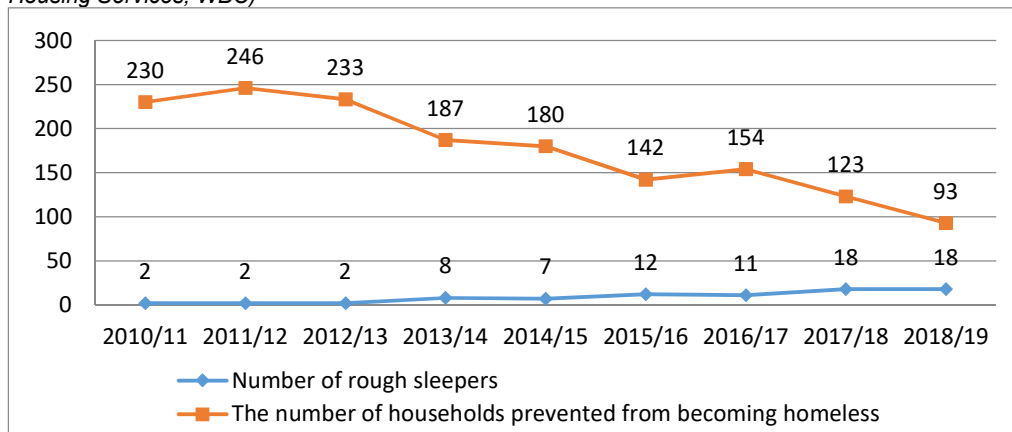
No target. The construction of affordable and specialist housing should help to reduce homelessness and rough sleeping.

**Result:**

In the financial year 2018/19, 93 households were prevented from becoming homeless. 18 rough sleepers were counted in November 2018.

**Trend:**

Figure 12: Number of rough sleepers and households prevented from becoming homeless (Source: Housing Services, WBC)



<b>A10</b>	<b>Average house price against average earnings</b>	
SA ref.	1(f)	Average house price
Monitors:	Policy CS10: Housing Provision and Distribution Sustainability Objective 1: Provision of sufficient housing which meets the needs of the community and which is at an affordable price.	

**Target:**

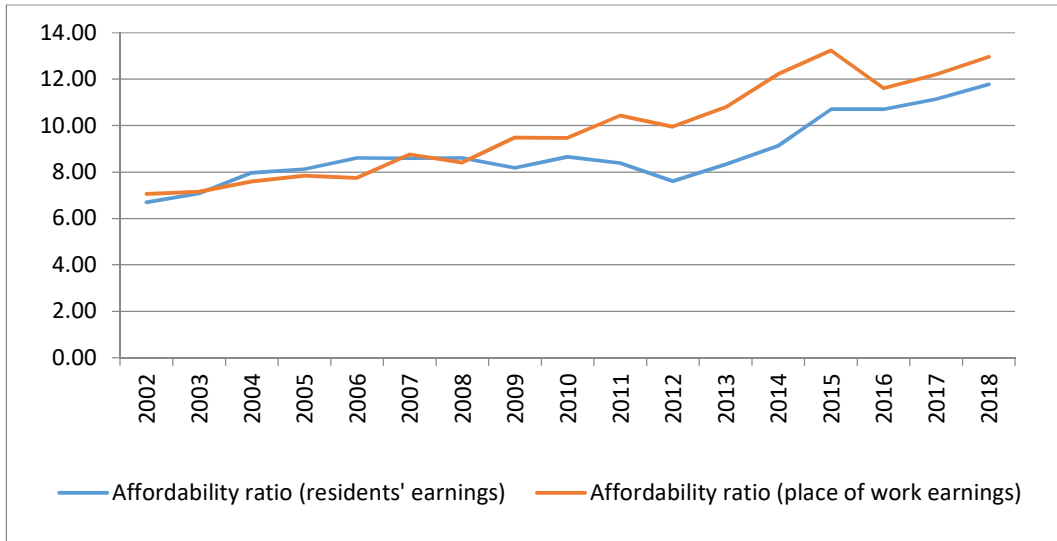
No specific target, though it is preferable that earnings grow faster than house prices, to reduce the affordability ratio (make it easier for people to afford to buy a home). The term 'house price' here also includes flats and other dwellings.

**Result:**

In September 2018 (the latest date for which both figures are available), the average house price in Woking was £390,000, while the average gross weekly pay for full-time workers was £684. The affordability ratio (house prices against earnings) for residents of Woking was 11.78, while that for people who work in Woking was 12.96.

**Trend:**

Figure 13: Affordability ratios for housing in Woking Borough



**Explanation:**

The affordability ratio is calculated by dividing house (including flat) prices by gross annual earnings, based on the median and lower quartiles of both house prices and earnings. The graph shows that affordability worsened rapidly up to 2016 but this appears to have now slowed down. Housing remains very expensive in Woking and prices have bounced back faster than wages from the economic downturn. Despite the high prices, Woking remains the second most affordable borough in Surrey. Since 2008 a gap has emerged between the average earnings of people who work in Woking, and those of people who live in Woking, with the latter group now earning more on average.



<b>A11</b>	<b>Net additional Gypsy, Traveller and Travelling Showperson pitches and plots completed and permitted, against need.</b>	
SA ref.	1(h)	Provision of accommodation for Gypsies, Travellers and Travelling Showpeople
Monitors:	Policy CS14: Gypsies, Travellers and Travelling Showpeople Sustainability Objective 1: Provision of sufficient housing which meets the needs of the community and which is at an affordable price	

**Target:**

The TAA (2013) identified a need to provide 19 new pitches between 2012 and 2027, with an annual average provision of 1.3 recurring pitches.

**Result:**

Planning permission was granted in the reporting year for the loss of three Gypsy/Traveller pitches at Ten Acre Farm, and a further temporary permission granted for the two pitches at The Stable Yard (which previously received temporary permission for three years in 2015).

**Trend:**

*Table 10. Gypsy and Traveller pitch provision against planned figure*

	Planned pitch provision	Net additional permanent pitches delivered	Cumulative delivery (1dp)
2006/2007	GTAA (2006) 1 pitch per annum	0	-1
2007/2008		0	-2
2008/2009		7	+4
2009/2010		0	+3
2010/2011		3	+5
2011/2012		0	+4
2012/2013	TAA (2013) 1.3 pitches per annum	0	+2.7
2013/2014		0	+1.3
2014/2015		0	0
2015/2016		0	-1.3
2016/2017		0	-2.7
2017/2018		0	-4
2018/2019		-3	-8.3

**Explanation:**

In terms of permanent pitches, Woking currently has one publicly owned Gypsy and Traveller site at the Hatchingtan, Worplesdon providing 16 pitches. There is also a privately owned location: 13 pitches at Five Acres, Brookwood (some of this site is now also in public ownership). Several pitches in Woking have temporary planning permission, but these are not counted against the permanent need.

The Site Allocations DPD proposes additional pitch provision sufficient to address outstanding need to 2027 and beyond the plan period. More details are contained in the Five Year Housing Land Supply Position Statement.

<b>A12</b>	<b>Housing for older people and vulnerable groups and bedsits, permitted and completed</b>	
SA ref.	1(j)	No. specialist units delivered for older people
Monitors:	Policy CS13: Older people and vulnerable groups Sustainability Objective 1: Provision of sufficient housing which meets the needs of the community and which is at an affordable price	

**Target:**

Policy CS13: Older people and vulnerable groups states that the Council will support the development of specialist accommodation for older people and vulnerable groups in suitable locations, and existing specialist accommodation will be protected. It also states that 50% of specialist units should have two or more bedrooms.

**Result:**

*Table 11. Specialist and communal housing*

	Completed, 2018/19	Permitted, 2018/19
Total C3 dwellings for older people or vulnerable groups	40	0
Proportion of those which are 2+ bedroom units	93%	0
Total C4 House in Multiple Occupation bedrooms	-5	-5
Total C2 residential institution bedrooms	0	155

**Explanation:**

40 specialist independent dwellings (use class C3) were completed in the year, including affordable flats at Brookwood Farm, private market flats on Horsell Moor, and a disability focussed development in Sheerwater. At Broadoaks, 75 use class C2 flats and an 80 bedroom C2 care home were permitted. The loss of one HMO was completed and another such loss permitted, both on Chertsey Road in the town centre

<b>A13</b>	<b>Self Build housing and Starter Homes</b>
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**Target:**

The Council has a duty to give suitable permission to the same number of 'serviced plots of land' over three years, measured from each 31 October, as the number of entries received onto Section 1 of the Self Build Register in the year before that 31 October.<sup>2</sup>

**Result:**

*Table 12: Self Build Housing*

	2017/18	2018/2019	Total to 31/03/2019
Dwellings granted permission with self-build CIL exemption certificates	9	11	24
Number of people / groups entered on the Self Build Register	44	48	114

<sup>2</sup> Self Build and Custom Housebuilding Act 2015, as amended; The Self-build and Custom Housebuilding (Time for Compliance and Fees) Regulations 2016

**Trend:***Table 13: Progress towards Self Build duty*

	Dates of base period	End of three year period	Additions to self build register	Dwellings permitted with self-build CIL exemption certificates since start of base period (as of 31/03/2019)
Base period 1	01/04/2016-30/10/2016	30/10/2019	14	24
Base period 2	31/10/2016-30/10/2017	30/10/2020	32	15
Base period 3	31/10/2017-30/10/2018	30/10/2021	42	2

**Explanation:**

The figure for permissions granted is the number of dwellings where the developer applied for and received exemption from payment of CIL on the basis of being self build- the only practicable way to measure this indicator.

There is no information available on Starter Homes in the borough, and government guidance on this subject is very limited.

## B. Commercial and employment development

### Key Facts

The year saw a completed net loss of -147m<sup>2</sup> of retail (A use) floorspace and -2,349m<sup>2</sup> of employment (B use) floorspace. The latter was mainly through redevelopment and change of use to residential, partially offset by the gain of office space at the renovated Victoria Gate, Chobham Road.

Approvals were granted for the gain of 2,736m<sup>2</sup> of retail floorspace (providing flexible A and D use is included, with a large gain of such space permitted at the old Toys R Us site). There was little retail activity outside the town centre. Approvals were also granted for the loss of -34,541 m<sup>2</sup> of employment floorspace, most at the Green Belt major developed site of Broadoaks and through prior approvals for change of use.

Retail vacancy rates in the Town Centre outside the primary shopping frontage continued to increase. The earnings of people who work in Woking continued to increase, although the rate of economic activity among residents, number of businesses, job density and GVA per capita, all saw a slight fall after recent growth.

<b>B01</b>	<b>Net change in retail floorspace (A class; m<sup>2</sup>, by precise use class and by location)- permitted and completed</b>
Monitors:	Policies CS2: Woking Town Centre, CS3: West Byfleet District Centre, CS4: Local and Neighbourhood Centres and Shopping Parades, CS5: Priority Places.

### **Target:**

Town Centre: Potential for up to 75,300m<sup>2</sup> of additional A class floorspace. Detailed targets for A1 floorspace, see table 14 below.

Table 14: Targets for convenience and comparison floorspace in Woking Town Centre, m<sup>2</sup>

Type of retail	2012-16	2016-21	2021-27	Total
A1 comparison	10,800	25,400	23,100	59,300
A1 convenience	6,700	800	800	8,300
Total	17,500	26,200	23,900	67,600

West Byfleet: Potential for up to 13,000m<sup>2</sup> of A class floorspace, including 12,500m<sup>2</sup> of A1 retail, of which 10,500 comparison and 2,000m<sup>2</sup> convenience floorspace.

Knaphill: Potential for up to 3,000m<sup>2</sup> of A class floorspace, including 2,400m<sup>2</sup> of A1 retail made up of 700m<sup>2</sup> of comparison and 1,700m<sup>2</sup> of convenience floorspace.

Other local centres (combined): Potential for up to 3,200m<sup>2</sup> of A class floorspace, including 2,600m<sup>2</sup> of A1 retail made up of 900m<sup>2</sup> of comparison and 1,700m<sup>2</sup> of convenience floorspace.

Priority Places: Increase retail offer in Sheerwater; protect and enhance the vitality of Sheerwater local centre; resist loss of retail units in Maybury and Sheerwater.

### **Result:**

Table 15: Retail floorspace completed, m<sup>2</sup>

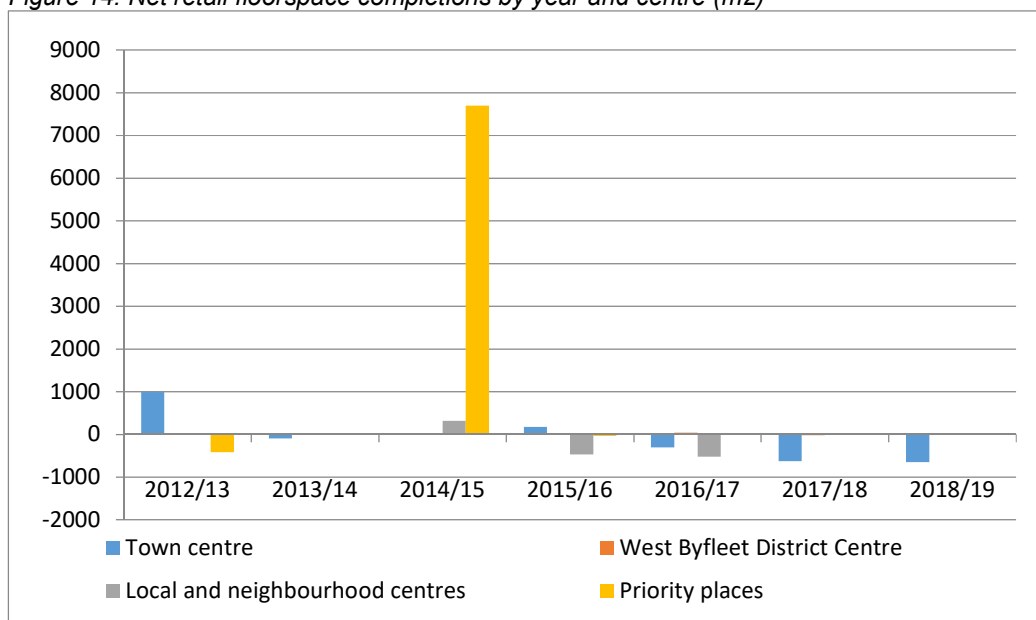
Location	A1	A2	A3	A4	A5	A Mixed	Mixed A and other	Total
Woking Town Centre	-716	+126	-223	-	-	+163	+503	-147
Other locations	-	-	-	-	-	-	-	-
<b>Borough of Woking</b>	<b>-716</b>	<b>+126</b>	<b>-223</b>	<b>-</b>	<b>-</b>	<b>+163</b>	<b>+503</b>	<b>-147</b>

Table 16: Retail floorspace permitted, m2

Location	A1	A2	A3	A4	A5	A Mixed	Mixed A and other	Total
Woking Town Centre	-5,248	-421	-224	+25	0	+59	+8,350	+2,542
District and local centres	0	0	0	0	0	0	0	0
Vicinity of Sheerwater and Lakeview (Priority places)	0	0	0	0	0	0	0	0
Neighbourhood centres / shopping parades	-33	0	0	0	0	0	0	-33
Outside centres	-135	0	+412	0	0	0	0	+277
<b>Borough of Woking</b>	<b>-5,416</b>	<b>-421</b>	<b>+189</b>	<b>+25</b>	<b>0</b>	<b>+59</b>	<b>+8,350</b>	<b>+2,736</b>

**Trend:**

Figure 14: Net retail floorspace completions by year and centre (m2)



**Explanation:**

The trend data shows a substantial net increase in retail space since 2012, mainly due to the new supermarket in Sheerwater in 2014 (7,699m2). The largest retail permissions in the reporting year were on the former Red Car Park and Toys R Us site, which received permission for redevelopment on a larger scale, with the empty 4,706m2 class A1 retail unit to be replaced by 8,024m2 in mixed A1/D2 (retail or assembly/leisure) use. Permission was also given for a McDonald's takeaway off Goldsworth Road, and for conversion of the former Charlie Choys/Lotus Lounge restaurant on Station Approach in the town centre to a gym. Retail completions in the reporting year were minor, with most activity taking place at 11 - 15 Guildford Road, which changed from A1 to flexible uses and flats.

<b>B02</b>	<b>New A1 floorspace permitted and completed in primary and secondary shopping frontages and West Byfleet primary shopping area</b>
Monitors:	Policies CS2: Woking Town Centre, CS3: West Byfleet District Centre

**Target:**

Protect A1 retail uses within primary frontages. Consider favourably changes from A1 to other A uses in secondary frontages, in certain circumstances.

**Result:**

*Table 17: Planning completions for A1 floorspace change in designated shopping frontages*

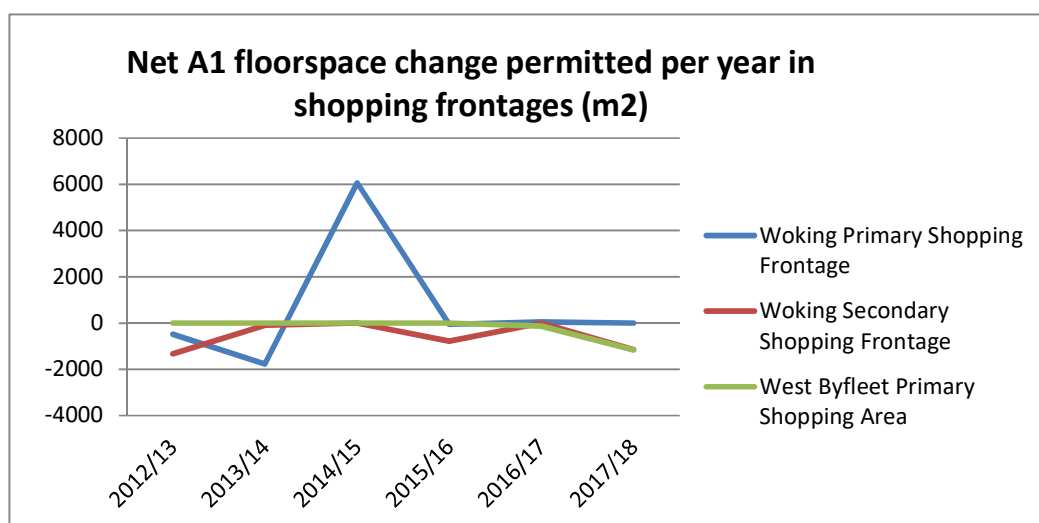
Location	Gross gain of A1, 2018/19 (m2)	Loss of A1, 2018/19 (m2)	Net completed change (m2)
Woking Town Centre-Primary frontage	0	0	0
Woking Town Centre-Secondary frontage	0	-273	-273
West Byfleet District Centre-Primary shopping area	0	0	0

*Table 18: Planning permissions for A1 floorspace change in designated shopping frontages*

Location	Gross gain of A1, 2018/19 (m2)	Loss of A1, 2018/19 (m2)	Net permitted change (m2)
Woking Town Centre- Primary frontage	0	-4,881	-4,881
Woking Town Centre-Secondary frontage	0	-59	-59
West Byfleet District Centre-Primary shopping area	0	0	0

**Trend:**

*Figure 15: Net A1 floorspace change permitted per year in shopping frontages (m2)*



**Explanation:**

The reporting year saw permission granted for the demolition of the Toys R Us building (4,706m<sup>2</sup> of A1 floorspace) in the town centre's Primary Shopping Frontage, and its replacement with 8,804m<sup>2</sup> of flexible A1/D2 floorspace. This will therefore give a significant net gain in floorspace overall, but a major loss in purely A1 space. Whether the site will be used for A1 or D2 has not yet been confirmed. Smaller permissions included the change of use of a shop to an orthodontist in the primary frontage, and of a shop to restaurant/takeway use in the the secondary frontage. Meanwhile, completed development included the change of use of a shop to A2 use and of space above shops to residential use, both in the secondary frontage.

<b>B03</b>	<b>Net change in permitted and completed employment (B use) floorspace, by location</b>	
SA ref.	17(d)	Amount of commercial and industrial floorspace
Monitors:	Policies CS2: Woking Town Centre, CS3: West Byfleet District Centre, CS4: Local and neighbourhood centres and shopping parades, CS15: Sustainable economic development Sustainability 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.	

**Target:**

Policy CS2 sets a target of 27,000m<sup>2</sup> of additional office floorspace to be provided in the Town Centre over the plan period. Policy CS3 sets a target of 1,000 to 1,500m<sup>2</sup> of additional office floorspace in West Byfleet District Centre over the plan period. Policies CS4, CS5 and CS15 place specific safeguards on employment uses in various locations around the Borough.

**Result:**

Table 19. Employment floorspace permitted and completed

<b>Location</b>	<b>Use Class</b>	<b>Completed, 2018/19 (m<sup>2</sup>)</b>	<b>Permitted, 2018/19 (m<sup>2</sup>)</b>
Woking Town Centre	B1 Business	2,095	-15,940
West Byfleet District Centre	B1 Business	-278	0
District / Local Centres	B1a Office	0	0
Poole Road/Butts Road employment area	B1 Business	0	0
Monument Way East and West and Forsyth Rd employment areas	All B uses	0	-6,335
Borough of Woking	B1a Office	+532	-34,541
Borough of Woking	B1c Light Industrial	0	-478
Borough of Woking	Mixed B1 Business	0	0
Borough of Woking	B2 General Industry	-2,541	0
Borough of Woking	B8 Storage / distribution	-340	0
Borough of Woking	Mixed B use	0	+478
<b>Borough of Woking</b>	<b>All B uses</b>	<b>-2,349</b>	<b>-34,541</b>

**Explanation:**

The biggest employment completion in the reporting year was the substantial renovation of the Victoria Gate office building on Chobham Road, with a net additional

2,095m<sup>2</sup> of office floorspace, bringing the total for this building to 6,565m<sup>2</sup>. Losses of office and industrial space were recorded on several sites redeveloped or converted for housing, notably Grosvenor Court offices in Hipley Street and the former laundry at 73 Horsell Moor, treated for monitoring purposes as B2.

Approval was given for a very substantial loss of employment floorspace- even more than the previous year. The biggest approved loss was a prior approval for the conversion of the Cap Gemini office building (in the town centre) to flats. There were also substantial permitted losses at the Broadoaks site in West Byfleet (11,101m<sup>2</sup> lost, although this is a slightly smaller net loss than under the previously permitted scheme for this site, given that some new office space is now included in the scheme), and through prior approvals for office to residential conversion at River Court, in the Forsyth Road employment area. Very slight mitigation for these losses was provided by permissions for change of use to office in the town centre at Albion House (+266m<sup>2</sup>) and Crown House (+237m<sup>2</sup>).

<b>B04</b>	<b>Net change in hotel bed spaces, town centre</b>
Monitors:	Policy CS2: Woking Town Centre

**Target:**

The Core Strategy notes the town centre as the preferred location for hotels.

**Result:**

Table 20: Additional hotel (use class C1) bedrooms in town centre, 2018/19

	<b>Completions</b>	<b>Permissions</b>
Hotel bedrooms in town centre, 2018/19	5	0

**Explanation:**

Five hotel bed spaces (at a new small hotel at 35 Chertsey Road) were completed in the reporting year. These were the first in the town centre since 2012. 348 bed spaces have been granted permission in the town centre since 2012, across four sites. Outside the town centre (but within walking distance), permission was granted in the reporting year for 18 additional bedrooms at the Premier Inn on Bridge Barn Lane.

<b>B05</b>	<b>Vacancy rates for commercial and retail space, by zone (Quarter 1)</b>	
SA ref.	17(c,d)	Amount of vacant commercial and industrial floorspace; vacant floorspace in the town and village centres
Monitors:	Policies CS2: Woking Town Centre, CS4: Local and Neighbourhood Centres and Shopping Parades, CS5: Priority Places. Sustainability 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.	

**Target:**

Reduction of vacancy rates is a particular target for the Town Centre and for employment areas in the Priority Places



**Result:**

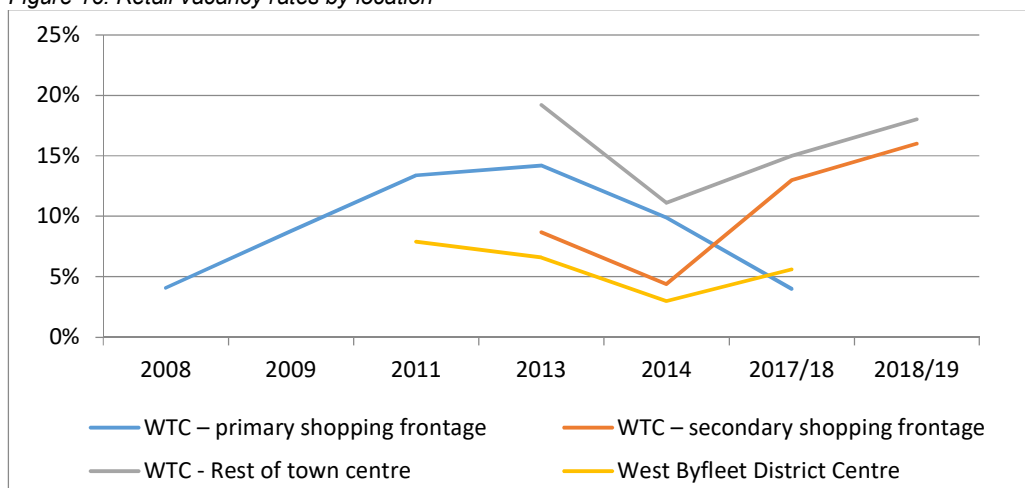
Table 21: Vacant floorspace by location (2018)

Location	Vacant floorspace (m2)			
	Office	Industrial	Retail (area)	Retail (%)
Woking Town Centre- Primary Frontage	3,336	0	2,565	4%
Woking Town Centre-Secondary Frontage	5,283	0	3,398	13%
Woking Town Centre- Other	15,626	0	3,236	15%
District, local and neighbourhood centres (2018)	499	0	4,387	6%
Employment areas in Priority Places (2018)	3,981	2,010	-	-
Rest of borough (2018)	1,960	8,617	No data	-
<b>Total</b>	<b>30,685</b>	<b>10,628</b>	<b>13,586</b>	<b>7%</b>

In 2019, 2,784m2 of vacant floorspace was found in the town centre primary frontage (outside shopping centres): 57% of the floorspace for that area; 4,238m2 of vacant floorspace in the secondary shopping frontage (16%); and 3332m2 in the rest of the Town Centre (18%). Floorspace vacancy data for shopping centres and for locations outside the Town Centre was not available this year.

**Trend:**

Figure 16: Retail vacancy rates by location



<b>B06</b>	<b>Number of traders trading at the Farmers Market</b>
Monitors:	Policy CS2: Town Centre

**Target:**

Policy CS2 states: “The Council will support improvements to the market to help ensure that it remains attractive and competitive...”

**Result:**

Growers and Makers Market: 4-5 stalls per week on average.

**Explanation:**

The monthly Farmer’s Market has now been replaced by a weekly ‘Growers and Makers Market’, so although the number of stalls has reduced from the previous 8-10 average, the number of days they are available has increased. The number of stalls is

restricted by parking and loading opportunities. The number of stalls remained steady between 2018 and 2019.

<b>B07</b>	<b>VAT registrations by industry</b>	
SA ref.	17(a)	Increase and decrease in the number of VAT registered businesses in Woking
Monitors:	Policy CS15: Sustainable economic development Sustainability 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.	

**Target:**

Policy CS15 states that the Council will support small and medium sized enterprise formation, by encouraging a range of types and sizes of business premises

**Result:**

5,060 businesses were registered for VAT in the borough in 2018.

**Trend:**

Figure 17. VAT and/or PAYE enterprises by broad industry group. Source: Surrey.gov.uk

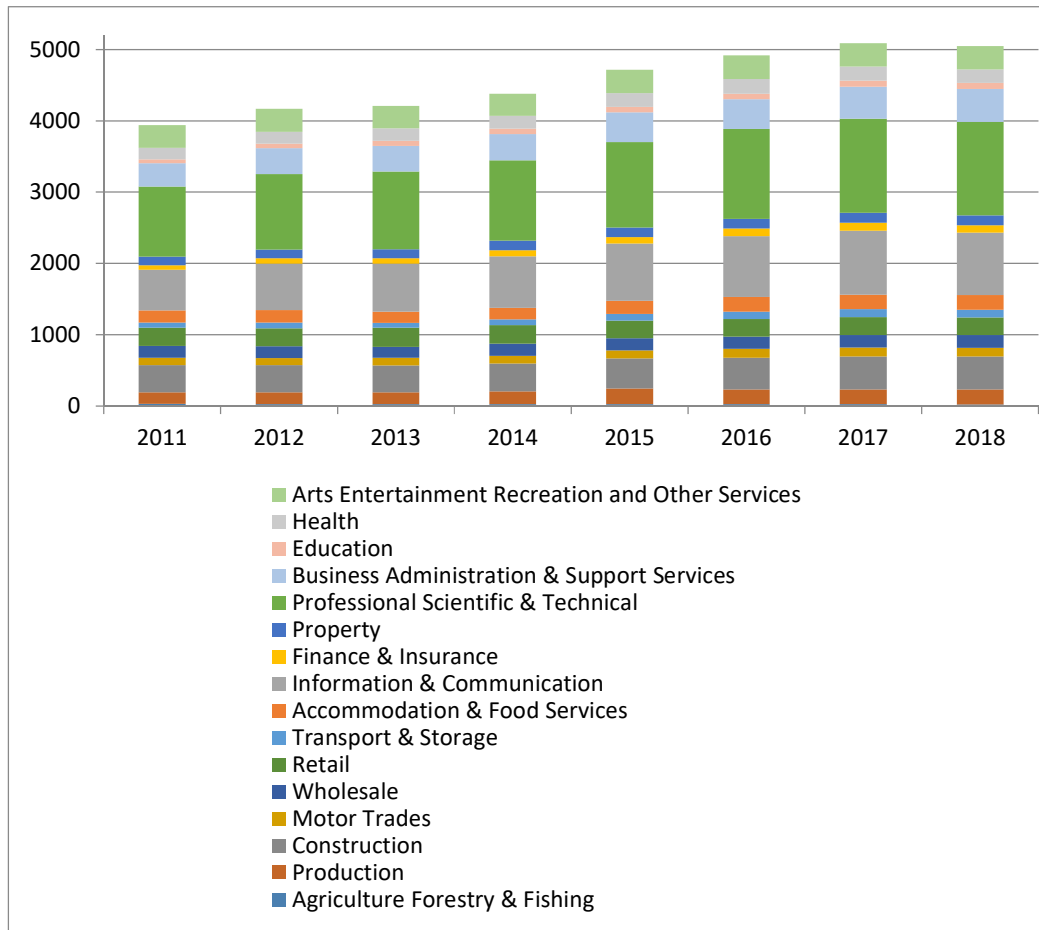


Table 22: Number of enterprises by broad industry group, 2018

Broad industry group	No. VAT and/or PAYE enterprises, 2018	Broad industry group	No. VAT and/or PAYE enterprises, 2018
Agriculture Forestry & Fishing	20	Information & Communication	875
Production	210	Finance & Insurance	105
Construction	465	Property	140
Motor Trades	120	Professional Scientific & Technical	1310
Wholesale	180	Business Administration & Support Services	460
Retail	245	Education	85
Transport & Storage	110	Health	190
Accommodation & Food Services	205	Arts Entertainment Recreation and Other Services	330

**Explanation:**

All sectors have seen an overall increase in the number of businesses in Woking since 2011, other than agriculture and retail, which have declined (though retail peaked in 2013). The largest absolute growth was in the Borough's numerically biggest sector, professional, scientific and technical services. The largest proportional growth was in finance and insurance businesses, although the number of these is still small. The total number of businesses declined slightly in 2018.

<b>B08</b>	<b>Number of permitted and completed new incubator units, managed workspace, serviced office accommodation, and live work units</b>
Monitors:	Policy CS15: Sustainable economic development

**Target:**

Policy CS15 states that the Council will support small and medium sized enterprise formation, by encouraging a range of types and sizes of business premises

**Result:**

No permissions or completions requiring planning permission took place in the categories measured. Within space already in office use, there were 6 new serviced offices provided on Commercial Way, and an office with 6 rentable desks at the Lansbury Business Estate.

**Trend:**

There were no permissions or completions in 2018/19.

<b>B09</b>	<b>Density of jobs in the borough</b>	
SA ref.	16(b)	Number of jobs in the borough
Monitors:	Policy CS15: Sustainable economic development Sustainability Objective 16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	

**Target:**

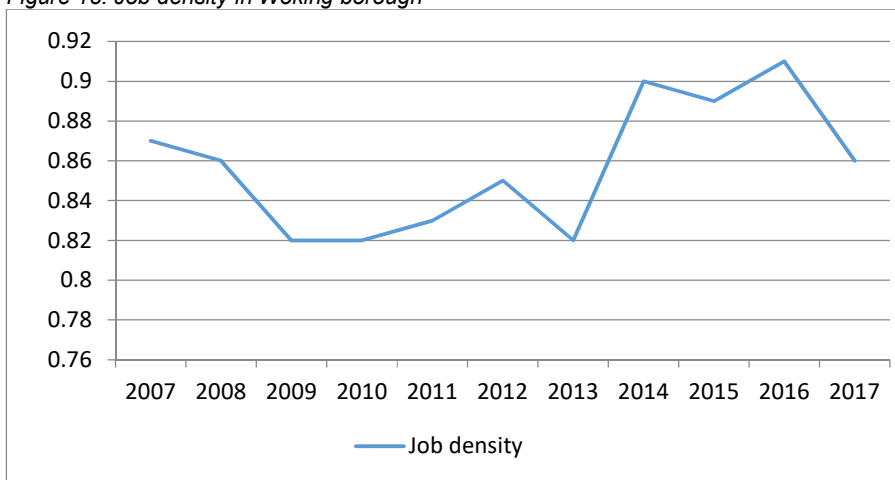
No specific target. The Core Strategy aims to support an increase in the number of jobs alongside population growth.

**Result:**

The latest figure (2017) for job density is 0.86 Job density is the ratio of the total number of jobs in the borough to the population aged 16-64

**Trend:**

Figure 18: Job density in Woking borough



**Explanation:**

The sharp growth in jobs (and also average wages, see below) in 2014 coincides with the opening of the McLaren factory extension and the new Asda store in Sheerwater.

<b>B10</b>	<b>Earnings by workplace</b>	
SA ref.	6(d)	Housing densities in the urban area
Monitors:	Policy CS15: Sustainable economic development	

**Target:**

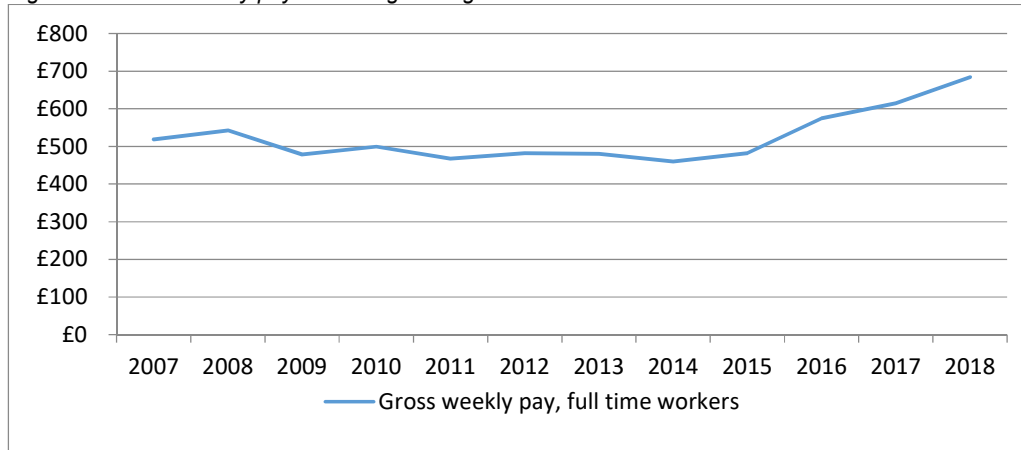
No specific target. However, increasing earnings will help support increased quality of life for Woking residents

**Result:**

Gross weekly pay for full time workers in 2018 was £684.3

**Trend:**

Figure 19: Gross weekly pay in Woking borough



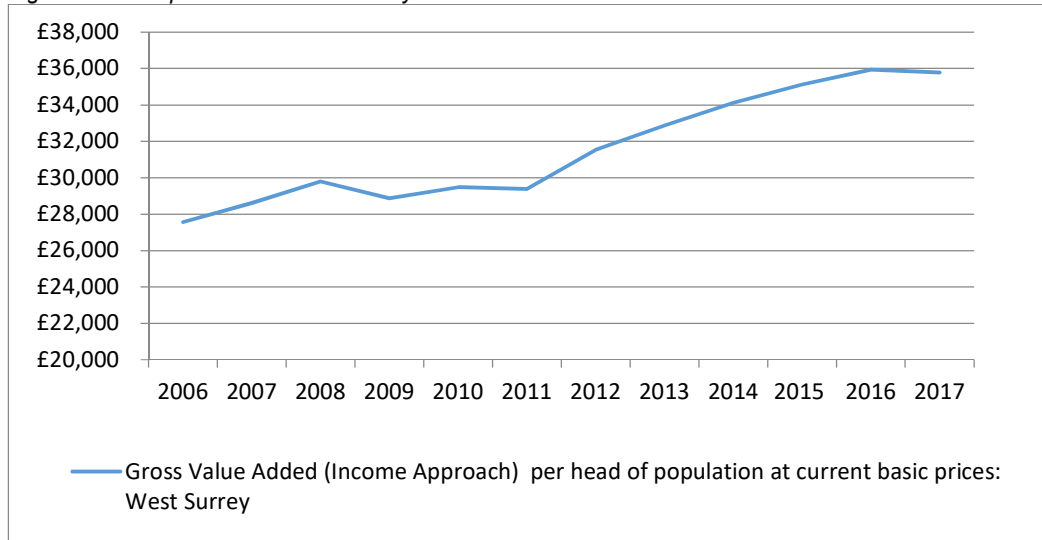
<b>B12</b>	<b>Productivity: Gross Value Added (GVA)</b>
<b>SA ref. 16d</b>	
Monitors:	Sustainability Objective 16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all

**Result:**

The latest data, from 2017, shows that GVA per head of population in West Surrey was £35,780.

**Trend:**

Figure 20: GVA per head in West Surrey



**Explanation:**

GVA is not calculated for individual districts, so the figures apply to the whole of West Surrey. The figures take an income approach to GVA calculation and are workplace based (i.e. they reflect people who work in the area).

<b>B13</b>	<b>Economically active population</b>
<b>SA ref. 16a</b>	
Monitors:	Sustainability Objective 16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all

**Result:**

In 2018/19, 86.9% of working-age Woking residents were economically active.

**Trend:**

Figure 21: Economic activity in Woking borough (Source: NOMIS Labour Market Profiles)



**Explanation:**

Economic activity relates to whether a person aged 16-74 is either working or looking for work, or whether they are, for example, retired, looking after home or family, a student or not working due to long-term sickness or disability. There is no figure for 2016-17.

<b>B14</b>	<b>Number of local food producers from Woking area listed in the Surrey Produce Directory</b>
<b>SA ref. 12a</b>	
Monitors:	Sustainability Objective 12. Reduce the impact of consumption of resources by using sustainably produced and local products

**Result:**

The Surrey Produce Directory is defunct, but at the 2018 Woking Food Festival there were 16 food and drink producers from Woking borough represented. These were all food processing or catering businesses rather than food growers.

<b>B15</b>	<b>Prior approval for change of use from B1a (office) to C3 (residential), completed and approved</b>
Monitors:	This is being monitored to assess the impact of Class O (Offices to Dwellinghouses) of the General Permitted Development Order 2015 (GPDO), on office and residential land supply in the Borough

**Result:**

*Table 23: Loss of offices and gain of dwellings through GPDO Class O (Offices to Dwellinghouses)*

	<b>Completed 2018/19</b>	<b>Approved 2018/19</b>
Number of sites	2	3 (of which one comprised 4 applications)
Office floorspace loss	-2,630m2	-22,684m2
Additional dwellings	23	207

**Trend:**

*Table 24: Effects of GPDO Class O since 2016*

	2016/17	2017/18	2018/19
Office floorspace loss completed	4,340	4,534	1,630
Additional dwellings completed	33	64	23

**Explanation:**

As of 30<sup>th</sup> May 2013 a change in the Town and Country Planning General Permitted Development legislation enabled the change of use from B1a (offices) to C3 (residential) without the need for obtaining planning permission, as long as certain conditions were met. This change in planning policy has the potential to adversely affect the amount of commercial floorspace throughout the Borough and it will be essential that it is monitored closely. If necessary and justified the Council may introduce an Article 4 direction to restrict this permitted development right in specific areas.

The amount of Class O permitted development completed in the reporting year was substantially lower than in the two preceding years. However, the amount granted prior approval in the year increased dramatically, adding to the already large amount of space with committed, but uncompleted, prior approval for change of use. Most of the new permitted space was at Cap Gemini House in the town centre and River Court in the Forsyth Road employment area.

## C. Improving access to key services, facilities and jobs

### Key Facts

The proximity of new housing development to key facilities and jobs continued to improve this year, compared to recent years. No Section 106 planning obligations for transport projects were received but £1,430,511.89 was spent. Passenger numbers at Woking railway station declined for the first time in recent years, while the punctuality of trains also declined. The number of parking spaces per dwelling continued to drop, as the proportion of dwellings built in the urban centres increased. Works to improve sustainable transport connections in and around the town centre continued.

<b>C01</b>	<b>Number of new developments located within 30 minutes' travel by public transport to local services</b>	
SA ref.	15(g)	Proportion of new residential development within 30 minutes public transport time of key services
Monitors:	Policy CS18: Transport and Accessibility Sustainability Objective 15. Reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure	

### Target:

Policy CS18 aims to direct most new development to the main urban areas, to minimise the need to travel and distance travelled.

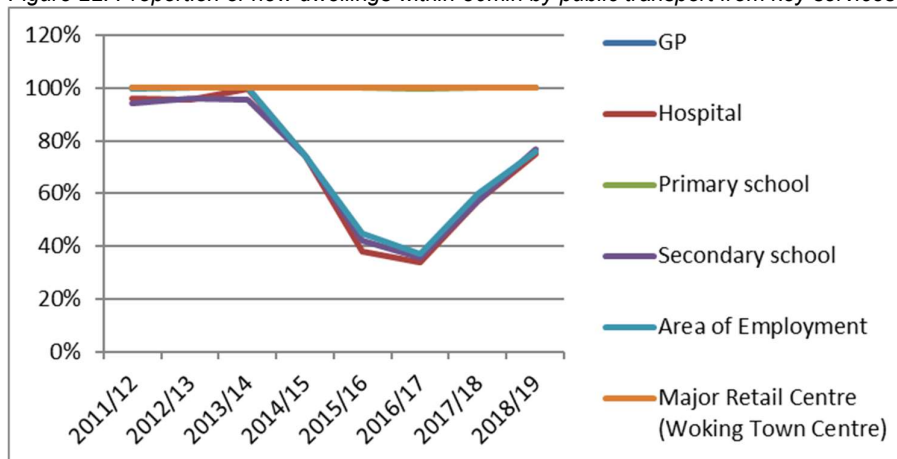
### Result:

Table 25: Proportion of new dwellings within 30min by public transport from key services

Service within 30 minutes	GP	Hospital	Primary school	Sec. school	Employment areas	Woking Town Centre
% new dwellings	100%	75%	100%	77%	76%	100%

### Trend:

Figure 22: Proportion of new dwellings within 30min by public transport from key services



### Explanation:

The relatively low proportion of dwellings in recent years with good accessibility to hospitals, employment areas and secondary schools reflects the high number of recent dwelling completions on safeguarded urban fringe sites and the low number in the town centre, compared with the period around 2011-13. The balance is now decisively improving as development on those sites tails off.



With regard to schools provision, Section 106 contributions from new housing developments have supported the expansion of several schools around the borough, in particular permanent premises for the Hoe Valley School, which opened on its permanent site in the reporting year, improving the accessibility rating of the final few dwellings being completed on the safeguarded housing site of Moor Lane, which previously scored poorly on its proximity to secondary schools.

<b>C02</b>	<b>Number of major developments with transport assessments and with travel plans</b>
Monitors:	Policy CS18: Transport and Accessibility

**Target:**

Policy CS18 expects Transport Assessments for development proposals with significant transport implications, and Travel Plans for developments that generate significant traffic or have a significant impact on the Strategic Road Network.

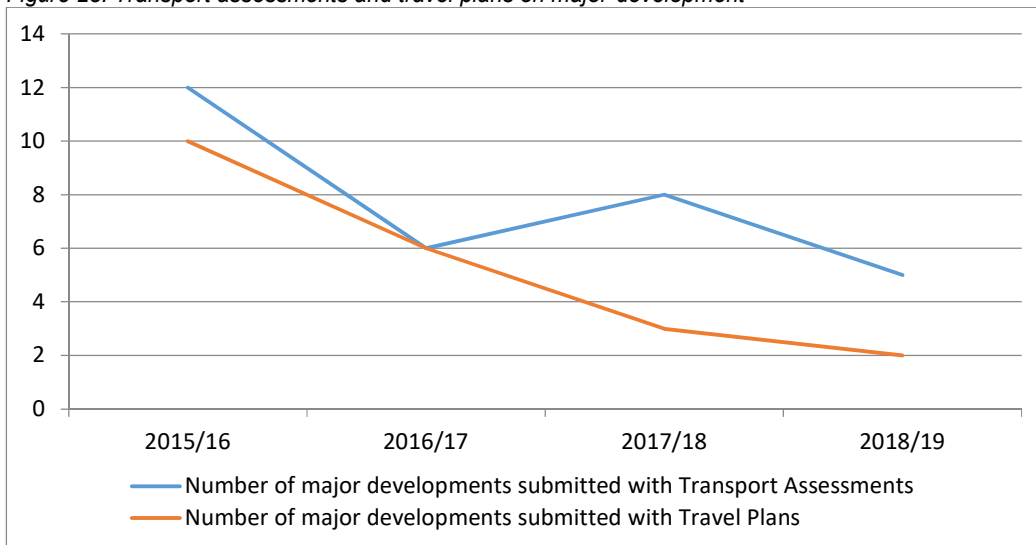
**Result:**

*Table 26: Transport assessments and travel plans on major development*

	Major developments permitted with transport assessments	Major developments permitted with travel plans
No. applications, 2018/19	5	2

**Trend:**

*Figure 23: Transport assessments and travel plans on major development*



**Explanation:**

All major planning permissions for non-residential development were accompanied by a transport assessment. The permission for the Coign Church also had a framework travel plan, while permission for the new gym at Ten Acre Farm made a travel plan a condition of occupation.

Among major residential developments, the development at Broadoaks had both a transport assessment and travel plan, while permission for 18 flats at Parrington Autos, Portugal Road, had a transport statement. Prior approvals for change of use from office

were more variable, with two out of the six major prior approvals accompanied by transport statements.

<b>C03</b>	<b>Amount of developer contributions collected for transport mitigation schemes. Amount of funding spent on sustainable transport schemes in the Borough.</b>	
SA ref.	15(e)	Level of planning obligations pooled and directed to transport improvement
Monitors:	Policy CS 18: Transport and Accessibility Sustainability Objective 15. Reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure	

**Result:**

*Table 27: Developer contributions received and spent on transport schemes, 2018/19*

<b>Section 106 monies agreed</b>	<b>Section 106 monies received</b>	<b>Section 106 monies spent</b>
None	None received in reporting year	£1,430,511.89 spent on Woking Integrated Transport Plan

**Explanation:**

CIL is now the main means by which new development is intended to fund transport schemes, however, no CIL money has been spent to date.

The reporting year saw a significant amount of S106 money spent on the Integrated Transport Plan. This project is based around improving the road network and public realm in and around the town centre, and has also received £11 million pounds from the Enterprise M3 Local Enterprise Partnership.

<b>C04</b>	<b>Annual patronage of the Borough's railway stations</b>	
SA ref.	3a, 3b	Access to, frequency and reliability of public transport
Monitors:	Policy CS 18: Transport and Accessibility Sustainability Objective 15. Reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure	

**Target:**

Policy CS18 directs most development to locations served by public transport, and supports improved access between Woking Railway Station and the town centre.

**Result:**

*Table 28: Usage of railway stations in the Borough*

Station name	Woking	West Byfleet	Brookwood	Worplesdon
Total number of entries and exits, 2016/17	7,997,508	1,420,064	967,406	212,282
Total number of entries and exits, 2017/18	7,642,076	1,384,952	1,016,392	203,286

Between March 2017 and March 2018 on the South Western Railway mainline, there was an average of 72.4% punctuality and 98.5% reliability.

**Trend:**

Figure 24: Usage of railway stations in the Borough

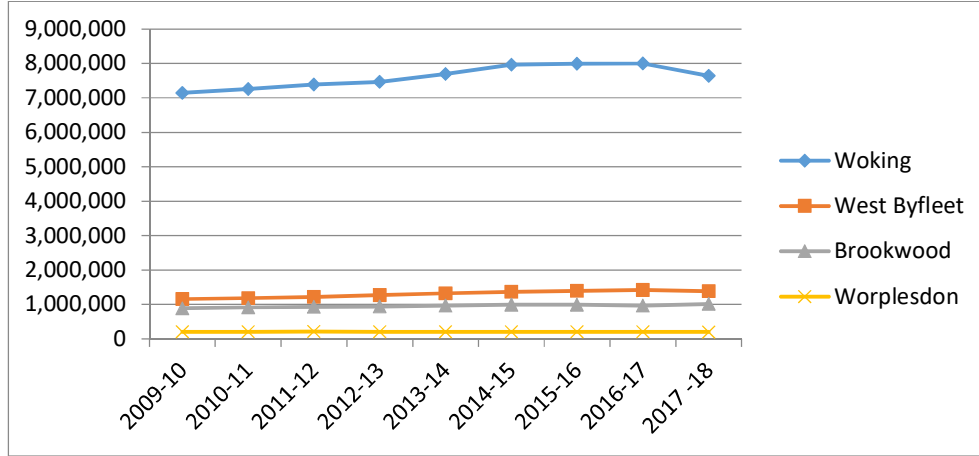
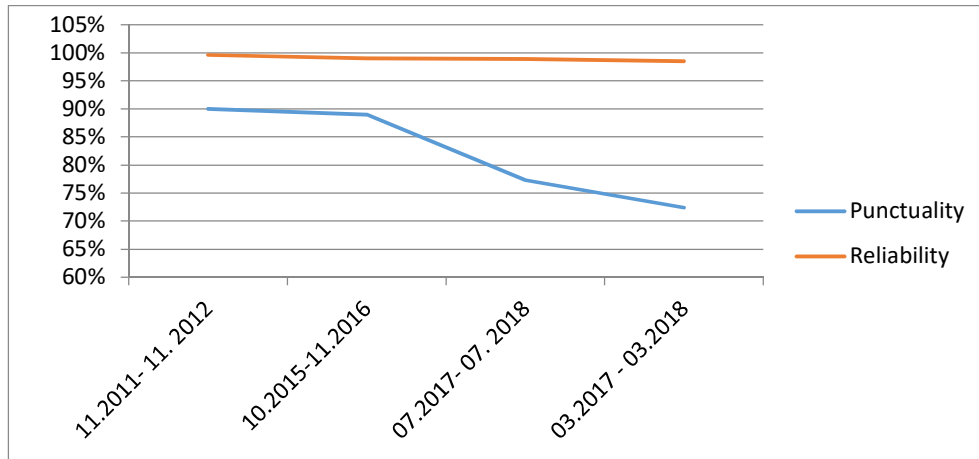


Figure 25: Punctuality and reliability: average performance of the main line for South West Trains/ South Western Railway



<b>C05</b>	<b>Number of parking spaces provided through residential and non-residential development</b>
Monitors:	Policy CS18: Transport and Accessibility

**Target:**

Policy CS18 states that maximum parking standards will be implemented for non-residential development, and minimum standards for residential development, while not undermining the sustainability objectives of the Core Strategy. The new Parking Standards SPD came into force on 5 April 2018, replacing the 2006 Parking Standards.

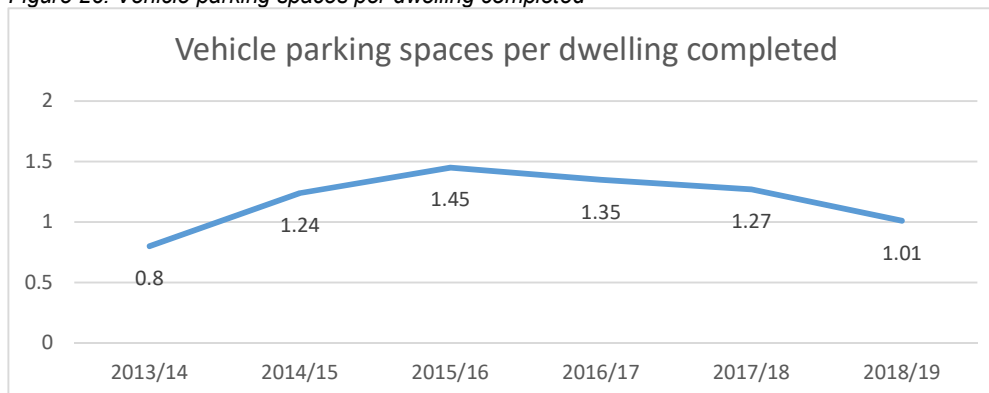
**Result:**

Table 29: Vehicle parking spaces completed, 2018/19

	Vehicle parking	
	Whole borough	Parking High Accessibility Zone
Residential parking spaces completed	234	54
Parking spaces per dwelling	1.01	0.71
Non-residential parking spaces completed (net)	225	-23
Non-residential parking spaces completed (gross)	274	0

**Trend:**

Figure 26: Vehicle parking spaces per dwelling completed

**Explanation:**

The trend data for vehicle parking spaces per dwelling shows a similar (though inverted) pattern to the trends for construction of flats, and construction of dwellings in the Town and District Centres. A sizable increase in non-residential parking spaces occurred with 274 spaces at the new Hoe Valley School/Sportsbox site.

The Woking Parking High Accessibility Zone was adopted in 2006 and encompasses any buildings within a 1250m walk from Woking Railway Station. Developments within this zone were not required to provide so many car parking spaces due to the close proximity of the town centre and its services. The data seems to show that the High Accessibility Zone has had an effect on reducing parking provision on new housing developments in the town centre and surrounding areas. The results of the new Parking Standards SPD should begin to be seen in completions within the next five years.

The monitoring of cycle parking is being improved.

<b>C06</b>	<b>Improvements to cycling infrastructure in the Town Centre and other centres</b>
Monitors:	Policies CS2: Woking Town Centre, CS3: West Byfleet District Centre, CS4: Local and neighbourhood centres and shopping parades

**Target:**

Policies CS2 and CS3 state that the Council will work with partners to improve cycle facilities in Woking Town Centre and West Byfleet District Centre.

**Result:**

Improvement schemes to the cycle network in the town centre have been implemented by the Woking Integrated Transport Project team. They have installed a contra-flow

cycle lane in the High street/The Broadway. They also have a new cycle scheme which they are currently working on in the town centre.

**Explanation:**

The Woking Integrated Transport Project is a partnership between WBC and Surrey County Council to improve the environment of the Town Centre for residents, businesses and visitors, significantly enhance traffic flow and pedestrian and cyclist safety. Adaptations to Goldsworth Road have been completed, as have works to High Street/The Broadway to improve connectivity for buses, cyclists and pedestrians. The installation of a bus lane on Victoria Way is underway. A bid for funding to support further stages of this project, including improvements to Victoria Arch, has been successful (result announced in June 2019), and this project is now being taken forward.

As part of the Woking Sustainable Transport Package, opportunities to further improve and fund cycle movements in the Town Centre are being explored. Planning permission was granted in the reporting year for the erection of a new pedestrian/cycle bridge and walkway over the Basingstoke canal next to the Chobham Road Bridge. This is intended to be part of a strategic cycle route linking the Horsell and Sheerwater areas with the town centre and station, allowing cyclists and pedestrians, including with disabilities, to travel along the canal without having to climb up to the road bridge and cross Chobham Road. A slightly revised scheme for this project has recently been approved (after the end of the reporting year).

Automatic cycle counter data is available on the TravelSmart website ([www.travelsmartsurrey.info](http://www.travelsmartsurrey.info)).

<b>C07</b>	<b>Length of cycle tracks</b>
<b>SA ref. 15(c)</b>	
Monitors:	Sustainability Objective 15. Reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure

**Target:**

Policies CS2 and CS3 state that the Council will work with partners to improve cycle facilities in Woking Town Centre and West Byfleet District Centre

**Result:**

*Table 30: Length of cycle routes in the borough*

<i>Type of cycle route</i>	<i>Total length in borough</i>
Cycle lane (marked out space on road)	12.8km
Cycle track (alongside but separate from road)	20km
Greenway (away from roads)	19.4km
Signed advisory route (generally using quiet roads)	29.7km

**Explanation:**

Cycle routes have been remapped in the last couple of years which may explain any discrepancies in the figures. The figure has not been updated for 2018/19.

<b>C08</b>	<b>Number of cycle journeys made</b>
Monitors:	Policies CS2: Woking Town Centre, CS3: West Byfleet District Centre

**Target:**

Core Strategy paragraph 5.161 states: 'There is significant scope to influence a shift in the mode of travel from car-based journeys to public transport and cycling'.

**Result:**

West Sussex County Council conduct cycle cordon counts twice in May and twice in September, for 18 locations around Woking town centre. The average number of cycle movements across the locations, for inbound movements between 8 and 9am, was 28.9 cycles per location in May 2017 and 22.3 in September 2017. The highest counts were recorded in May, southbound at the crossing of Victoria Way next to the Civic Offices (73.5 cycles on average) and eastbound on the eastern section of Goldsworth Road (75.5 cycles on average).

No cycle count data is currently available for West Byfleet District Centre.

The figure has not been updated for 2018/19.

<b>C09</b>	<b>Average journey time per mile during the morning peak on major routes in the authority</b>
Monitors:	Policy CS18: Transport and Accessibility

**Target:**

Policy CS18 requires Transport Assessments and Travel Plans from certain categories of development, partially in order to mitigate additional pressure on the road network.

**Result:**

The average journey time per mile on the A320 between Prey Heath Road and Anthony's (i.e. across the whole of Woking urban area) was 217.6 seconds northbound and 189.1 seconds southbound. The figures are for Tuesdays to Thursdays, excluding holidays, for the whole of 2018, provided by DfT and extracted by West Sussex County Council.

**Trend:**

The figures for 2017 were 207 seconds northbound and 186 seconds southbound.

## D. Provision of Community Infrastructure

### Key Facts

10,252m<sup>2</sup> of community facility (D use) floorspace was completed in the reporting year, mainly at the new Hoe Valley School and Sportsbox sports centre in Mayford. 17,994m<sup>2</sup> of D use floorspace was granted planning permission, notably expansion of the Coign Church/Welcome Church, expansion of the Hermitage School and new premises for Woking Gymnastics Club at Ten Acre Farm.

Crime rates rose and the number of people on apprenticeships declined. The proportion of the population with NVQ level 2 qualifications declined for the first time in several years.

Progress was made on the Sheerwater regeneration scheme, with an enlarged scheme progressing to planning approval just after the end of the reporting year.

A revision to the Infrastructure Delivery Plan was published in October 2018.

<b>D01</b>	<b>Change in D class floorspace, permitted and completed, by zone</b>
Monitors:	Policies CS2: Town Centre, CS3: West Byfleet District Centre, CS5: Priority Places, CS19: Social and Community Infrastructure

### Target:

Resist the loss of social and community facilities other than in specific circumstances. Encourage provision of new community facilities in accessible locations. Non-residential institutions such as health and education facilities, halls and places of worship are in use class D1, whereas sites for 'assembly and leisure' such as cinemas, music or sports facilities are classed as D2.

### Result:

Table 31: Community facilities permitted and completed, 2018/19

Location	Permitted (m <sup>2</sup> )		Completed (m <sup>2</sup> )	
	D1	D2	D1	D2
Woking Town Centre	1,025	8,707	0	+503
West Byfleet District Centre	0	0	0	0
Knaphill Local Centre	0	0	0	0
Sheerwater Local Centre	189	0	0	0
Other local centres	0	0	0	0
Vicinity of Sheerwater and Lakeview	0	0	0	0
Other neighbourhood centres / shopping parades	3,369	1,085	+60	-140
Rest of urban area	0	0	0	+102
Green belt	0	3,620	+6,198	+3,529
Total	4,582	13,412	+6,258	+3,994

### Explanation:

Completions in this category in the reporting year were dominated by the Hoe Valley School (treated for monitoring purposes as use class D1) and Sportsbox (sports centre and gym, treated as D2), co-located on a greenfield site at Egleby Road. The planning permission in fact treats the whole site as a mixture of these two uses. Several retail units on Guildford Road also changed to a flexible use, including D2; this was used as a soft play centre, although it closed after the end of the reporting year. Substantial D1 permissions granted this year included a major expansion of the Coign Church / Welcome Church in Woking town centre, the change of use of the old Woking Hospice building on Hill View Road to a medical clinic, and two new classrooms and a new

meeting room at the Hermitage School. D2 permissions included new premises for Woking Gymnastics Club at Ten Acre Farm in Mayford; the provision of 8,084 m2 of flexible A1 (retail) and/or D2 space on Victoria Way, replacing the Toys R Us building; and conversion to flexible B1/D2 use (in practice, a gym) at Unit 6 and 7 Byfleet Technical Centre.

In addition, and not included in the figures above, a replacement permission was granted on the Broadoaks site in West Byfleet, without the new private school that was previously granted permission for the site. That school is therefore no longer expected to be built.

<b>D02</b>	<b>2(a, b, c)</b>	<b>Proportion of people who describe their health as good or not good, or have a limiting long term illness.</b>
<b>SA ref.</b>		
Monitors:	Sustainability Objective 2: Facilitate the improved health and wellbeing of the population and reduce inequalities in health	

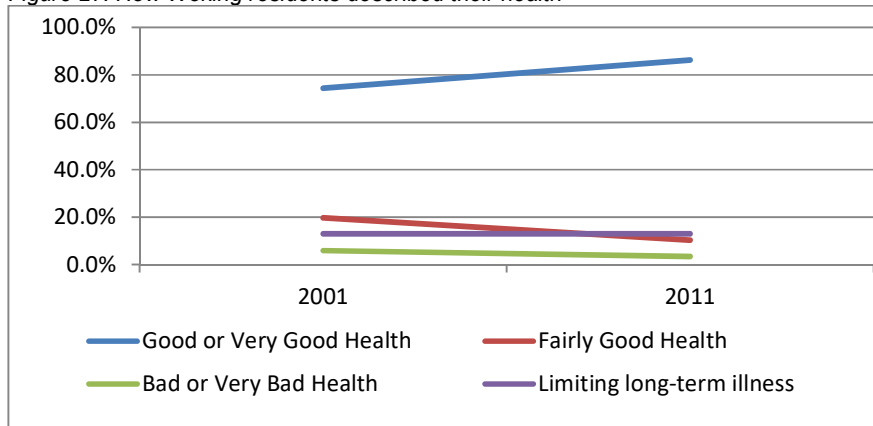
**Result:**

Table 32: How Woking residents described their health (Source: 2011 Census)

Good or Very Good Health	Fairly Good Health	Bad or Very Bad Health	Limiting illness	long-term
86.30%	10.30%	5.90%		13%

**Trend:**

Figure 27: How Woking residents described their health



**Explanation:**

Woking performed well on this indicator compared to regional and national figures.

<b>D03</b>	<b>2(d)</b>	<b>Life expectancy</b>
<b>SA ref.</b>		
Monitors:	Sustainability Objective 2: Facilitate the improved health and wellbeing of the population and reduce inequalities in health	

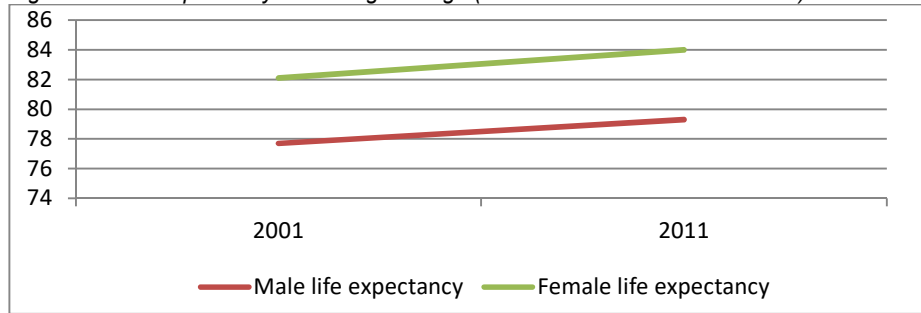
**Result:**

In 2011, male life expectancy was 79.3 years, female life expectancy was 84 years.



**Trend:**

Figure 28: Life expectancy in Woking borough (Source: Census 2001 and 2011)



**Explanation:**

A rising life expectancy has implications for planning for healthcare and housing, including the provision of specialist accommodation- see indicator C13:01-11.

<b>D04</b>	<b>2(e)</b>	<b>Death rates from cancer and cardiovascular disease</b>
<b>SA ref.</b>		
<b>Monitors:</b>	Sustainability objective 2: Facilitate the improved health and wellbeing of the population and reduce inequalities in health	

**Result:**

Table 33: Mortality rates from cardiovascular disease/cancer, Woking (Source: Public Health England)

	Cardiovascular 2014-16	Cancer 2014-16	Cardiovascular 2015-17	Cancer 2015-17
Under 75 mortality rate per 100,000 population	62.6	128.9	54.5	133.9

Cardiovascular disease has lowered but cancer has risen slightly in Woking but this is not considered to be a significant increase.

<b>D05</b>	<b>Usage/patronage of D1 facilities</b>	
<b>SA ref.</b>	<b>2(f)</b>	Number of people participating in health and exercise activities at Woking's Centres for the Community
<b>Monitors:</b>	Policy CS19: Social and Community Infrastructure Sustainability objective 2: Facilitate the improved health and wellbeing of the population and reduce inequalities in health	

**Target:**

Policy CS19 states that the Council will promote the use of social and community infrastructure, and encourage efficient use of public sector assets.

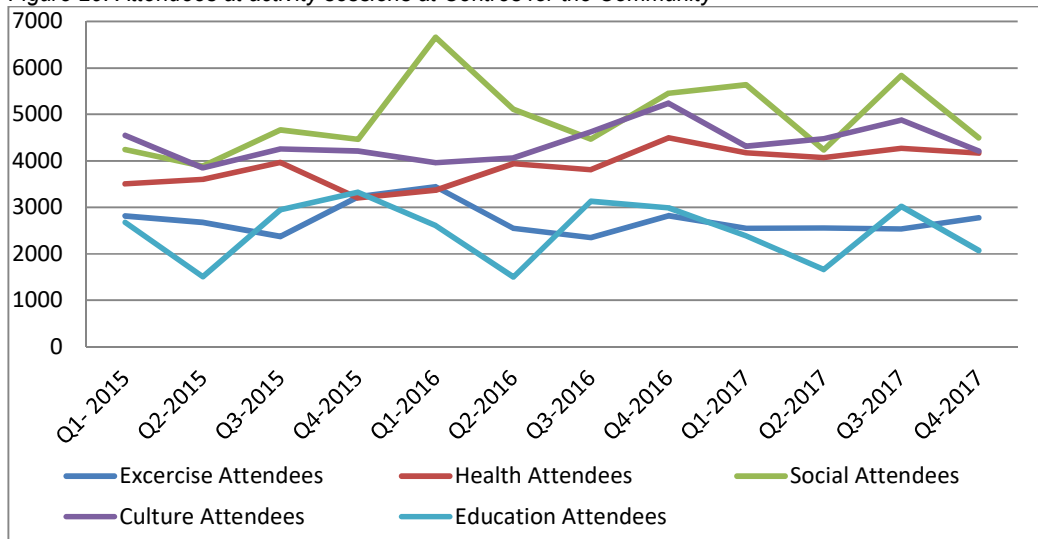
**Result:**

Table 34: Attendees at Centres for the Community activity sessions, Quarter 4 2017

Type of activity	Health	Exercise	Social	Culture	Education
Attendees per session	2773	4168	4498	4210	2071

**Trend:**

Figure 29: Attendees at activity sessions at Centres for the Community



**Explanation:**

The usage figures above relate to daytime activities at WBC’s Centres for the Community, excluding facility hire. The availability of sessions varies between different centres and at different times of year; for example, education sessions are not provided at all centres. This data has not been updated for 2018/19.

<b>D06</b>	<b>Total number of play areas; new play areas opened</b>
Monitors:	Policy CS17: Open space, green infrastructure, sport and recreation

**Target:**

Policy CS17 states that all development will be required to contribute towards the provision of open space and green infrastructure, including children’s play areas.

**Result:**

There are 42 Council run play areas in the borough as of 1 April 2019.

**Explanation:**

The old toddler play area at Byfleet Recreation Ground was removed on safety grounds this year as planned, following installation of the new play area there a few years ago. This led to a reduction of 1 in the number of play areas between last year and this. The playground at Kingsmoor Park is expected to be handed over this year, and the Council has also just completed a project to increase capacity at West Byfleet Recreation Ground. Beyond the current year there are also plans to refurbish the remaining 4 play areas on the list from the Play Strategy.

<b>D07</b>	<b>Net increase or loss of allotment plots</b>	
SA ref.	12(b)	Number of allotment plots in the Borough and percent vacant
Monitors:	Policy CS17: Open space, green infrastructure, sport and recreation Sustainability objective 12. Reduce the impact of consumption of resources by using sustainably produced and local products	

**Target:**

The IDP sets out a need for 214 additional allotment plots by 2027.

**Result:**

Table 35: Allotments, 2018/19

	Allotment sites	Allotment plots	People on allotment waiting lists
Number	10	816	50

**Trend:**

In the last seven years, 76 allotment plots were completed in 2012/13, and 13 created by subdivision in 2015/16, whilst 29 separate allotment plots were lost to plot mergers in 2018/19 (without any loss in the overall area of allotments).

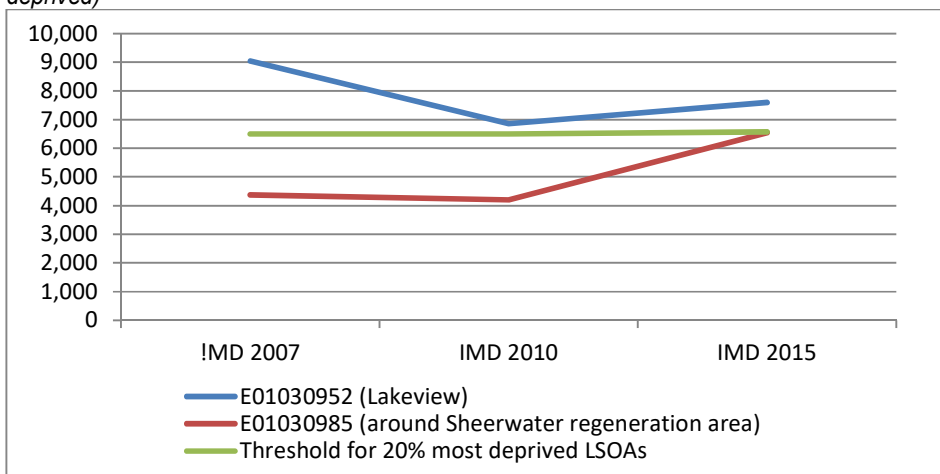
<b>D08</b>	<b>4b</b>	<b>Number of areas within Woking that are within the top 20% deprived areas nationally</b>
SA ref.		
Monitors:	Policy CS5: Priority Places Sustainability Objective 4. Reduce poverty, crime and social exclusion	

**Result:**

Woking borough is divided into 61 Lower Super Output Areas (LSOAs, referred to informally as 'neighbourhoods'). The 2015 Index of Multiple Deprivation (IMD) shows that only one of these is within the country's most deprived 20% (only just below the threshold): the vicinity of the Sheerwater regeneration area, known as Lower Super Output Area E01030985.

**Trend:**

Figure 30: Comparative deprivation ranking for Woking's two most deprived Lower Super Output Areas (on the vertical axis, 1 signifies the most deprived LSOA in England, and 32,844 would signify the least deprived)



**Explanation:**

The Borough was less comparatively deprived (ranked against other parts of the country) in 2015 than it was in 2010.

The two most deprived neighbourhoods which do exist in Woking have both improved in comparative terms, which is a vindication of the priority WBC has given to them, but they remain among the most deprived in Surrey. The approximate area of the Sheerwater regeneration scheme is the third most deprived neighbourhood in Surrey (improved from the most deprived in 2010), and ranked 6,542<sup>nd</sup> out of 32,844 across England (just within the 20% most deprived). Lakeview in Goldsworth Park is not far outside the most deprived 20% nationally (7,593<sup>rd</sup>) and is Surrey's seventh most deprived neighbourhood.

Comparative deprivation in these areas is especially serious in terms of income, education/skills/training, and in particular 'income deprivation affecting older people'. For the latter issue both areas are among the England's 10% most deprived. For Sheerwater employment deprivation is also a particular issue.

On the other hand, both these areas perform comparatively well in terms of crime, 'barriers to housing and services' and living environment; for the latter they are both less deprived than the English average.

In addition to the two neighbourhoods discussed above, there are nine LSOAs in Woking which fall into the bracket between the 40% most deprived and 50% most deprived in England. Altogether, therefore, only 18% of Woking's neighbourhoods are more deprived than the national average neighbourhood.

<b>D09</b>	<b>Size and tenure of new dwellings in Priority Places</b>
Monitors:	Policy CS5: Priority Places

**Target:**

CS5 requires new affordable dwellings in Maybury and Sheerwater to be family homes, with priority for intermediate rent and shared ownership.

**Result:**

In the Priority Places, the reporting year saw the completion of:

1 x 2-bedroom RSL rented house.

18 x 1-bedroom and 14 x 2-bedroom private market flats.

6 x 3-bedroom and 6 x 4-bedroom private market houses.

<b>D10</b>	<b>Delivery and evaluation of new infrastructure in Priority Places</b>
Monitors:	Policy CS5: Priority Places

**Target:**

In the Priority Places, the new Infrastructure Development Plan (2018) identifies the following specific projects:

- Fourth arm to the Sheerwater Link Road at Monument Way West Industrial Estate
- Improved pedestrian and cycle routes in Maybury and Sheerwater;
- A245 Sheerwater Road shared space;
- Sheerwater Regeneration Scheme to provide replacement and improved nursery and children's centre.
- Sheerwater Regeneration Scheme to provide replacement – and improved – health centre.

- Accommodation to meet needs of the elderly flagged as a key requirement for development at Sheerwater Priority Place and Land at Broadoaks (in draft Site Allocations DPD).
- Development of Community Hub as part of Sheerwater Regeneration Scheme, to include Youth and Community Centre.
- New neighbourhood play area as part of Sheerwater Regeneration Scheme.
- The Sheerwater Regeneration Scheme includes provisions to improve Bishop David Brown [secondary school] infrastructure.

**Result:**

The major highway works listed in the previous, 2012 IDP were consented in 2012 and completed in 2014. It has been reported that these improvements have helped increase occupancy rates on employment areas locally.

The IDP was updated in November 2018. Most of the remaining improvements in the IDP are intended to be delivered through the redevelopment of the part of Sheerwater around Dartmouth and Devonshire Avenues, the east end of Blackmore Crescent and nearby open space, known as the Sheerwater Regeneration Scheme. This development (planning permission ref. PLAN/2015/1260) involves the replacement of most existing community facilities on-site, including a significantly larger nursery and health centre, as well as a new 5,478m<sup>2</sup> leisure centre and a 71% increase in the number of dwellings in the area (to 984 dwellings in total). The athletics track has been relocated to Egley Road. A revised application (PLAN/2018/0337) for the later phases of the regeneration scheme was pending consideration during the reporting year, and approved soon after its close. This proposal adds another 216 dwellings, increases the open space and vehicle parking provided, and reconfigures the proposed community facilities and highways network. The nursery and retail elements are bigger than previously proposed, while the existing youth centre is retained instead of the new community centre including space for youth facilities. Development on the regeneration scheme has now started.

<b>D11</b>	<b>Number of post offices, petrol stations and public houses lost</b>
Monitors:	Policy CS4: Local and neighbourhood centres and shopping parades

**Target:**

Policy CS4 states that in neighbourhood centres and shopping parades, the Council will seek to protect post offices, petrol stations and public houses (among others).

**Result:**

*Table 36: Net change in post offices, petrol stations and pubs*

	Post offices	Petrol stations	Public houses
Units permitted	0	0	0
Units completed	0	0	0

**Explanation:**

There were no permissions granted or developments completed for any of these categories in the reporting year.

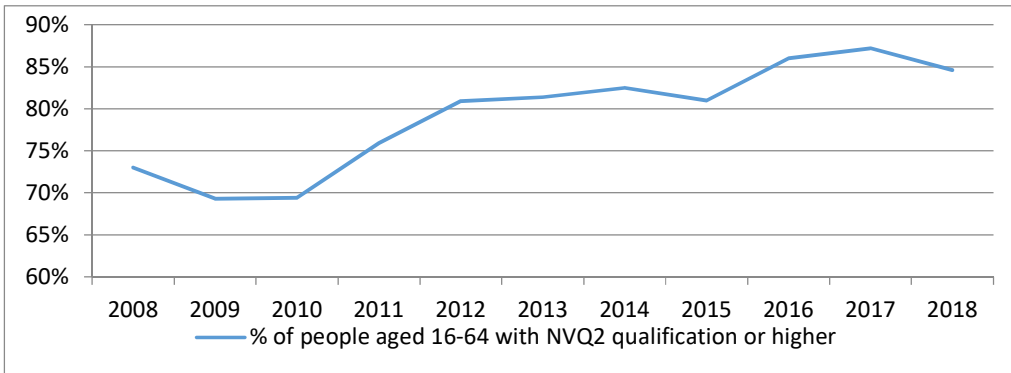
<b>D12</b>	<b>16e</b>	<b>Proportion of working age population with 5 or more A*-C grade GCSEs or equivalent as highest qualification.</b>
<b>SA ref.</b>		
Monitors:	Sustainability Objective 16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	

**Result:**

In 2018, 84.6% of Woking's working age population (age 16-64) had a qualification at NVQ level 2 or higher.

**Trend:**

Figure 31: Percentage of people with NVQ2 qualifications (Source: Surrey.gov.uk)



**Explanation:**

NVQ2 is equivalent to 5 or more A\*-C grades at GCSE

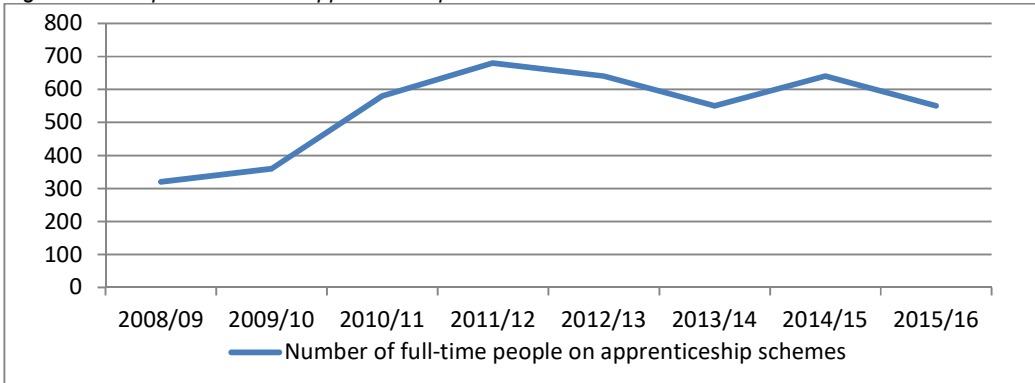
<b>D13</b>	<b>16g</b>	<b>Number of people in vocational training</b>
<b>SA ref.</b>		
Monitors:	Sustainability Objective 16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	

**Result:**

The latest data from 2015/16 shows that 550 people in the Borough were on full-time apprenticeship schemes.

**Trend:**

Figure 32: People on full-time apprenticeship schemes



<b>D14</b>		<b>4d</b>	<b>Number of recorded offences per 1000 people</b>
<b>SA ref.</b>			
Monitors:		Sustainability Objective 4. Reduce poverty, crime and social exclusion	

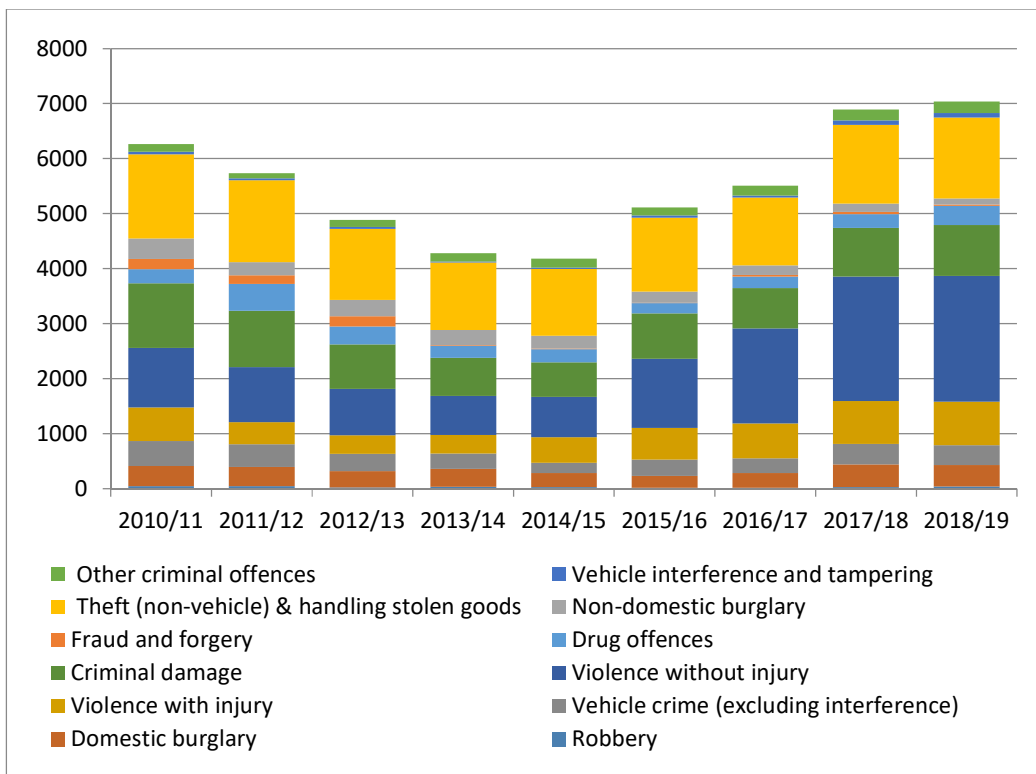
**Result:**

Table 37: Recorded notifiable offences in Woking for 2018/19

Robbery	Domestic burglary	Vehicle crime (excluding interference)	Violence with injury	Violence without injury	Criminal damage
42	387	362	794	2286	923
Drug offences	Fraud and forgery	Non-domestic burglary	Theft (non-vehicle) & handling stolen goods	Vehicle interference and tampering	Other criminal offences
350	24	107	1472	78	217

**Trend:**

Figure 33: Recorded notifiable offences in Woking (Source: Surrey.gov.uk)



## E. Community benefits

### Key Facts

£320,113 of Section 106 payments were agreed in the reporting year. £661,687.68 in Community Infrastructure Levy payments were received in the reporting year, and £1,379,033 of Section 106 payments (over three quarters of which were for affordable housing). £1,764,611 of Section 106 money was spent in the reporting year, most of which on transport.

<b>E01</b>	<b>Developer contributions agreed, received and spent, by topic area</b> <b>Total developer contributions secured towards SAMP and SANG</b>
Monitors:	Policy CS16: Infrastructure delivery Policy CS8: Thames Basin Heaths Special Protection Area

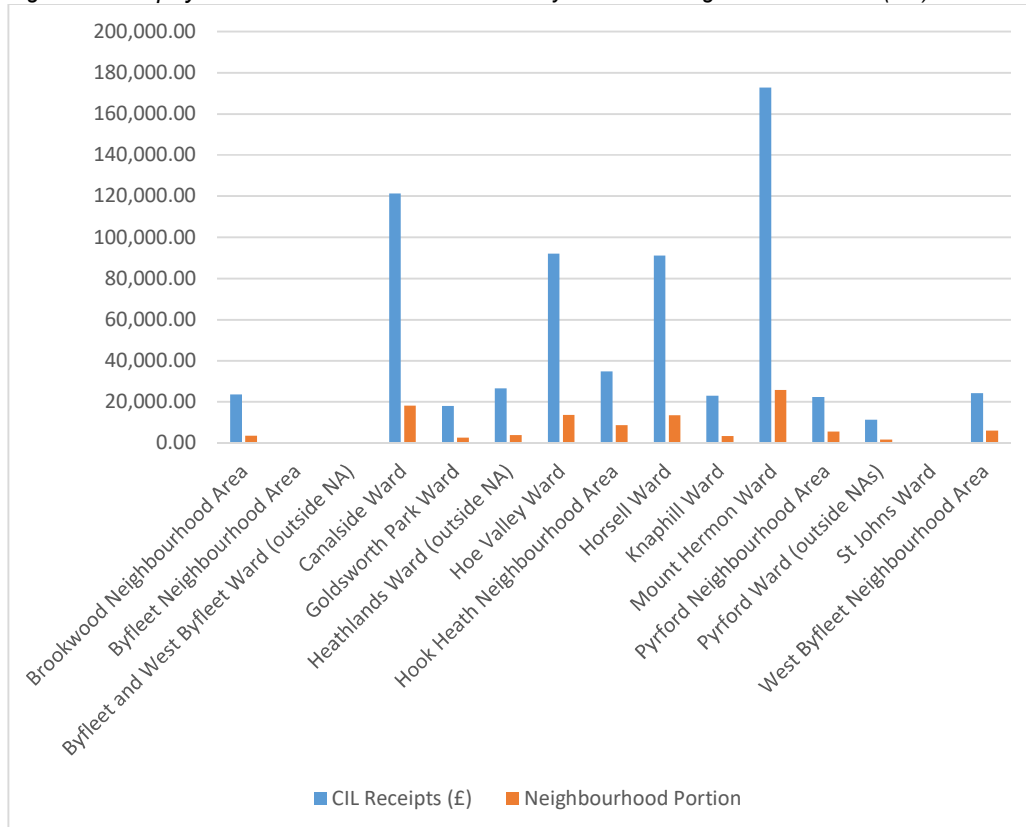
### Target:

No specific target. Various policies specify that developments will be required to contribute to the provision of new infrastructure in the Borough.

### Result:

£661,687.68 in Community Infrastructure Levy (CIL) payments were received during 2018/19. As of 31.03.19, the total CIL received by the borough was therefore brought to £1,994,550.62. No CIL had been spent by the end of the reporting year.

Figure 34. CIL payments in 2018/19 broken down by ward and Neighbourhood Area (NA)<sup>3</sup>

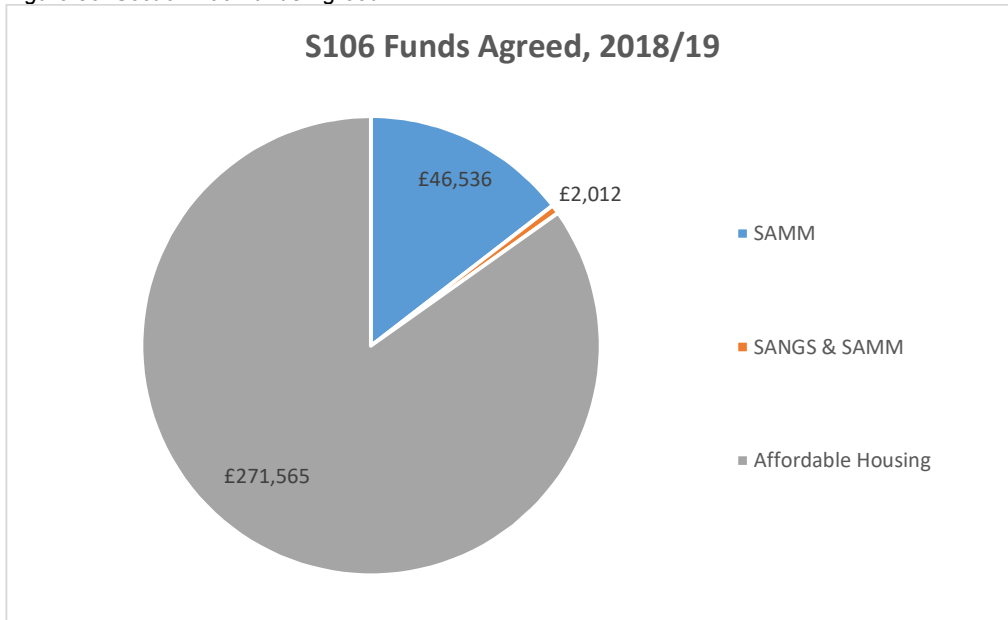


<sup>3</sup> Hook Heath NA covers part of Heathlands Ward. Pyrford NA covers most of Pyrford Ward. West Byfleet NA includes part of Byfleet and West Byfleet Ward and part of Pyrford Ward.



**Section 106 payments as per charts below:**

*Figure 35: Section 106 Funds Agreed*



*Figure 36: Section 106 Funds Received*

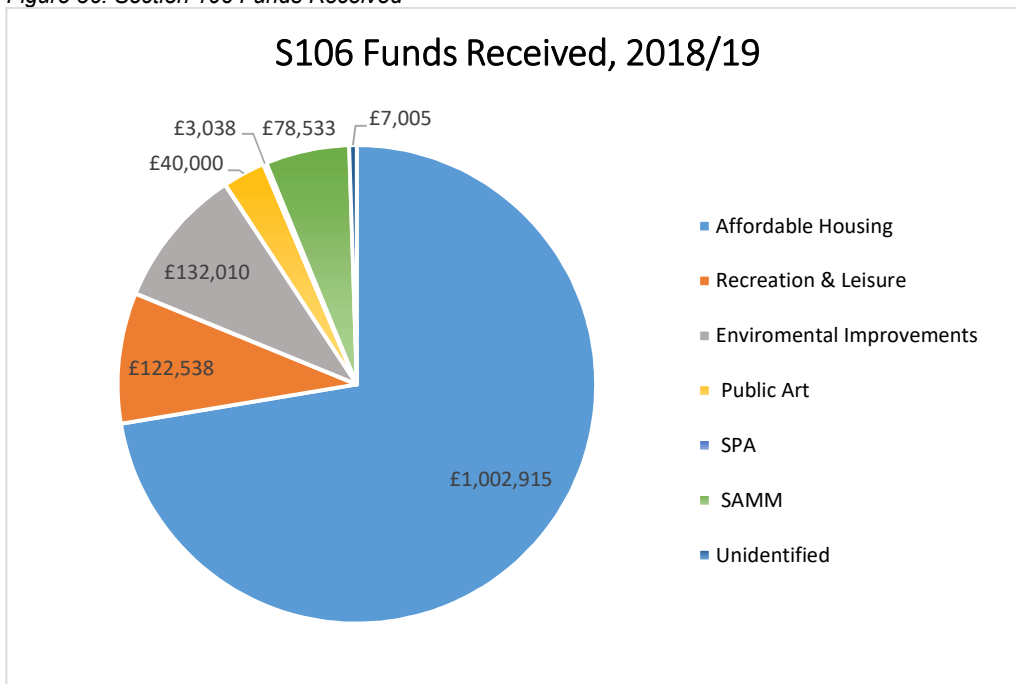
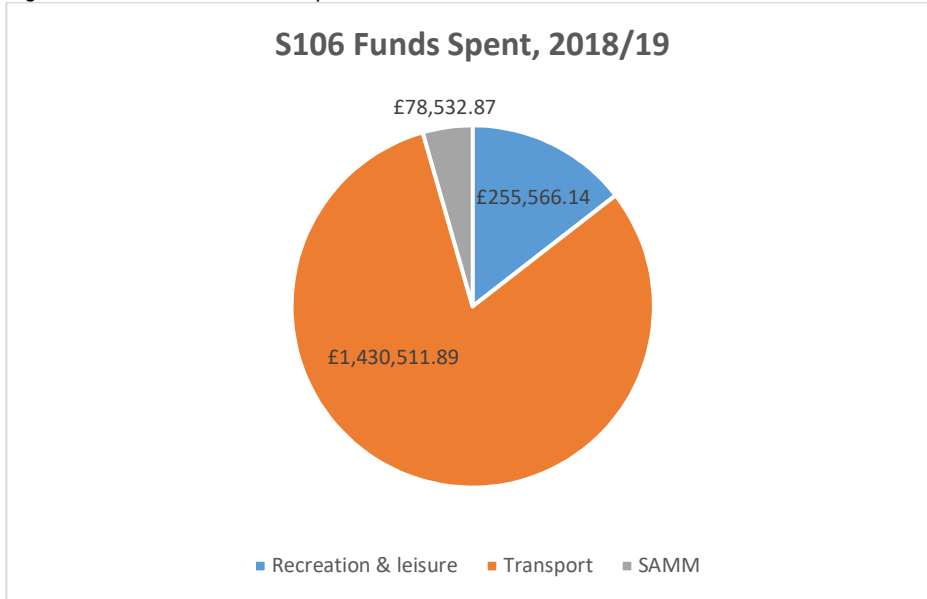


Figure 37 Section 106 Funds Spent



**Explanation:**

SAMP and SPAM payments both contribute towards the delivery of policy CS8: Thames Basin Heaths Special Protection Area. The SAMP (Strategic Access Management and Monitoring Measures) tariff is charged on new dwellings, to provide a wardening scheme for the Special Protection Area and undertake bird and visitor surveys to ensure the protection is working. The Suitable Alternative Natural Greenspace (SANG) and Landowner Payment elements of the SPA tariff, formerly gathered through the Section 106 system, are now encompassed within CIL. However, payments for this are still being received from developments which received permission under the old system, and spent accordingly.

## F. Biodiversity and Nature

### Key Facts

There was 1204 dwelling's worth of unallocated SANG capacity in the Borough as of July 2019. No dwellings were completed within 400m of the SPA in the reporting year. Among the SPA target species, Nightjar populations increased, while those for Dartford Warbler and Woodlark decreased. Much work to improve the status of habitats and species took place, with particular focus on green infrastructure in the Town Centre, on swifts and on the Great Crested Newts project.

Air quality remained stable at both the Borough's Air Quality Management Areas. However, the number of complaints about most types of pollution to Environmental Health increased. A large amount of development was again permitted in the Green Belt, including a revised scheme at Broadoaks and a new Gymnastics Club.

Various works are ongoing to reduce flood risk around the Borough. The quality of waterbodies has remained stable.

<b>F01</b>	<b>Amount and type of Suitable Alternative Natural Greenspace (SANG) land available</b>	
SA ref.	9g	SANG capacity
Monitors:	Policy CS 8: Thames Basin Heaths Special Protection Area Sustainability Objective 9. Conserve and enhance biodiversity	

### **Target:**

In order to protect the Thames Basin Heaths Special Protection Areas, the Council is in the process of providing additional SANGS (suitable alternative natural green space) land in various places throughout the borough. Policy S8 states that a minimum of 8 hectares of SANG land should be provided per 1,000 new occupants.

### **Result:**

As of July 2019 there were 4 SANGs totalling 81ha. The total SANG capacity was 4701 dwellings. The remaining unallocated capacity was 1204 dwellings

### **Explanation:**

The Borough has 4 SANGs and 5 new SANGs are proposed for allocation in the Site Allocations DPD. This does not include bespoke SANGs serving the needs of a single development.

The Council has identified sufficient SANG capacity to meet its requirements over the Core Strategy period and the creation of SANG has kept pace with residential development since 2013. White Rose Lane is very close to capacity, with the capacity for a further 47 dwellings. Horsell Common SANG is nearing capacity.

<b>F02</b>	<b>Net additional dwellings in SPA 400m exclusion zone</b>	
Monitors:	Policy CS 8: Thames Basin Heaths Special Protection Area	

### **Target:**

No net new residential development within the 400m buffer zone.

**Result:**

No dwellings were completed or granted permission in the reporting year within 400m of the Thames Basin Heaths Special Protection Area

<b>F03</b>	<b>Population of farmland birds</b>
<b>SA ref. 9f</b>	
Monitors:	Sustainability Objective 9. Conserve and enhance biodiversity

**Result:**

Table 38: Status of selected farmland bird species in Surrey

<b>Status within Surrey as a whole</b>	<b>Species</b>
Common resident	Song Thrush
Common resident, declining	Kestrel
Locally common, declining	Skylark
Local, stable/recovering?	Bullfinch, Reed bunting
Local, declining	Cuckoo, Lapwing, Lesser Whitethroat, Yellowhammer
Rare resident	Barn owl
Rare but also re-introduced, declining	Grey partridge
Very rare, declining	Turtle dove

Source: *The State of Surrey's Nature: Species of Conservation Concern in Surrey*, © Surrey Nature Partnership 2017. Species relevant to the priority habitats: 'Arable field margins' and 'Hedgerows'.

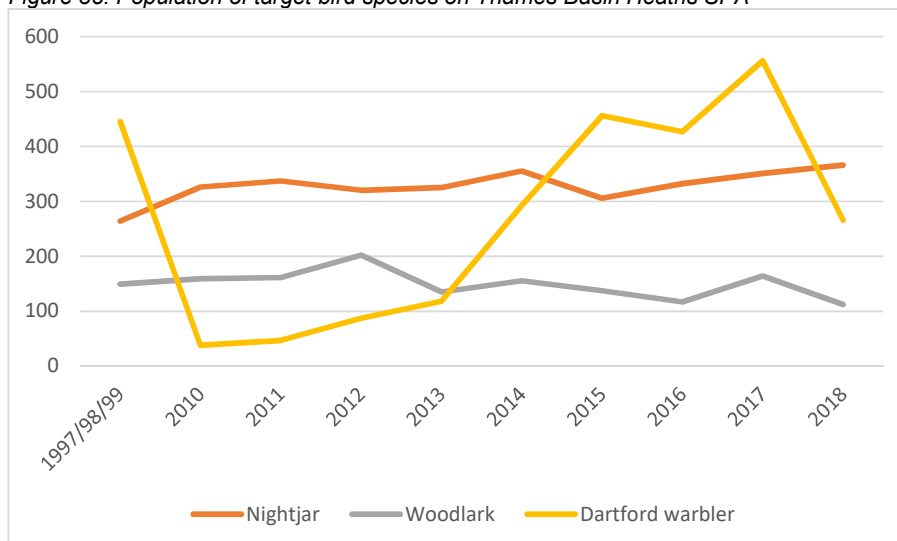
Populations of target bird species on the Thames Basin Heaths Special Protection Area (SPA) are also measured.

Table 39: Population of target bird species on Thames Basin Heaths SPA

<b>Thames Basin Heaths SPA target species</b>	<b>Number of birds recorded in survey (year)</b>		
	<b>2016</b>	<b>2017</b>	<b>2018</b>
<b>Nightjar</b> <i>Caprimulgus europaeus</i>	332	351	366
<b>Woodlark</b> <i>Lullula arborea</i>	117	164	112
<b>Dartford Warbler</b> <i>Sylvia undata</i>	427	556	266

**Trend:**

Figure 38: Population of target bird species on Thames Basin Heaths SPA



**Explanation:**

The figures for 1997-1999 are the baseline for the designation of the SPA (classified as an SPA in 2005).

The Dartford Warbler population has decreased and this was attributed to the cold weather in March 2018.

Nightjar numbers have been relatively stable since 2006, well above the population when the SPA was established. The migratory nature of the Nightjars meant that they were protected from the cold weather and their numbers remain steady.

The Woodlark population increased up to 2012 but has since declined to well below the level when the SPA was established, and requires priority attention. The reasons for the fall in numbers were not fully understood.

<b>F04</b>	<b>Condition of Sites of Special Scientific Interest (SSSIs)</b>	
SA ref.	15(g)	Number, Extent and Condition of SSSIs, SNCIs, LNRs and SPA and SAC
Monitors:	Policy CS7: Biodiversity and Nature Conservation Sustainability Objective 9. Conserve and enhance biodiversity	

**Target:**

Policy CS7 states that any development that will be anticipated to have a potentially harmful effect or lead to a loss of features of interest for biodiversity will be refused.

**Result:**

*Table 40: Condition of SSSI units in Woking borough*

Condition	Favourable	Unfavourable recovering	Unfavourable no change	Unfavourable declining
Number of SSSI units	4	11	1	0

**Explanation:**

There are six SSSIs within or partly within Woking borough. Most SSSIs are divided into units for assessment purposes, of which there are sixteen in (or partly in) the borough. Three SSSI units have been assessed recently; one was found to have improved from 'unfavourable recovering' to 'favourable', the other two were found to remain in a favourable condition. The 'Unfavourable- no change' site is the Basingstoke Canal SSSI.

<b>F05</b>	<b>Achievement of Biodiversity Action Plan and Habitats Action Plan</b>	
SA ref.	9(a)	Creation of new / enhancement of existing habitats for Biodiversity Action Plan (BAP) priority species
Monitors:	Policy CS7: Biodiversity and Nature Conservation Sustainability Objective 9. Conserve and enhance biodiversity	

**Target:**

Favourable conservation status achieved for target species.

**Result:**

**Great Crested Newts**

The Council is working with Natural England to trial a new approach to support Great Crested Newts (GCN) in Woking Borough and achieve Favourable Conservation Status for them. GCN are protected as their numbers have declined nationally in recent decades.

The aim is to take a proactive landscape-wide approach to protecting this species, focusing conservation where it will best support overall local GCN populations. The pilot offers a range of benefits for both conservation and development, the latter through a streamlined licencing process and simplified survey requirements. Natural England has prepared a local conservation strategy for GCN which, together with the views of key stakeholders, informed the project's design.

The first and second year of the Westfield Improvement Plan have been completed. Most of the works in accordance with the original Improvement Plan have been completed as scheduled but with a few amendments. Monitoring between 2017 and 2018 has shown that ponds in both the north and the south have improved in terms of their suitability to support newts through the decrease in shading and increase in marginal vegetation. The amount of deadwood surrounding the ponds has increased in particular around the new pond with the inclusion of a woodland refugia and a hibernacula.

The numbers of ponds being occupied by great crested newts remain very similar but with evidence of the new pond in the north of Westfield Common now becoming occupied within its first year of construction. Great crested newt numbers remain low (i.e. typically numbers <10), although the off-site pond had a count of 29 great crested newts on 14th April 2018 and in addition a single pond on the golf course also showed signs of occupation.

A potential risk to the ponds across Westfield Common is for them to dry out too early in the season but three of the ponds all of which were worked on over the winter of 2017/2018 all held water through the year despite the dry summer.

The first development proposed to participate in the GCN Pilot - the Ten Acre Farm site in Mayford, where a new gymnastics club is being constructed alongside substantial landscaping work – received planning permission in the reporting year (PLAN/2017/1063).

**Swifts**

The Swifts in Woking project successfully increased the number of available nesting sites across the borough for this species. Almost 175 tailored-made nest boxes were set up and made available for these endangered birds in summer 2019, with 105 nest boxes provided for installation on the homes of 43 engaged residents, 45 on ThamesWey owned properties and 20 swift bricks incorporated in ThamesWey developments.

A planning application was submitted and granted for a sculpture in Gloucester Square that incorporates swift and bat boxes.

<b>F06</b>	<b>Information on progress of countryside works programme</b>
Monitors:	Policy CS7: Biodiversity and Nature Conservation

**Result:**

Woking Borough Council worked with Mobilane UK to install a living green wall of ivy screens along High Street in Woking Town Centre. Completed in May 2019, the 75m wall contains a mix of variegated ivy species for interest and colour. The ivy screens help to green the urban area which can in turn help improve air quality, by trapping and capturing pollutants, and encouraging insects and wildlife. There are also noted

positive impacts to people’s physical and mental health and wellbeing through greening urban spaces. Further planted walls are planned, with one incorporated into the new Red Car Park (permitted in the reporting year and currently under construction) and one forming part of renovations at Dukes Court, alongside new planting on Duke Street (permitted after the end of the reporting year).

Woking Borough Council has committed extra funding towards countryside management. The additional £75,000 will be used for priority works to maintain and manage our natural green spaces. Initial works will include heathland management and restoration, management of new planting in Woking Park and Hoe Valley undertaken as part of the flood defence scheme; and some woodland management including urgent tree work and non-native species removal.

<b>F07</b>	<b>Local air quality in the Borough</b>	
SA ref.	7(b)	Annual mean concs (ug/m3) of Nitrogen Dioxide in Air Quality Management Areas (AQMA) Population living in an AQMA
Monitors	Policy CS18: Transport and Accessibility Sustainability Objective 7. Minimise air, noise and light pollution	

**Target:**

Policy CS18 requires development proposals to provide adequate infrastructure measures to mitigate the adverse effects of development traffic and other environmental impacts.

**Result:**

*Table 41: Level of Exceedance for Nitrogen Dioxide levels in AQMAs (ug/m3)*

	At Declaration	2017	2018
Anchor Hill AQMA	41.5	34.6	34.6
Guildford Road AQMA	42.2	30.7	30.7

The number of residential properties in AQMAs is hard to determine due to the AQMA boundaries cutting through a block of flats, but is between 37 and 93.

**Explanation:**

NO2 levels at monitoring sites in both AQMAs have complied with the air quality objectives over the last two years, probably due to traffic signal changes at Anchor Hill, and the improvement of cycling and walking infrastructure. However, anticipated roadworks in the Town Centre may push traffic levels back up. Further measures are likely to be required to achieve continued compliance with air quality objectives, which would allow the AQMAs to be revoked.

New air quality monitoring tubes were installed at three locations on Victoria Way at the beginning of 2018. This will enable the Council to measure improvements in air quality along this route anticipated with future green walls installations planned for the Town Centre.

The 2019 Annual Air Quality Annual Status Report (ASR) gives an assessment of the current status of air quality in the Borough and progress on measures planned to help its improvement.

<b>F08</b>	<b>Number of complaints to Environmental Health about noise, light, odour, and food pollution</b>
<b>SA ref. 7c</b>	
Monitors:	Sustainability Objective 7. Minimise air, light and noise pollution

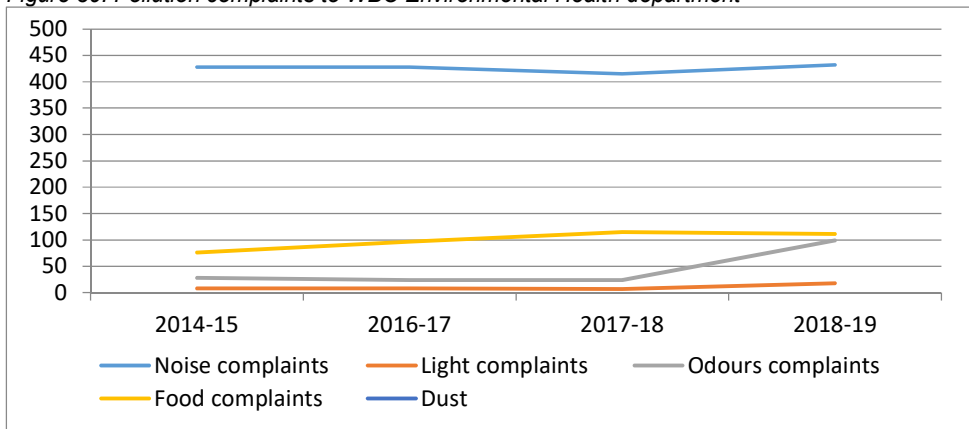
**Result:**

Table 42: Pollution complaints to WBC Environmental Health department, year 2018/19

	Noise	Light	Odours	Food	Dust
Number of complaints	432	18	99	111	3

**Trend:**

Figure 39: Pollution complaints to WBC Environmental Health department



**Explanation:**

The number of complaints in all categories except food grew in the reporting year. There was particular growth in light pollution and odours complaints. The latter was due to the incorporation of bonfire complaints in this category.

<b>F09</b>	<b>Area of land affected by contamination brought back into beneficial use</b>
<b>SA ref. 8(c)</b>	
Monitors:	Sustainability Objective 8. Reduce land contamination and safeguard agricultural soil quality

**Result:**

The housing site at the former Westfield Tip, which continued to deliver dwelling completions this year, involved the bringing back into use of a substantial area of contaminated land. Monitoring of this indicator will be improved next year.

<b>F10</b>	<b>Amount of derelict land</b>
<b>SA ref. 6(c)</b>	
Monitors:	Sustainability Objective 6. Make the best use of previously developed land and existing buildings

**Result:**

No data this year.



<b>F11</b>	<b>Development on the best and most versatile agricultural land</b>
<b>SA ref. 3a, 3b</b>	
Monitors:	Sustainability Objective 8. Reduce land contamination and safeguard agricultural soil quality

**Result:**

56 dwellings were delivered on agricultural land in the reporting year, all on safeguarded sites. 53 of these were at Brookwood Farm, which is Best and Most Versatile Agricultural Land. The remainder were at Moor Lane where there is no record available of the quality of land.

<b>F12</b>	<b>Development permitted in the Green Belt, m2, by use class. Development completed on Major Developed Sites in the Green Belt.</b>
Monitors:	Policy CS6: Green Belt

**Target:** Policy CS6 states that the Green Belt will be protected from harmful development and that strict control will apply over inappropriate development there.

**Result:**

*Table 43: Development permitted in the Green Belt, 2018/19*

C3 Housing-Gypsy & Traveller	C3 Housing (other)	C2 Residential Institutions	B1a Offices (m2)	D2 Assembly and Leisure (m2)	Sui Generis (m2)
-3 pitches (permanent)	178 dwellings	155 units	-11,101	3620	-280

No completions took place this year on Major Developed Sites in the Green Belt.

**Explanation:**

Developments permitted in the green belt this reporting year included the redevelopment of offices at the Major Developed Site at Broadoaks with 177 C3 dwellings, 155 residential institution units (for elderly people) and 900m2 of office floorspace; one minor application for the conversion of a stable to a dwelling; one Gypsy site granted a renewal of temporary permission; and the replacement of another Gypsy site by new premises for Woking Gymnastics Club.

No Green Belt land was released for residential development in the reporting year.

<b>F13</b>	<b>Quality of water bodies</b>	
SA ref.	14(a)	Rivers of good or fair chemical quality; rivers of good or fair biological quality.
Monitors	Policy C9: Flooding and Water Management Sustainability Objective 14. Maintain and improve the water quality of the Borough's rivers and groundwater, and manage water resources sustainably.	

**Target:**

The Environment Agency sets detailed targets for the quality of each water body; of which the 'Overall Water Body Objectives' are stated in the second from last row of Table 41 below.

**Result:**

Table 44: Condition of main rivers/ canal in Woking Borough, as of 2016

	<b>Basing-stoke Canal</b>	<b>Addlestone Bourne<sup>4</sup> (West End to Mimbridge)</b>	<b>Hoe Stream (Pirbright to River Wey)</b>	<b>Wey Navigation (Pyrford reach)</b>	<b>Wey (Shalford to River Thames)</b>
Waterbody type and designation	Canal, artificial	River, not designated artificial or heavily modified	River, not designated artificial or heavily modified	River, artificial	River, heavily modified
<b>Overall Waterbody Status</b>	<b>Moderate</b>	<b>Moderate</b>	<b>Moderate</b>	<b>Moderate</b>	<b>Moderate</b>
Ecological Status	Moderate	Moderate	Moderate	Moderate	Moderate
Chemical Status	Good	Good	Good	Good	Good
Reasons for not achieving good status (Classification element)	Mitigation measures assessment <sup>5</sup>	Phosphate	Phosphate; Macrophytes and Phyto-benthos combined	Phosphate; Mitigation measures assessment (x2)	Phosphate; Macrophytes and Phytobenthos combined; Fish (x4); Mitigation measures assessment (x3)
Reasons for not achieving good status (Significant Water Management Issue/ Activity/ Category)	Physical modification (Recreation)	Point source (Sewage discharge, continuous; water industry) x2	Point source (Sewage discharge, continuous; water industry) x2	Point source (Sewage discharge, continuous; water industry); Physical modifications for recreation and for navigation	Point source (sewage discharge, continuous; water industry) x2; physical modifications (recreation; inland boating and structures- navigation; reservoir/ impoundment- agriculture and land management; barriers- ecological discontinuity; urban development; local and central gov't)
<b>Overall Waterbody Objective</b>	<b>Good status by 2027</b>	<b>Moderate status by 2015</b>	<b>Moderate status by 2015</b>	<b>Good status by 2027</b>	<b>Moderate status by 2015</b>
Reasons for objective	Disproportionate burdens	Unfavourable balance of costs/benefits; cause of adverse impact unknown	No known technical solution is available	Disproportionate burdens	Disproportionate burdens; No known technical solution is available; Cause of adverse impact unknown.

**Trend:**

The Wey Navigation failed on chemical status in 2013 and 2014, before returning to 'good' status. Other than that the overall chemical and ecological status of all the waterbodies has remained unchanged since 2013.

<sup>4</sup> Known as 'The Bourne'

<sup>5</sup> 'Mitigation measures assessment' means the watercourse failed to achieve good status because not enough measures are in place to mitigate the ecological effects of physical modification.

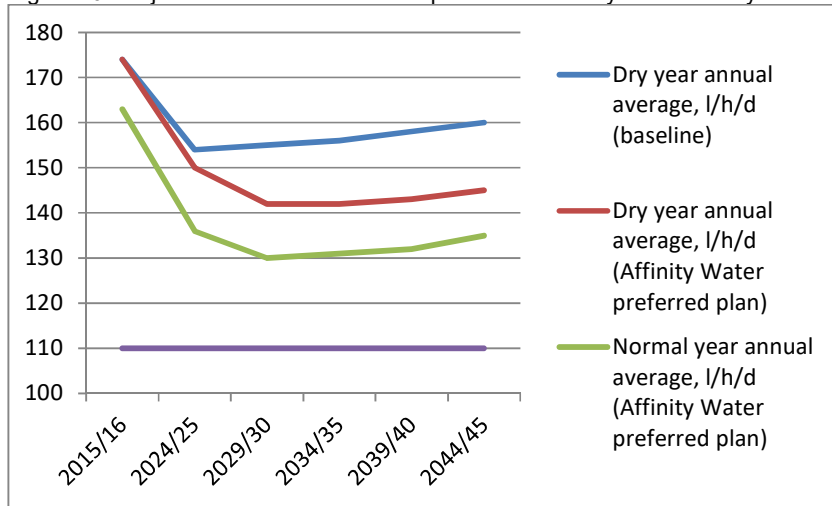
<b>F14</b>	<b>Consumption of water</b>
<b>SA ref. 14(b)</b>	
Monitors:	Sustainability Objective 14. Maintain and improve the water quality of the Borough's rivers and groundwater, and manage water resources sustainably.

**Target:** Policy CS22, as clarified by the Guidance Note for its Implementation following the Housing Standards Review demands new residential development to be designed to a level of water efficiency that requires estimated water use of no more than 110 litres per head per day (l/h/d), including external water use.

**Result:** The consumption estimates for the lower Wey valley area in 2015/16, according to Affinity Water's Draft Water Resources Management Plan (2017), were:  
Normal year annual average (NYAA): 162 l/h/d  
Dry year annual average (DYAA): 174 l/h/d

**Trend:**

Figure 40: Projected future water demand per head in Affinity Water's 'Wey' area



**Explanation**

The first three data sets in figure 38 above are drawn from Affinity Water's draft Water Resources Management Plan 2020-2080, published for consultation in 2017. The final management plan has not yet been published, so the trends shown are provisional. According to the draft figures, water demand per head will fall until 2030 as a result of the water company introducing demand management measures (e.g. metering), before rising again.

Affinity Water's draft plan briefly reviews the potential to achieve the Government target of 110 l/h/d, before concluding: *“Reducing PCC further to meet aspirational scenarios relies on behavioural change, especially in drought situations, along with the introduction of revolutionary household technology. Reducing PCC to the aspirational value of 110 l/h/d cannot be achieved by Water Company action alone. It will require both government and regulators to act very strongly.”*

<b>F15</b>	<b>Applications for development that incorporate a Sustainable Drainage System (SUDS)</b>	
SA ref.	11(f)	Number of planning applications for new residential and commercial development incorporating SUDS
Monitors:	Policy CS9 Flooding and Water Management Sustainability objective 11. Reduce the causes of climate change and adapt to its impacts	

**Target:** CS9 states that the Council will require all significant forms of development to incorporate appropriate SUDS, unless this can be shown not to be feasible.

**Result:** The way this indicator is monitored is being reviewed.

<b>F16</b>	<b>Number of applications that seek to reduce the risk of flooding</b>	
SA ref.	3(b)	Number of properties alleviated from flood risk
Monitors:	Policy CS9 Flooding and Water Management Sustainability objective 3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	

**Target:**  
Core Strategy paragraph 5.47 states ‘the Council will take the opportunity to encourage redevelopment schemes to improve flood risk.’

**Result:**

At its meeting in July 2010 the Council gave the go ahead for the Hoe Valley scheme which was completed in 2012. This scheme includes extensive flood protection in the Hoe Valley, removal of the former Westfield Tip, improvements to 63 acres of green space, new pedestrian and cycle facilities through the Hoe Valley and Woking Park, and new fit-for-purpose buildings for community groups currently located on the former Westfield Tip site. Suitable Accessible Natural Greenspace will be created, to mitigate impacts on the Special Protection Areas across the Borough.

The scheme also includes the provision of 153 new homes which will be in the former tip area, all free from flooding, as well as the protection. The Hoe Valley Flood Alleviation Scheme was completed in 2012. The Environment Agency update detailed flood modelling of the impact of the Flood Alleviation scheme demonstrated the protection of over 200 homes. Further work is being undertaken on the extension of the Hoe Valley scheme to protect a further 14 homes and improve the water quality and biodiversity in the area. In addition a scheme is being prepared for Sutton Green to protect 25 properties, the Old Woking area along the River Wey to remove a further 79 residential properties and an additional scheme in Byfleet to protect another 150 properties.

Further works are also expected to be identified on the Rive Ditch which runs through the Borough and is a source of flooding for several properties.

An update on flood risk management work was made to the Council’s Overview and Scrutiny Committee on 15 July 2019: see the following link for details:

<https://moderngov.woking.gov.uk/documents/s7954/OSC19-017%20Flood%20Risk%20Management%20Update.pdf>

<b>F17</b>	<b>Amount of development permitted in the floodplain against the advice of the Environment Agency Net additional dwellings completed by flood zone</b>	
SA ref.	3a, 3b	Amount of development permitted in the floodplain against the advice of the Environment Agency Number of completed dwellings in Flood Zones 2 and 3
Monitors:	Policy CS9: Flooding and Water Management Sustainability Objective 3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	

**Target:**

Policy CS9 states that the Council expects development to be in Flood Zone 1 as defined in the Strategic Flood Risk Assessment.

**Result:**

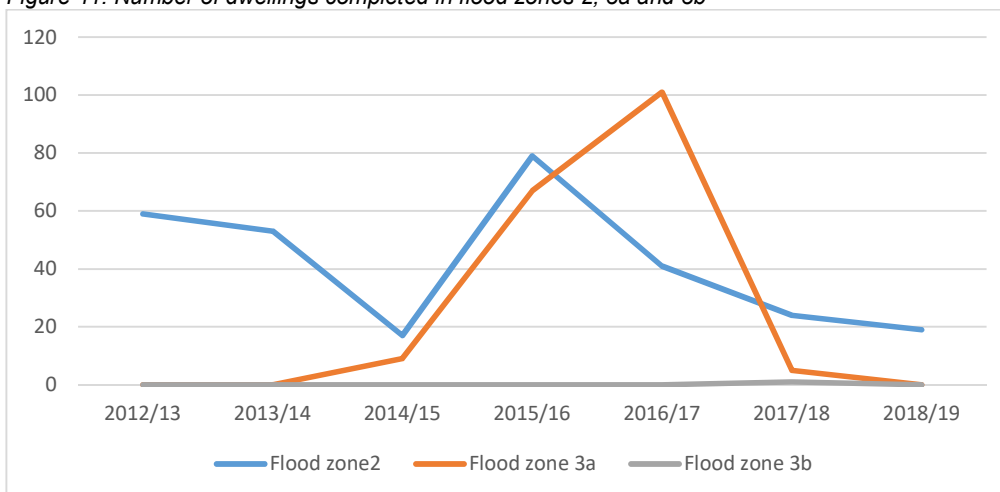
Table 45: Dwelling completions outside Flood Zone 1, 2018/19

	Flood Zone 2 (Medium Probability)	Flood Zone 3 (High Probability / Functional Floodplain)
Dwelling completions	19	0

No development was permitted in the floodplain against Environment Agency advice.

**Trend:**

Figure 41: Number of dwellings completed in flood zones 2, 3a and 3b



**Explanation:**

The flood zones above relate to the zone in each dwelling site was located at the time it received planning permission. Most dwellings granted planning permission in Zone 3, as per Figure 46, were raised into Zone 1 or 2 in the course of development. The majority were at the former Westfield Tip site, which also delivers significant flood risk benefits to the surrounding neighbourhood, as were most dwellings constructed in Zone 2. In the reporting year, the only dwelling completions outside flood zone 1 were on a prior approval site (Grosvenor Court), which was allowed with a flood risk management plan. One dwelling was permitted in flood zone 3. There was a small area of flood zone 2 within the Broadoaks site where major development was permitted, but this was identified as an incorrect artefact of historic flood mapping.

<b>F18</b>	<b>Green Infrastructure lost and gained</b>
Monitors:	Policy CS17: Open Space, Green Infrastructure, Sport and Recreation

**Target:** Policy CS17 states that development involving the loss of open space will not be permitted unless certain criteria are met. Improvements to the quality and quantity of the Green Infrastructure network will be encouraged.

**Result:**

*Table 46: Full planning applications approved within Green Infrastructure sites*

Type of Green Infrastructure (G.I.)	No. of full applications permitted within G.I.	Comments
SPA/SAC/SSSI	0	
Site of Nature Conservation Interest	5	<ul style="list-style-type: none"> <li>• New pedestrian/cycle bridge over Basingstoke Canal</li> <li>• 2 x schemes for landscaping and related works at Brookwood Cemetery (one of which handled by SCC)</li> <li>• Amendments to car park on an already permitted scheme</li> <li>• One scheme where site boundary overlaps SNCI but no works proposed within it.</li> </ul>
Ancient Woodland	0	
Basingstoke Canal Corridor	3	<ul style="list-style-type: none"> <li>• New bridge, as above</li> <li>• Extension to hotel, at some distance from canal, found not to undermine character.</li> <li>• One residential extension</li> </ul>
Sports pitches	6	<ul style="list-style-type: none"> <li>• Container for storage of football club equipment</li> <li>• 3 x expansion of school buildings onto recreational space (not pitches)</li> <li>• 2 x renovation of school sports/play facilities</li> </ul>
Allotments	0	
Escarpment and Rising Ground of Landscape Importance	4	<ul style="list-style-type: none"> <li>• Change of use of agricultural land and building to dog day care, landscape impact acceptable</li> <li>• 3 x householder applications, landscape/character impact acceptable</li> </ul>

## G. Protecting heritage and conservation

### Key Facts

All new build applications in 2018/19 in Areas of High Archaeological Potential met the requirements of Policy CS20 with regard to assessment. Brookwood Cemetery remained on the register of heritage assets at risk, but improvement works there continued, with two planning permissions granted for such works. Twelve Listed Building Applications were validated and twelve permitted. Eight new Grade II listed buildings have been designated since 2013, and one upgraded from Grade II\* to Grade I.

<b>G01</b>	<b>Number of planning applications where archaeological assessments or surveys are required</b>	
SA ref.	10(d)	Number of sites in Areas of High Archaeological potential where development takes place without prior assessment
Monitors:	Policy CS20: Heritage and Conservation Sustainability Objective 10: Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	

### Target:

Policy CS20 requires that within Areas of High Archaeological Potential, development must include submission of an archaeological assessment of the site and, where archaeological importance of the site has been identified, a programme setting out a full archaeological survey of the site.

### Result:

Table 47: Sites where development was completed in Areas of High Archaeological Interest, 2018/19

	Without new build	Archaeological assessment carried out, County archaeologist confirms no evaluation needed	Archaeological evaluation carried out to County archaeologist satisfaction
No. of sites	0	0	1 (Moor Lane)

### Explanation:

Only two dwellings were completed in Areas of High Archaeological Interest this year, both in the large development at Moor Lane, where an archaeological evaluation had revealed no archaeological features or finds that might indicate evidence of past settlement, occupation or significant activity.

<b>G02</b>	<b>Grade I and II* Listed Buildings at risk</b>	
SA ref.	10(c)	Heritage assets at risk
Monitors:	Policy CS20: Heritage and Conservation Sustainability Objective 10: Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	

### Target:

The positive contribution that development can make to heritage assets at risk is highlighted in policy CS20.

**Result:**

There are four heritage assets on the risk register for Woking, at two locations. The Grade I registered park and garden at Brookwood Cemetery, described as having 'Extensive significant problems', covers nearly all of Brookwood Cemetery Conservation Area with its condition described as 'Very bad' with 'medium' vulnerability, and contains 18 listed buildings. The Borough also has a small overlap with the Brooklands Conservation Area ('poor' condition with 'low' vulnerability), and with the Brooklands Motor Racing Circuit Scheduled Monument (assessed as in 'poor' condition) which lies within it. Most of the Brooklands sites lie within Elmbridge borough.

**Explanation:**

Since acquiring Brookwood Cemetery in December 2014, the Council has implemented an extensive programme of restoration. Permission was granted in the reporting year for a replacement fence and gate around the military cemetery (PLAN/2018/1254), and for works to create two landscaped terraces for future burials, with tree and shrub planting, habitat creation, footpaths, boardwalk, furniture, ancillary car parking, the making good of Eastern Avenue together with access alterations at junction of Chapel Avenue and Cemetery Pales (WO/2018/0890, application to Surrey County Council). The Conservation Area is noted as having an 'improving' trend, and the cemetery won 'Silver' in the Large Cemetery category at the National Cemetery of the Year awards, 2019 (after receiving 'Gold' in 2018).

<b>G03</b>	<b>Number of Listed Building Consent applications validated and approved</b>
Monitors:	Policy CS20: Heritage and Conservation

**Result:**

Table 48: Listed Building Consent applications

Listed Building Consent applications	Validated, 2018/19	Permitted, 2018/19
Number of applications	12	12

<b>G04</b>	<b>Number of heritage assets</b>
<b>SA ref. 10(a)</b>	
Monitors:	Sustainability Objective 10: Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking

**Result:**

Table 49: Number of heritage assets in Woking borough

<https://historicengland.org.uk/research/heritage-counts/indicator-data/#Section7Text>

Listed buildings			Scheduled Ancient Monuments	Registered Parks/ Gardens	Conser- vation Areas	Locally Listed Buildings
Grade II	Grade II*	Grade I				
174	10	5	6	4	25	311

**Trend:**

Since 2013, eight Grade II Listed Buildings in Woking borough have been designated for the first time (including five war memorials) and the Shah Jahan Mosque has been upgraded from Grade II\* to Grade I.



## H. Climate change and sustainable construction

### Key Facts

Further improvements to the energy efficiency of Council owned properties continued. The number of electric cars in Woking continued to grow steeply. Planning permission was granted for a new CHP station in the town centre, and expansion of one of the existing stations.

<b>H01</b>	<b>Percent of commercial development which is BREEAM good, very good or excellent; percentage of new dwellings achieving each Code for Sustainable Homes (CSH) standard.</b>	
SA ref.	11(b)	Proportion of housing achieving CSH requirement and commercial buildings achieving BREEAM very good
Monitors:	Policy CS22: Sustainable Construction Sustainability Objective 11. Reduce the causes of climate change and adapt to its impacts	

### Target:

The Council seeks to ensure that development is sustainably constructed using the energy and water components of Code for Sustainable Homes as well as BREEAM standards for non-residential development.

### Result:

Code for Sustainable Homes is no longer applied, however, Energy Performance Certificates provide a proxy for measuring the energy efficiency of new dwellings.

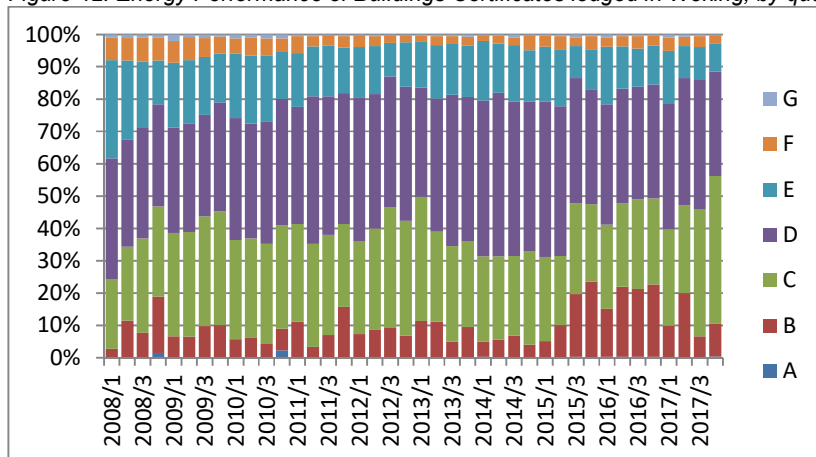
Table 50: Energy Performance of Buildings Certificates 2017 (cumulative figures)

(Source - <https://www.gov.uk/government/collections/energy-performance-of-buildings-certificates>)

<b>Energy Performance Certificate rating</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>	<b>Not Recorded</b>
Number of certificates issued	4	251	869	897	273	31	4	0

### Trend:

Figure 42: Energy Performance of Buildings Certificates lodged in Woking, by quarter, 2008-2017



### Explanation:

The data given relates to year 2017/18. The monitoring of this indicator is currently under review.

The monitoring of these standards, including BREEAM standards for non-residential development, is an area of work that the Council is seeking to improve. Officers are working to review the Council's Climate Change Supplementary Planning Document (SPD). It is anticipated that a revised SPD will be available by the end of 2020.

<b>H02</b>	<b>11h</b>	<b>Energy efficiency of Council owned homes</b>
<b>SA ref.</b>		
Monitors:	Sustainability Objective 11. Reduce the causes of climate change and adapt to its impacts	

**Target:**

No specific target

**Result:**

Gas consumption at WBC owned residential and community sites was 14,717,210 kWh in the reporting year: a reduction of 1.43% on 2017/18. Electricity consumption on the same sites was 1,938,313 kWh; a reduction of 15.19%. SAP ratings are not currently available for 2018/19.

**Explanation:**

During 2018-19, NVH invested £5.7m into the existing housing stock as part of the asset management programme. £500,000 of this investment was focussed on improving the energy efficiency of blocks through external wall and cavity wall insulation and loft insulation programmes. £2.1m of the investment was to protect the housing stock from Decent Homes and Housing Health and Safety Rating System (HHSRS) failures by renewing key property components such as doors, windows, boilers, roofs, kitchens and bathrooms. With the boiler upgrade programme, green initiatives are being undertaken such as ensuring all installations are Solar PV compatible in the future. A roofing programme includes new loft insulation as standard and all materials for all projects must be sustainably sourced.

As well as planned improvements, a separate budget of £455,000 will be used to refurbish void properties up to a higher standard and this year, those works included replacing loft insulation and installing energy efficient light bulbs as standard.

<b>H03</b>	<b>Capacity for production of energy from renewable sources : permitted and completed</b>	
<b>SA ref.</b>	11(c)	Capacity for production of energy from renewable sources
Monitors:	Policy CS23: Renewable and Low Carbon Energy Generation Sustainability Objective 11. Reduce the causes of climate change and adapt to its impacts	

**Target:**

The former South East Plan target of 209MW from renewable energy in the Thames Valley and Surrey by 2016 has been carried forward into the Core Strategy.

**Result:**

The monitoring of this indicator is currently under review. On council owned sites, 355,331 kWh of electricity was generated from photovoltaic panels in 2018/19, an increase of 6.3% on the previous year.

<b>H04</b>	<b>Completion of developments connected to Combined Heat and Power (CHP)</b>	
SA ref.	11(d)	No. of dwellings and amount of commercial floorspace which are providing CHP onsite or connected to a district heat network
Monitors:	Policy CS22: Sustainable Construction Sustainability Objective 11. Reduce the causes of climate change and adapt to its impacts	

**Target:**

No specific target. CS22 requires all new development in proximity of an existing or proposed CHP station or district heating network to connect to it unless a better alternative for reducing carbon emissions from the development can be achieved.

**Result:**

No new dwellings were completed in 2018/19 that connected to the district heat network.

**Explanation:**

The number of overall dwelling completions in the town centre- the location of the main CHP systems- this year remained relatively low.

Permission was granted in the year for a new CHP station on Poole Road, with accompanying district heating main and electricity cables under nearby streets. The permitted building has three engine halls, of which one is proposed to fit with an engine initially and the other two at a later date. Permission for a mixed use building including CHP station and residential had been refused earlier in the year on the same site, on grounds of design and car parking.

Permission was granted for a new chiller unit for the CHP system on the top of Victoria Way Car Park, and 130m of associated underground pipework

Construction is also underway on the Victoria Square development, which will include a new CHP station.

<b>H05</b>	<b>Completion of developments providing electric vehicle charging points; number of electric vehicles registered in the borough</b>	
Monitors:	Policy CS22: Sustainable Construction	

**Target:**

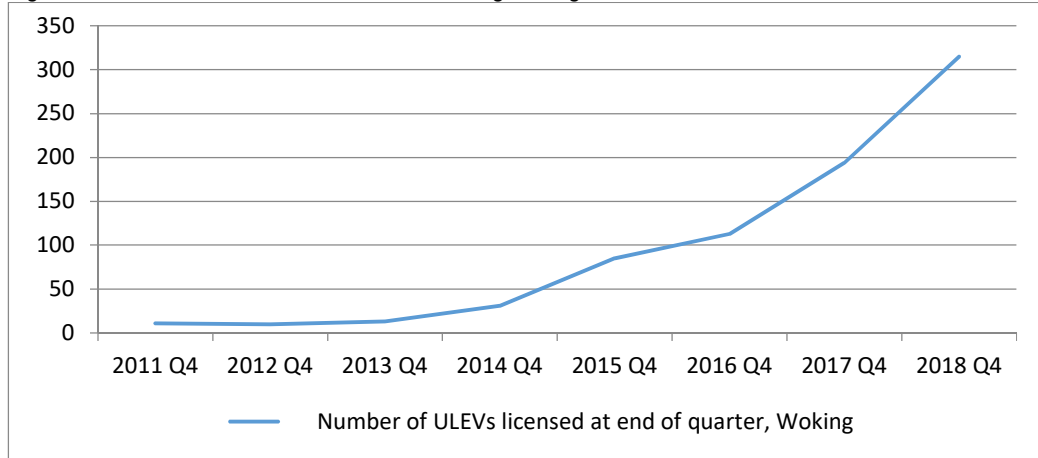
Details of when new development will be expected to provide or contribute to EV charging points, are set out in the Climate Change SPD.

**Result:**

315 Ultra Low Emission Vehicles (ULEVs) were licensed in Woking by the end of Quarter 4, 2018.

**Trend:**

Figure 43: Ultra Low Emission Vehicles in Woking borough



**Explanation:**

The monitoring of this indicator is currently being improved. Surrey County Council has published its draft Low Emissions Transport Strategy and its Electric Vehicle Strategy for public consultation. The Council currently has 18 Electric Vehicle (EV) charging points focused in Woking Town Centre.

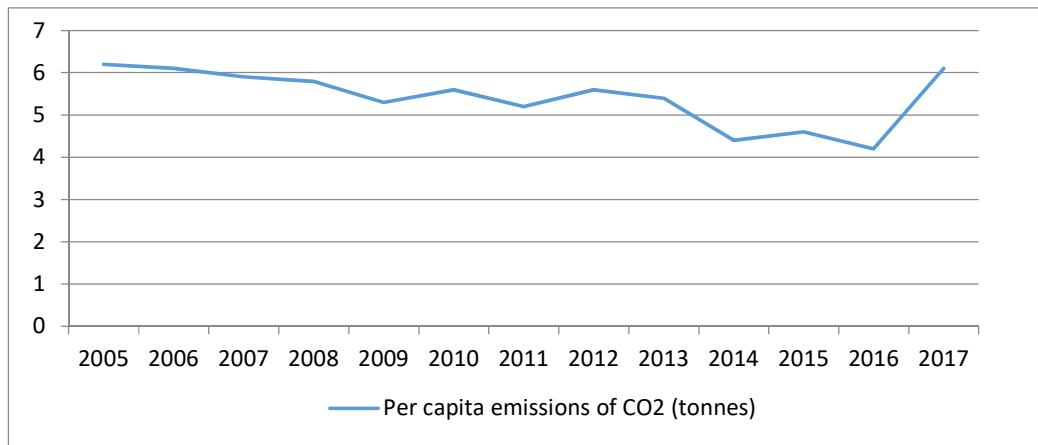
H06	Tonnes of CO <sub>2</sub> saved
SA ref.	11a Emissions of greenhouse gases from energy consumption, transport, land use and waste management
Monitors:	Policy CS22: Sustainable Construction Sustainability Objective 11. Reduce the causes of climate change and adapt to its impacts

**Result:**

Per capita emissions of CO<sub>2</sub> in the borough as of 2017/18: 6.1 tonnes.

**Trend:**

Figure 44: Emissions of CO<sub>2</sub> per capita



**Explanation:**

Data for this indicator relates to 2017-18. The monitoring of this indicator is being reviewed.

There was a significant increase in gas consumption amongst leisure pavilions of 80% between 2016-17 and 2017-18. This is mostly attributed to the addition of a new pavilion at the new residential development at Brookwood Farm . It is noted that there is improving data quality with a greater number of actual readings as opposed to estimates through the Energy Bureau for

New Vision Homes (NVH) properties. Data for additional Thamesway supplied residential sites are included in the 2017-18 consumption figures. Specifically, Brockhill (205,013 kWh) and Stream Close (455,337 kWh). Data for these sites was not included in the previous year's report.

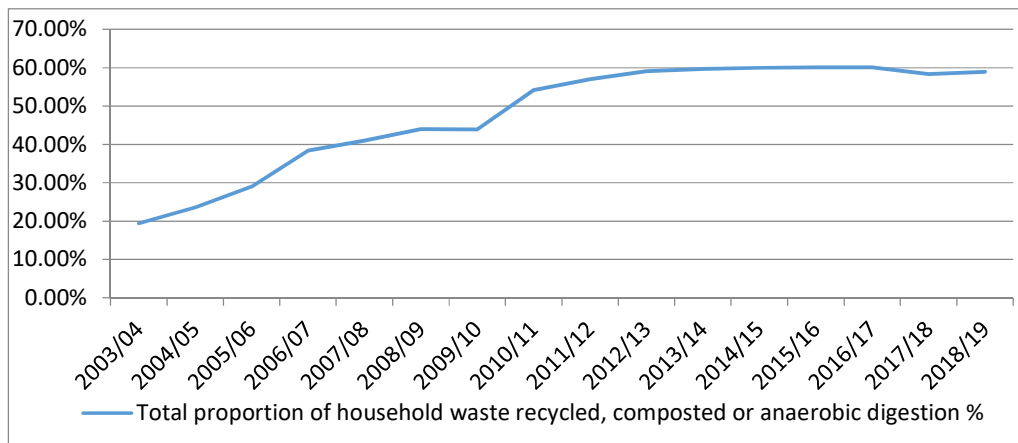
<b>H07</b>	<b>13(a)</b>	<b>% municipal solid waste that has been recycled, composted, used for energy or landfilled.</b>
<b>SA ref.</b>		
Monitors:	Sustainability Objective 13. Reduce waste generation and disposal and achieve sustainable management of waste	

**Result:**

In 2018/19, 58.95% of household waste arisings were either recycled, composted or sent for anaerobic digestion.

**Trend:**

Figure 45: Proportion of household waste not sent to landfill or incineration



<b>H08</b>	<b>13(b)</b>	<b>Total tonnage of household waste produced</b>
<b>SA ref.</b>		
Monitors:	Sustainability Objective 13. Reduce waste generation and disposal and achieve sustainable management of waste	

**Result:**

For 2017/18, 363kg of residual household waste were collected per household- a 4.6% increase on the previous year. At the same time the number of households increased by 2.3%. Data for this indicator relates to 2017/18. The monitoring of this indicator is being reviewed for 2018-19.

**Trend:**

Figure 46: Household waste collected per household



<b>H9</b>	<b>Appeals won and lost on Development Management policies</b>
Monitors:	Various Development Management policies, see Table 46 below.

**Target:**

The success of various policies in the Development Management Policies DPD is measured by how often the Council rejects a planning application citing that policy in a reason for refusal, and the Planning Inspectorate then upholds that decision if the applicant makes an appeal. This measure has been included in Chapter H since several of these policies relate to Policy CS21: Design. The target is for WBC to win 100% of appeals.

**Result:**

Table 51: Appeals won and lost by WBC in 2018/19 on applications where particular DM policies were cited in reasons for refusal.

Policy ref.	Policy name	Appeals won	Appeals lost
DM2	Trees and Landscaping	3	0
DM9	Flats Above Shops and Ancillary Accommodation	0	1
DM10	Development on Garden Land	8	2
DM11	Sub-divisions, Specialist Housing, Conversions and Loss of Housing	0	0
DM13	Buildings In and Adjacent to the Green Belt	2	0
DM20	Heritage Assets and their Settings	0	1

**Explanation:**

In all cases, the DM policies in table 46 were cited in reasons for refusal alongside Core Strategy policies. DM9 and DM10 were cited alongside policy CS21- Design, and DM13 alongside policy CS6: Green Belt.

With regard to appeals in general in 2018/19, most appeals decided this year were on applications where CS21- Design had been cited as a reason for refusal.

Appeal decisions on other topics included:

- The rejection of a proposal to erect a new dwelling in the rear garden which would harm the character of the area and result in a contrived development contrary to policies DM2 'Trees and Landscaping' and DM10 'Development on Garden Land', Core Strategy (2012) policies CS21 'Design' and CS24 'Woking's Landscape and Townscape', policies BE1 'Development Character', BE2 'New Housing Quality' and OS3 'Trees and Hedges' of the emerging West Byfleet Neighbourhood Development Plan 2017-2027 (2016) (Application ref. PLAN/2017/0721).
- The rejection of a new dwelling in Green Belt in terms of inappropriateness and also openness and there were no very special circumstances to justify the proposal. Therefore contrary to Policy CS6 and Policy DM13. (Application ref. PLAN/2018/0523)

## Appendix 1. Dwelling completions, 2018/19

Planning Reference	Address	Ward	Description	Net Increase in Dwellings
2014/1387	66 DARTNELL AVENUE, WEST BYFLEET	Byfleet and West Byfleet	ERECTION OF A PROPOSED 5 BED DETACHED HOUSE WITH INTEGRAL GARAGE FOLLOWING DEMOLITION OF THE EXISTING DWELLING.	1
2016/0580	25 THE GATEWAY, WOODHAM, WOKING	Canalside	ERECTION OF A NEW DWELLING HOUSE (4 BED) FOLLOWING DEMOLITION OF THE EXISTING DWELLING HOUSE.	1
2017/0969	37 ST MICHAELS ROAD, SHEERWATER, WOKING	Canalside	ERECTION OF A TWO STOREY REPLACEMENT DWELLING (2X BED) FOLLOWING DEMOLITION OF EXISTING SINGLE STOREY END-OF-TERRACE ONE BEDROOM DWELLING	1
2016/0540	161 KNIGHTSWOOD, WOKING	Goldsworth Park	ERECTION OF A 2 BED TERRACED DWELLING	1
2016/0174	THE STRAWBERRY TREE, FERNHILL LANE, WOKING	Heathlands	ERECTION OF 1 X 4 BED DWELLING	1
2017/0718	WHEELSGATE, WYCH HILL WAY, WOKING	Heathlands	ERECTION OF A TWO STOREY DETACHED DWELLING (4XBED) ON LAND ADJACENT TO WHEELGATE, FOLLOWING PART-DEMOLITION OF WHEELSGATE. EXTENSIONS TO WHEELSGATE.	1
2001/0633	SUMMERFIELD/GROVELY, HORSELL RISE, WOKING	Horsell	DEM OF EX BUNGALOW & ERECT OF A DET HOUSE	1
2010/0423	20 BREWERY ROAD, HORSELL, WOKING	Horsell	DEMOLITION OF EXISTING DWELLING & REPLACEMENT 2 STOREY DETACHED DWELLING	1
2012/0396	17 KETTLEWELL CLOSE, WOKING	Horsell	ERECTION OF ONE NEW DWELLING FOLLOWING DWELLING OF EXISTING HOUSE & GARAGE	1
2014/0484	51 WALDENS PARK ROAD, HORSELL, WOKING	Horsell	ERECT 2 STOREY 5X BEDROOM DETACHED REPLACEMENT DWELLING INCLUDING ACCOMMODATION IN THE ROOF SPACE AND BASEMENT FOLLOWING DEMOLITION OF 3X BED DWELLING	1
2018/0049	LAND SOUTH OF ORCHARD END,	Horsell	ERECTION OF ONE 3 BED HOUSE ADJ TO EXISTING HOUSE	1



	ORCHARD DRIVE, HORSELL, WOKING			
2015/0959	126 HIGH STREET, KNAPHILL, WOKING	Knaphill	ERECTION OF 1 X 3 BED DWELLING	1
2016/1092	21 HILLSIDE CLOSE, KNAPHILL, WOKING	Knaphill	DEMOLITION OF PREFAB GARAGE AND ERECTION OF A 3 BED DWELLING	1
2016/1366	40 HIGHCLERE GARDENS, WOKING	Knaphill	CONSTRUCTION OF A 2 BED 2 STOREY TERRACED DWELLING AND AMENITY SPACE	1
2011/0881	TEMBANI, PEMBROKE ROAD, WOKING	Mount Hermon	ERECTION OF 2 X 4 BED DWELLINGS FOLLOWING DEMOLITION OF EXISTING DWELLING (AMENDMENT TO 2010/0849)	1
2015/0277	DANESHILL, WOKING	Mount Hermon	PARTIAL CONVERSION OF 3 BAY GARAGE INTO HABITABLE SPACE, LEAVING ONE PARKING BAY. INSERTION OF A SWIMMING POOL INTO THE REAR GARDEN	1
2013/1073	PLOT ADJ TO OAKHURST (PARK HOUSE), FERNHILL PARK, WOKING	Pyrford	ERECTION OF A DETACHED HOUSE	1
2015/1158	50 INKERMAN ROAD, WOKING	St Johns	SUB DIVISION OF EXISTING PROPERTY WITH EXTENSION & LOFT CONVERSION TO CREATE A SEPARATE DWELLING	1
2017/0981	41 CHERTSEY ROAD, WOKING	Canalside	CONVERSION OF UPPER FLOORS TO 3 FLATS (TWO 2 BED AND ONE 1 BED)	2
2017/0001	1 HAWTHORN ROAD, WOKING	Heathlands	CREATION OF A PAIR OF SEMI-DETACHED 3 BEDROOMED PROPERTIES ON LAND ADJACENT TO 1 HAWTHORN ROAD	2
2013/0081	MOOR LANE FACING QUARTERMAINE AVEUNUE TO SOUTH, WESTFIELD, WOKING	Hoe Valley	DEMOLITION OF ALL EXISTING STRUCTURES ON SITE & ERECTION OF 371 RESIDENTIAL UNITS	2
2016/1201	25A CHOBHAM ROAD, KNAPHILL, WOKING	Knaphill	ERECTION OF 2 4 BED DETACHED DWELLINGS FOLLOWING DEMOLITION OF EXISTING DETACHED DWELLING	2
2017/0944	TOR HOUSE, MAYBURY HILL, WOKING	Mount Hermon	ERECTION OF 2NO 5 BED DETACHED DWELLINGS FOLLOWING DEMO OF EXISTING DWELLING	2

2012/0466	CEDAR RIDGE, ST JOHNS HILL ROAD, WOKING	St Johns	DEMOLITION OF EXISTING HOUSE & ERECTION OF 2 X 5 BED DETACHED HOUSES	2
2015/0615	11 & 15 OLD WOKING ROAD, WEST BYFLEET	Byfleet and West Byfleet	CONVERSION OF 3 MAISONNETTES INTO 6 X 2 BED FLATS	3
2015/0568	8 MONUMENT ROAD, WOKING	Canalside	ERECTION OF 3NO 3 AND 4 BED 2 AND 2.5 STOREY TERRACED HOUSES WITH PARKING AND ASSOCIATED WORKS	3
2015/1217	RYDENS WAY PHASE 2, OLD WOKING, WOKING	Hoe Valley	ERECTION OF 11 3XBED HOUSES, PARKING AND OPEN SPACE ENHANCEMENTS	3
2017/0359	11 GUILDFORD ROAD, WOKING	Mount Hermon	COU FROM A1 TO A1/A2/A3, 1X1 FLAT AT FIRST FLOOR AND 1X3 BED FLAT AT 2ND AND 3RD FLOORS	3
2016/0215	LONDON HOUSE, 30-31 STATION APPROACH, WEST BYFLEET	Byfleet and West Byfleet	PRIOR NOTIFICATION FOR A COU OFFICES TO C3 (3 X 1 BED, 1 X 2 BED)	4
2017/0460	31 OAK TREE ROAD, KNAPHILL, WOKING	Knaphill	ERECTION OF TWO STOREY BUILDING PROVIDING 4NO. RESIDENTIAL UNITS (3NO.1 BED & 1NO. 2 BED) FOLLOWING DEMOLITION OF EXISTING BUILDING	4
2015/1295	PARK COTTAGE, BLACKNESS LANE, WOKING	Mount Hermon	ERECTION OF 9 NEW DWELLINGS	5
2015/0500	ELLIOT COURT, NORTH ROAD, WOKING	Canalside	ERECTION OF 5 X 3 BED & 4 X 4 BED DWELLINGS FOLLOWING DEMOLITION OF EXISTING WAREHOUSES AND GYMNASIUM	9
2017/0545	GROSVENOR COURT, HIPLEY STREET, OLD WOKING, WOKING	Hoe Valley	PRIOR NOTIFICATION FOR COU FROM B1A OFFICES TO DWELLING C3 FOR 19 FLATS (12 X 1BED, 7 X 2BED)	19
2012/1103	112-116 CONNAUGHT ROAD, BROOKWOOD, WOKING	Heathlands	ERECTION OF 9 X 1 BED & 21 X 2 BED FLATS	29
2016/1192	COLBOURNE GARAGES 74,76 MAYBURY ROAD, WOKING	Canalside	ERECTION OF 38, 1 AND 2 BEDROOM APRTMENTS WITH BASEMENT PARKING	32

2015/0989	73 HORSELL MOOR, HORSELL, WOKING	Horsell	DEMOLITION OF EXISTING BUILDINGS, REDEVELOPMENT OF 34 RETIREMENT APARTMENTS	34
2012/0224	BROOKWOOD FARM, BAGSHOT ROAD, BROOKWOOD, WOKING	Knaphill	ERECTION OF 297 DWELLINGS WITH OPEN SPACE, SPORTS PITCHES, ANCILLIARY B'LDING & FACILITIES, ALLOTMENTS, ACCESS ROAD & CAR PARKING	53
			<b>TOTAL</b>	<b>231</b>

## Appendix 2. Dwellings granted planning permission, 2018/19

Planning Reference	Address	Ward	Description	Net Increase in Dwellings
2018/0090	18 THE BROADWAY, WOKING	Canalside	PRIOR NOTIFICATION FROM B1A TO C3 - ONE 2 BED FLAT	1
2017/0802	46 CHERTSEY ROAD, WOKING	Canalside	ERECTION OF A 12X STOREY BUILDING COMPRISING 68X SELF CONTAINED FLATS FOLLOWING DEMOLITION OF EXISTING VACANT PUBLIC HOUSE (USE CLASS A4)	1
2018/0049	LAND SOUTH OF ORCHARD END, ORCHARD DRIVE, HORSELL, WOKING	Horsell	ERECTION OF ONE 3 BED HOUSE ADJ TO EXISTING HOUSE	1
2017/1167	THE ANCHOR PUBLIC HOUSE, HIGH STREET, WOKING	Knaphill	COU OF PART OF PUBLIC HOUSE TO PROVIDE 8NO. FLATS AND RETENTION OF A3/A4 USE AT GROUND FLOOR	1
2017/0452	BAYWOOD, KINGFIELD ROAD, KINGFIELD, WOKING	Hoe Valley	SUBDIVISION OF LAND AT BAYWOOD, RETENTION, EXTENSION AND SUBDIVISION OF EXISTING DWELLING TO CREATE A NEW AND ATTACHED DWELLING	1
2017/1229	85 MAYBURY ROAD, WOKING	Canalside	PROPOSED ERECTION OF SINGEL STOREY REAR EXTENSION TO CREATE 5NO FLATS (1 NO TWO BED UNIT AND 4 NO1 BED UNITS)	1
2017/1009	75 WALTON ROAD, WOKING	Canalside	CHANGE OF USE FROM RETAIL (A1) TO 1 X 1BED SELF CONTAINED FLAT (C3) AND ERECTION OF SINGLE STOREY SIDE EXTENSION	1
2017/0378	KENWOOD, BRACKEN CLOSE, WOKING	Mount Hermon	ERECTION OF A TWO STOREY FOUR BEDROOM DETACHED DWELLING ON LAND AT KENWOOD, BRACKEN CLOSE	1
2017/0761	3 CLAREMONT ROAD, WEST BYFLEET, WOKING	Byfleet and West Byfleet	CHANGE OF USE AND SUBDIVISION OF EXISTING OFFICE (B1A) INTO 3X1 BEDROOM DWELLINGS & ERECTION OF 3X TERRACED DWELLINGS	1

2018/0008	LAND ADJ WHITE WALLS, BRACKEN CLOSE, WOKING	Mount Hermon	ERECTION OF A TWO STOREY 5 BEDROOM DWELLING ON LAND ADJACENT TO WHITE WALLS (ADDITIONAL INFORMATION).	1
2018/0040	PENLAN, KINGFIELD GREEN, WOKING	Hoe Valley	ERECTION OF TWO FOUR-BEDROOM DETACHED DWELLINGS FOLLOWING DEMOLITION OF AN EXISTING BUNGALOW.	1
2018/0047	BROOK FARM, BLACKHORSE ROAD, BROOKWOOD, WOKING	Heathlands	CHANGE OF USE OF BARN AND ATTACHED STABLES TO 1NO RESIDENTIAL UNIT INCLUDING CREATION OF REAR TERRACE AND PARKING PROVISIONS.	1
2018/0229	13 KILRUSH TERRACE, WOKING	Canalside	SUBDIVISION OF EXISTING DWELLING INTO 2X SELF-CONTAINED TWO BEDROOM FLATS AND ERECTION OF A PART TWO STOREY, PART SINGLE STOREY REAR EXTENSION, ASSOCIATED EXTERNAL ALTERATIONS AND BIN STORE	1
2018/0282	51 HAWKSWELL CLOSE, WOKING	Goldsworth Park	ERECTION OF DETACHED TWO STOREY 2 BEDROOM DWELLING WITH ATTACHED GARAGE FOLLOWING DEMOLITION OF EXISTING CONSERVATORY.	1
2018/0606	LAND REAR OF 19 AND 21, WOODHAM WAYE, WOODHAM, WOKING	Canalside	AMENDMENT TO PLAN/2017/1383 (ERECTION OF A DETACHED DWELLING (AMENDED ADDRESS)) TO INCLUDE AN INCREASE IN THE HEIGHT OF PARTS OF THE DWELLING AS WELL AS THE INSERTION OF FOUR REAR ROOF LIGHTS IN ORDER TO FACILITATE THE CREATION OF AN ADDITIONAL BEDROOM IN	1
2018/0848	96 OAKFIELD, WOKING	Goldsworth Park	ALTERATIONS TO 96 OAKFIELD; REMOVAL OF WINDOWS TO SOUTH-WEST ELEVATION, ERECTION OF TWO STOREY BUILDING COMPRISING 2 X SELF CONTAINED FLATS (CLASS C3) (2X ONE BED) WITH ANCILLARY FACILITIES.	1
PLAN/2018/1174	MANAGEMENT SUITE (BRADFIELD HOUSE) AND COMMERCIAL UNIT (CARDINAL PLACE), NEW CENTRAL DEVELOPMENT, WOKING	Mount Hermon	CHANGE OF USE OF EXISTING GROUND FLOOR LEVEL MANAGEMENT SUITE (SUI GENERIS) WITHIN BLOCK A (BRADFIELD HOUSE) TO RESIDENTIAL (CLASS C3) TO ACCOMMODATE X1 STUDIO APARTMENT WITH EXTERNAL AMENITY SPACE ETC.	1

PLAN/2018/1342	23 - 24 HIGH STREET, WOKING	Canalside	PRIOR APPROVAL FOR CHANGE OF USE FROM A USE FALLING WITHIN CLASS A2 (FINANCIAL AND PROFESSIONAL SERVICES) TO A USE FALLING WITHIN CLASS C3 (DWELLINGHOUSES) TO ACCOMMODATE X1 STUDIO FLAT TO REAR OF GROUND FLOOR OF NO.24 HIGH STREET.	1
2018/0285	REAR OF 23-24 HIGH STREET, WOKING	Canalside	PRIOR NOTIFICATION FOR CHANGE OF USE OF RETAIL (CLASS A1) TO STUDIO FLAT (CLASS C3)	2
2012/0829	22A & 24A , CHERTSEY ROAD, WOKING	Canalside	CHANGE OF USE FROM OFFICE SPACE (B1A) TO 2X SELF-CONTAINED TWO BEDROOM FLATS (C3) (RETROSPECTIVE)	2
2016/1194	W L SIRMAN, 145 GOLDSWORTH ROAD, WOKING	St Johns	ERECTION OF A 3 STOREY BUILDING CONTAINING 5 SELF-CONTAINED (3X1 BED, 1X2 BED AND 1X3 BED) FLATS INCLUDING ASSOCIATED LANDSCAPING AND PARKING (AMENDED PLANS AND DESCRIPTION)	2
2017/1212	34 MONUMENT ROAD, WOKING	Canalside	CHANGE OF USE FROM OFFICE TO RESIDENTIAL AT GROUND FLOOR, PROPOSED ERECTION OF SINGLE STOREY REAR EXTENSION AND FORMATION OF REAR ROOF DORMER TO FACILITATE AN EXTENSION TO EXISTING FLAT AND CREATION OF 1NO ADDITIONAL FLAT (TOTAL: 2 NO 2 BED UNITS)	2
2018/0363	150 ROBIN HOOD ROAD, KNAPHILL, WOKING	Knaphill	ERECTION OF TWO STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION, REAR DORMER ROOF EXTENSION AND SUB-DIVISION OF X1 DWELLINGHOUSE (2 BEDROOM) INTO X3 FLATS (X2 STUDIO/1 BEDROOM AND X1 2 BEDROOM) ETC.	2
2018/0364	D W BURNS, ROYDON HOUSE, TRIGGS LANE, WOKING	St Johns	CERTIFICATE OF PROPOSED LAWFUL DEVELOPMENT FOR CHANGE OF USE OF FIRST FLOOR FROM RETAIL (A1) TO 2 X 1 BED FLATS (C3).	2
2018/0699	OLYMPIC COURT, MARLBOROUGH ROAD, WOKING	Canalside	PROPOSED NEW ROOF WITH ACCOMMODATION TO CREATE X2 ONE BEDROOM FLATS.	2
2018/0758	84 PARK ROAD, WOKING	Mount Hermon	ERECTION OF X3 DETACHED TWO STOREY DWELLINGS WITH ASSOCIATED VEHICULAR ACCESS, CAR PARKING AND LANDSCAPING FOLLOWING DEMOLITION OF X1 EXISTING DWELLING.	2

2018/0804	THE STABLE YARD, GUILDFORD ROAD, MAYFORD, WOKING	Heathlands	PERMANENT RESIDENTIAL USE OF THE LAND FOR THE STATIONING OF TWO MOBILE HOMES OCCUPIED AS SELF-CONTAINED RESIDENTIAL UNITS.	2
PLAN/2018/0907	BERNISDALE AND OAKWOOD, HOOK HEATH ROAD, WOKING	Heathlands	ERECTION OF 2X TWO STOREY DETACHED DWELLINGS (1X5 AND 1X6 BED). CLOSURE OF EXISTING ACCESS TO BERNISDALE AND RETENTION OF BOTH EXISTING DWELLINGS (BERNISDALE AND OAKWOOD).	2
PLAN/2018/0929	THE BEECHES, WYCH HILL LANE, WOKING	Heathlands	ERECTION OF PART TWO STOREY, PART SINGLE STOREY SIDE AND REAR EXTENSION FOLLOWING THE DEMOLITION OF EXISTING GARAGES TO PROVIDE X2 ADDITIONAL TWO-STOREY, TWO-BEDROOM FLATS; TOGETHER WITH OTHER MINOR INTERNAL ALTERATIONS AND ROOF-LIGHTS.	2
2015/0847	NEW BUNGALOW, 4A OAK LANE, WOKING	Mount Hermon	ERECTION OF 2 SEMI-DETACHED HOUSES AND ASSOCIATED ACCESS, PARKING AND LANDSCAPING FOLLOWING DEMOLITION OD EXISTING BUNGALOW	3
2017/0561	52 HOWARDS ROAD, KINGFIELD, WOKING	Hoe Valley	PROPOSED TWO STOREY SIDE AND REAR EXTENSION TO EXISTING DWELLING AND SUBDIVISION INTO 4 FLATS WITH 2 DROPPED KERB TO FACILITATE ASSOCIATED PARKING.	3
2018/0176	21-25 CHURCH STREET WEST, WOKING	Canalside	PRIOR NOTIFICATION FOR COU FROM B1 TO C3 TO PROVIDE 19 FLATS	4
2014/0928	GARAGES REAR OF 10-24, LOCKWOOD PATH, SHEERWATER, WOKING	Canalside	DEMOLITION OF 45 NO. REDUNDANT DOMESTIC GARAGES AND CONSTRUCTION OF TWO PAIRS OF SEMI-DETACHED AFFORDABLE HOMES	4
2017/1118	CENTRAL BUILDINGS, CHOBHAM ROAD, WOKING	Canalside	CONVERSION OF EXISTING 5NO. MAISONETTES (2NO. 2 BEDROOM AND 3NO. 3 & 4 BEDROOM) INTO 9NO. FLATS (7NO. 2 BEDROOM AND 2NO. STUDIO), ERECTION OF REAR EXTERNAL STAIRCASES FROM FIRST TO SECOND FLOOR LEVEL ETC.	4

2017/0981	41 CHERTSEY ROAD, WOKING	Canalside	CONVERSION OF UPPER FLOORS TO 3 FLATS (TWO 2 BED AND ONE 1 BED)	5
2016/1293	77 GOLDSWORTH ROAD, WOKING	Canalside	CHANGE OF USE OF FIRST FLOOR FROM RETAIL A1 TO DWELLING C3 TO CREATE 1 NO 2 BED FLAT	6
2017/1050	MCDONALDS, 11 - 17 CHERTSEY ROAD, WOKING	Canalside	ERECTION OF A THIRD, FOURTH AND FIFTH FLOOR EXTENSION TO CREATE TWO ADDITIONAL FLOORS COMPRISING 6X ADDITIONAL ONE BEDROOM FLATS, ERECTION OF FIRST AND SECOND FLOOR REAR EXTENSIONS ETC.	6
2018/0620	THE BOWER, PRINCESS ROAD, WOKING	Pyrford	ERECTION OF A TWO STOREY BUILDING COMPRISING 6X SELF CONTAINED FLATS (C3) (6X ONE BED) ETC.	6
2018/0773	FRIAR HOUSE, COPE ROAD, ST JOHNS, WOKING	St Johns	PRIOR NOTIFICATION FOR CHANGE OF USE OF AN EXISTING OFFICE (B1 USE) TO CREATE 6 NEW FLATS (C3 USE).	6
PLAN/2018/0852	UNIT 2 AND 3, ROOF LEVEL, RIVER COURT, SHEERWATER, WOKING	Canalside	PRIOR NOTIFICATION FOR PROPOSED CHANGE OF USE FROM OFFICE USE (CLASS B1(A)) TO DWELLINGHOUSE USE (CLASS C3) TO PROVIDE 6X ONE AND TWO BEDROOM APARTMENTS AT ROOF LEVEL	6
2018/0850	UNIT 2 AND 3, RIVER COURT, ALBERT DRIVE, WOKING	Canalside	PRIOR NOTIFICATION FOR PROPOSED CHANGE OF USE FROM OFFICE USE (CLASS B1(A)) TO DWELLINGHOUSE USE (CLASS C3) TO PROVIDE 12X ONE AND TWO BEDROOM APARTMENTS.	12
2016/0412	PARRINGTON AUTOS, WORKSHOP REAR OF, 12 PORTUGAL ROAD, WOKING	Canalside	PROPOSED ERECTION OF A 3-4 STOREY BUILDING CONTAINING 18X SELF- CONTAINED FLATS (2X 1X BED AND 16X 2XBED) FOLLOWING DEMOLITION OF EXISTING BUILDINGS INCLUDING NOS 12-16 PORTUGAL ROAD ETC.	15



2018/0851	ROOF LEVEL AT, UNIT 1, 4, 5, 6, RIVER COURT, ALBERT DRIVE, WOKING	Canalside	PRIOR NOTIFICATION FOR PROPOSED CHANGE OF USE FROM OFFICE USE (CLASS B1(A)) TO DWELLINGHOUSE USE (CLASS C3) TO PROVIDE X15 ONE AND TWO BEDROOM APARTMENTS AT ROOF LEVEL	15
PLAN/2018/1301	121 CHERTSEY ROAD, WOKING	Canalside	NOTIFICATION FOR PRIOR APPROVAL FOR A PROPOSED CHANGE OF USE OF A BUILDING FROM OFFICE USE (CLASS B1(A)) TO A DWELLINGHOUSE (CLASS C3) TO CREATE 17NO 1 BED UNITS.	17
2017/0321	185 AND 187 WALTON ROAD, WOKING	Canalside	SUBDIVISION OF 2 X 2BED DWELLINGS INTO 4 FLATS	19
2018/0849	UNIT 1, 4, 5 AND 6, RIVER COURT, ALBERT DRIVE, WOKING	Canalside	PRIOR NOTIFICATION FOR PROPOSED CHANGE OF USE FROM OFFICE USE (CLASS B1(A)) TO DWELLINGHOUSE USE (CLASS C3) TO PROVIDE 30X ONE AND TWO BEDROOM APARTMENTS.	30
2018/0330	UNITS 1-6, RIVER COURT, ALBERT DRIVE, SHEERWATER, WOKING	Canalside	PRIOR NOTIFICATION FOR PROPOSED CHANGE OF USE FROM OFFICE USE (CLASS B1(A)) TO DWELLINGHOUSE USE (CLASS C3) TO PROVIDE X32 ONE AND TWO BEDROOM APARTMENTS.	32
PLAN/2018/1167	111 CHERTSEY ROAD, WOKING	Canalside	PRIOR NOTIFICATION FOR PROPOSED CHANGE OF USE FROM OFFICE USE (USE CLASS B1(A)) TO DWELLINGHOUSE USE (USE CLASS C3) TO PROVIDE 49X ONE BED SELF-CONTAINED FLATS	49
2018/0166	35 EVE ROAD, WOKING	Canalside	SUBDIVISION OF DWELLING INTO TWO 3 BED DWELLINGS	68
PLAN/2018/0961	CAP GEMINI HOUSE, FORGE END, WOKING	Canalside	PRIOR NOTIFICATION FOR PROPOSED CHANGE OF USE FROM OFFICE USE (USE CLASS B1(A)) TO DWELLINGHOUSE USE (USE CLASS C3) TO PROVIDE 112X SELF-CONTAINED FLATS (7X STUDIO, 62X ONE BED & 43X TWO BED)	112

2018/0359	BROADOAKS, PARVIS ROAD, WEST BYFLEET	Byfleet And West Byfleet	PLANNING APPLICATION FOR THE DEMOLITION OF THE VACANT SHERWOOD HOUSE OFFICE BUILDING (B1 USE CLASS); REMOVAL OF ALL FORMER MOD BUILDINGS, HARDSTANDING AND STRUCTURES ACROSS THE SITE; THE ERECTION OF 115 NEW MARKET DWELLINGS (C3 USE CLASS) ETC.	177
			<b>TOTAL</b>	<b>639</b>