



Woking Borough Council

Local Development Documents

Annual Monitoring Report 2019-2020

December 2020



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*

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Headline information

A. Well designed homes

Housing completions within the Borough rose again to 303 completions in the reporting year, after a dip the previous year below the annual requirement of 292. Nearly half the completions occurred on a single site- Harrington Place (the former St Dunstons Church site). In addition to that site, the development of several office conversion schemes in the town centre and elsewhere led to a strong weighting towards flats and one bedroom dwellings, and a very high average density figure of 418 dwellings per hectare. Only 10% of the completions were of affordable housing.

The number of permitted dwellings was again significantly higher than completions at 874 dwellings. The largest permission was for the revised regeneration scheme in Sheerwater, delivering 1003 dwellings (gross), 430 (net). There were several other revisions or renewals of permission granted consent.

House price growth slowed in the monitoring year, allowing the affordability ratio in the borough to reduce slightly to 11.55. Four Gypsy/Traveller pitches were granted permanent permission.

B. Commercial and employment development

The year saw a completed net gain of 809m² of retail (A use) floorspace – mainly due to some large out of centre developments, in particular the café at Heather Farm- and 4,630m² of employment (B use) floorspace. Significant employment developments included the former Kings Court site, redeveloped with 9,264m² (gross) of new office floorspace, and Albion House, renovated to provide 4,178m² of modern office space, much of which has been taken up by a serviced office provider. At the same time as this building activity, much office space has also been lost to residential use, in particular through the prior approval process. This has taken place both in the town centre and in more suburban locations.

Approvals were granted for the overall loss of 129m² of A use space, notably through the loss of retail space in the course of the Sheerwater regeneration project. There was another substantial set of approvals for loss of employment floorspace, amounting to 16,529m². Again, the main reason lay in prior approvals for office to residential conversion. However, most of these prior approvals were granted on sites where approval had previously been granted for loss of employment use.

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. Passenger numbers at Woking railway station recovered slightly, while work progressed well on transport projects around the town centre, the most notable being a new landscaped 'plaza' west of Dukes Court, which received planning permission this year. The number of parking spaces per dwelling dropped ever more steeply, as the proportion of dwellings built in the urban centres increased.

D. Provision of Community Infrastructure

Significant completions in this period include the new medical clinic on Hill View Road, the redeveloped Coign (now Welcome) Church, and- though not strictly a D use- the large scale conversion of retail into a community centre at the Lighthouse, High Street. Woking. Among planning permissions the most notable is the Sheerwater regeneration scheme, which offers more than 400m² of community space extra to that provided for under the previous planning permission on the site. At Beaumont School permission was granted for a new swimming pool. Renovations have been carried out at West

Byfleet Recreation Ground, and 65 extra allotment plots created by subdivision for the rapidly growing waiting list.

E. Community benefits

£592,187 of Section 106 payments were agreed in the reporting year (or 2,812,075 if an overage clause for affordable housing is included). £2,505,975.08 in Community Infrastructure Levy payments were received in the reporting year, and £393,806.10 of Section 106 payments. £4,368,876.24 of Section 106 money was spent in the reporting year, the largest portion of which on affordable housing.

F. Biodiversity and Nature

There was 1051 dwelling's worth of unallocated SANG capacity in the Borough as of March 2020. No dwellings were completed within 400m of the SPA in the reporting year. Among the SPA target species, the Dartford Warbler population recovered after its sharp fall last year. Much work to improve the status of habitats and species took place, with particular focus on green infrastructure in the Town Centre 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. Less development was permitted in the Green Belt than in previous years, with the largest site being the Britannia Wharf redevelopment.

Various works are ongoing to reduce flood risk around the Borough, in particular at Sutton Green, with other projects in the preparatory stage. Five houses were completed in Flood Risk Zone 2.

G. Protecting heritage and conservation

All new build applications in 2019/20 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.

The Masterplan and Experience Plan for the cemetery was taken to Full Council on 30 July 2020 and set out a number of broad policies by which the site will be managed and developed in the future. A vision of a sustainable working cemetery leading the way in heritage conservation which other sites will look to. The plans focus on enhancing the cemetery's unique characteristics such as the route of the railway line that serviced the cemetery up until its London terminus was bombed during the Blitz; the substantial collection of Giant Redwoods thought to be the earliest and grandest in the country; and the cemetery's historic 'Ring' with its high quality Victorian monuments, many of which are Grade I listed. New visitor facilities including a café, walking trail, education centre and the provocatively titled, 'Museum of Death' are among the plans to attract new audiences and promote greater appreciation of this largely hidden public asset.

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

Work progressed on the new CHP stations in the town centre in the reporting year. The newly built Harrington Place development is designed to be able to connect to CHP when that becomes possible. In 2019, the Council declared a 'climate and ecological emergency' and officers are now working on delivering a Climate Emergency Action Plan

Introduction

This Annual Monitoring Report (AMR) covers the monitoring period of 1 April 2019 to 31 March 2020.

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 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 5th highest resident population in Surrey with 101,200 residents (2017 population estimate 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.

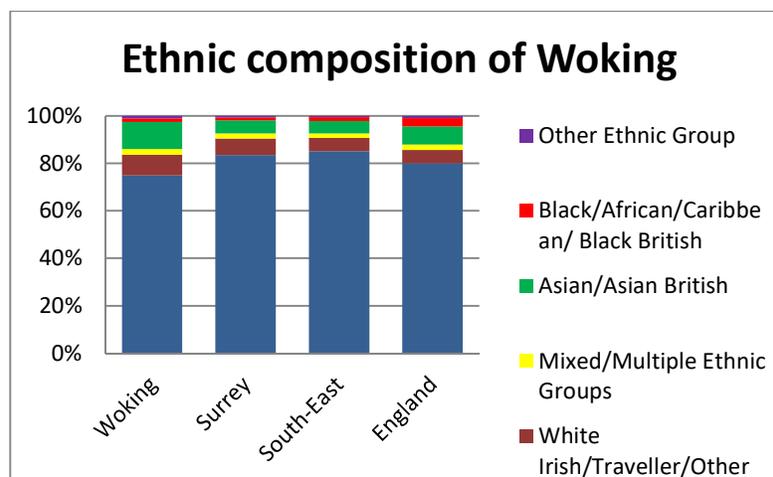


Figure 1: *Ethnic composition of Woking (Source: ONS)*

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 continued to rise to 700 (October 2019), 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 £719.30. Lower quartile property prices (£306,000 for the year ending December 2018) are 5% below the Surrey average, but 23% above the regional and double the national averages. 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 41,974 (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 constructed in recent years 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 6th January 2017 and 27th 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 from 5th November 2018 to the 17th 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 Examination began on Tuesday 3rd December 2019 and ended Wednesday 11th December 2019. The details of the examination including the Inspector's closing statement are on the [examination webpage](#). The Council recently finished consulting on Main Modifications to the DPD and officers are processing the responses.

The next AMR will update on the results of the Main Modification consultation.

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. By the end of the reporting year there were 114 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 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 has been updated and has been through a targeted consultation. The next AMR will update on its adoption.

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 4th February 2019 and the 18th March 2019, and 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 01.04.2020 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, Hoe Valley and Brookwood/Brindley.

On 30 July 2020 the Hook Heath Neighbourhood Forum was redesignated for a further period of five years, following public consultation on their redesignation application.

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. The timescales were being met up to the end of the reporting year.

	Site Allocations DPD	Proposals Map
Public Consultation (Regulation 18)	June – July 2015	N/A
Public Consultation (Regulation 19)	October – November 2018	N/A
Submission to PINS	June/July 2019	N/A
Public Examination	Winter 2019	N/A
Adoption	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 2019 and March 2020, 100% of major planning applications were decided in 13 weeks, 92% of minor planning applications in 8 weeks and 95% of other planning applications in 8 weeks; all these figures are above target.

Over the monitoring period 44% of planning appeals against refusal of planning applications were allowed. This is an increase compared to the previous monitoring periods; the figure was 40% in 2018/2019, 24% in 2017/18 and 35% in 2016/17.

Enforcement

Enforcement cases continued to be dealt with quickly, with 88% of complaints in the reporting year being answered within 7 working days.

A. Well designed homes

Key Facts

Housing completions within the Borough rose again to 303 completions in the reporting year, after a dip the previous year below the annual requirement of 292. Nearly half the completions occurred on a single site- Harrington Place (the former St Dunstons Church site). In addition to that site, the development of several office conversion schemes in the town centre and elsewhere led to a strong weighting towards flats and one bedroom dwellings, and a very high average density figure of 418 dwellings per hectare. Only 10% of the completions were of affordable housing.

The number of permitted dwellings was again significantly higher than completions at 874 dwellings. The largest permission was for the revised regeneration scheme in Sheerwater, delivering 1003 dwellings (gross), 430 (net). There were several other revisions or renewals of permission granted consent.

House price growth slowed in the monitoring year, allowing the affordability ratio in the borough to reduce slightly to 11.55. Four Gypsy/Traveller temporary pitches were granted permanent permission.

A01	Net additional dwellings permitted and completed by location	
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

Location	<i>Indicative number, annualised (CS10)</i>	<i>Dwelling completions, 2019/20</i>	<i>Dwelling permissions, 2019/20</i>
Woking Town Centre	116	220	232
West Byfleet District Centre	10	8	0
Infill development in the Local Centres	15	7	20
Poole Rd/Butts Rd employment area	19	0	0
Infill development in rest of urban area	44	54	568
Moor Lane site, Safeguarded site	26	11	0
Brookwood Farm, Safeguarded site	18	0	0
Green Belt	n.a.	0	53
High Density Residential Area	12	3	1
Borough of Woking	292¹	303	874

¹ 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

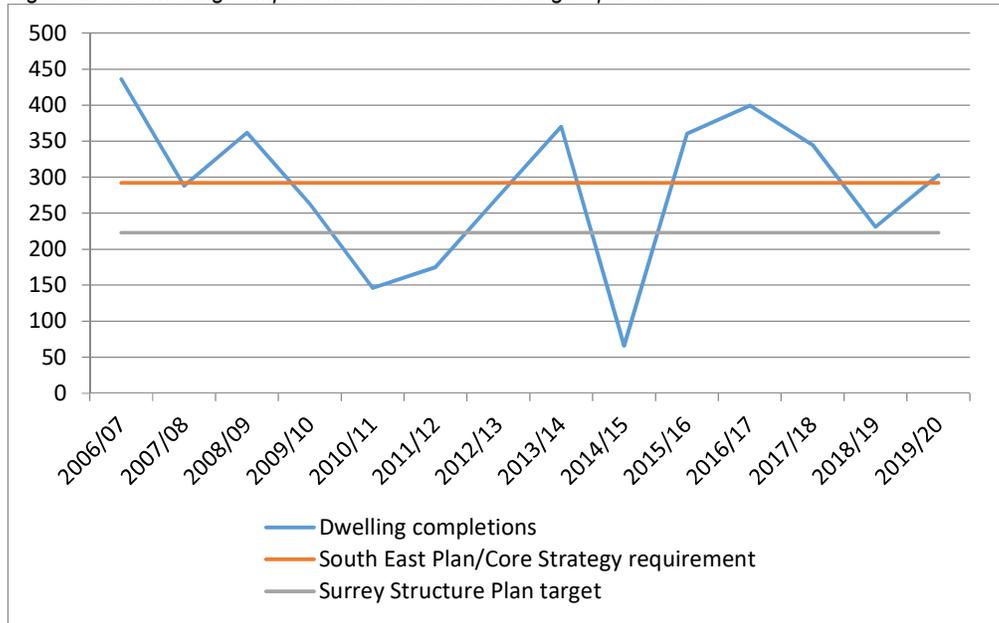


Figure 3: Net dwelling completions by Core Strategy zone

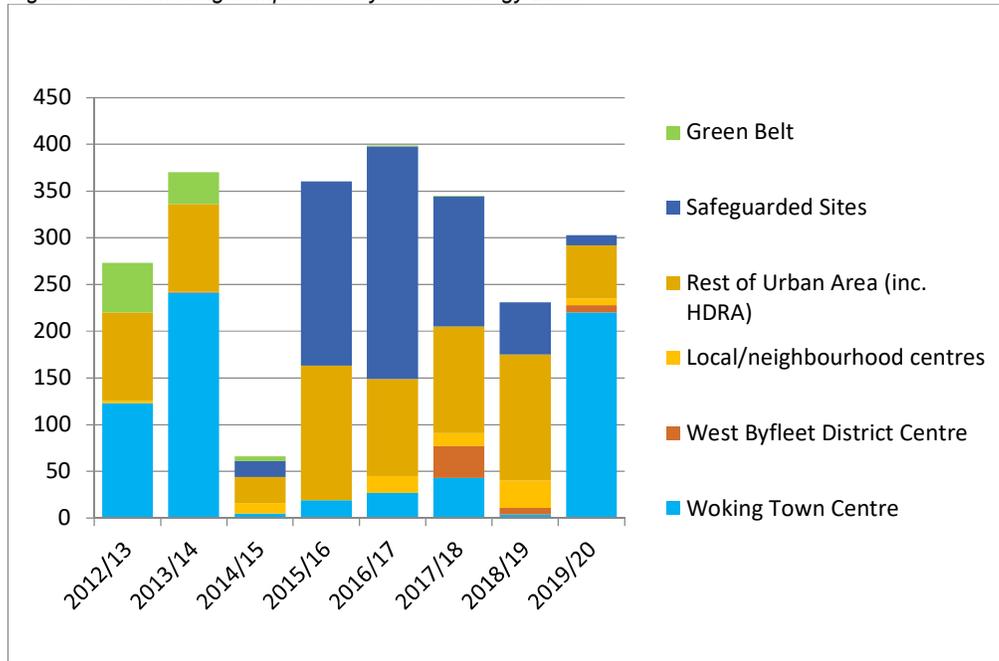
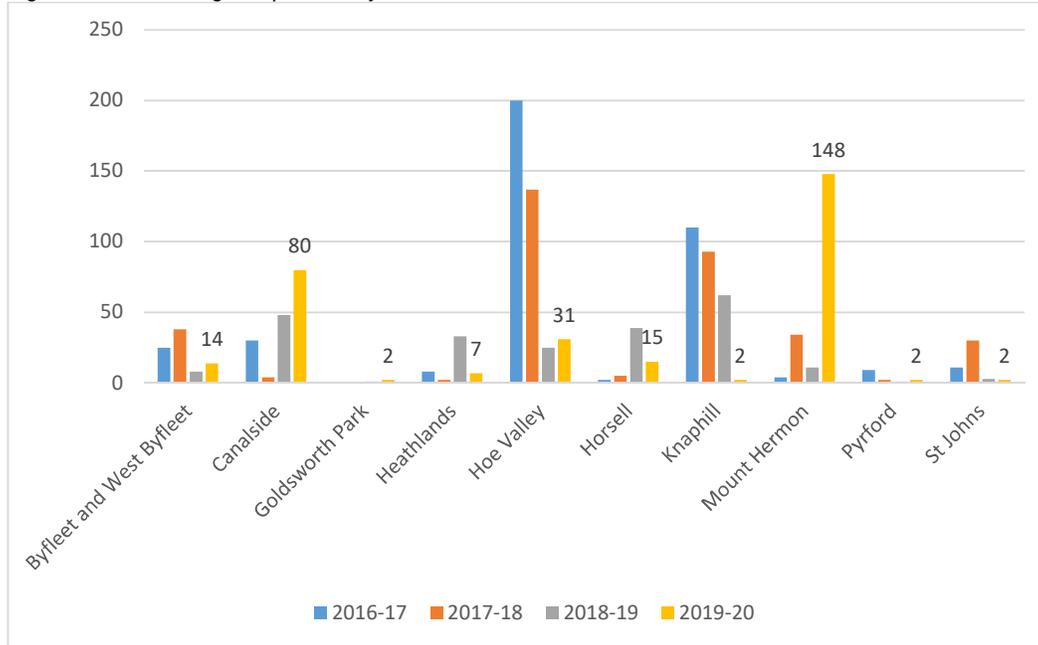


Figure 4: Net dwelling completions by ward



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 287 dwellings per year has been delivered within the borough. Since Core Strategy adoption in 2012, the average is 293, almost exactly the same as the Core Strategy requirement.

This year saw a big increase in the proportion of dwelling completions that took place in the town centre, which constituted over two thirds of completions, mainly thanks to the 147 flats completed in a mixed use scheme at the former St Dunstan’s Church site (known as Harrington Place). The last of the large safeguarded sites on the urban edge, Moor Lane, saw the completion of its final eleven dwellings recorded.

For the first time, the headline yearly housing completions figure includes housing for older people in use class C2 (residential institutions). Since July 2018 such communal accommodation has been included in the Housing Delivery Test (see indicator A2 below), with the number of C2 bedrooms being adjusted by a ratio of 1.8 to give an equivalent to the number of standard C3 dwellings. This year is the first since the publication of the Housing Delivery Test Measurement Rule Book that completions of such housing have been recorded: the 46 bedroom care home at Horsell Lodge, Kettlewell Hill, was redeveloped with a 70 bedroom care home. The application of a 1.8 ratio to the net gain of 24 bedrooms produces a net completion figure of 13 dwellings for this site.

Dwelling permissions in the year were dominated by the 430 net additional dwellings that formed part of the revised permission for most of the Sheerwater regeneration area. Other large approvals included a revised office conversion scheme for Elizabeth House in the town centre, several alternative prior approvals for office conversion at Wells Court in Sheerwater (only that considered most likely to deliver is included here), and the redevelopment of a former office building just within the green belt boundary at Britannia Wharf, Maybury.

A02	Housing Delivery Test
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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		
2017/18	345	0	0	24	13	358	292
2018/19	231	0	0	0	0	231	292
2019/20	290	0	0	24	13	303	292
Total	975	0	0	24	13	892	876
Total delivery as % of requirement						102%	

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

A03	Five year housing land supply
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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. The implications of the Inspector's Report on the Site Allocations DPD will be taken into account and reported in the next AMR.

A04	Average housing densities achieved on site by location, assessed against indicative densities	
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:

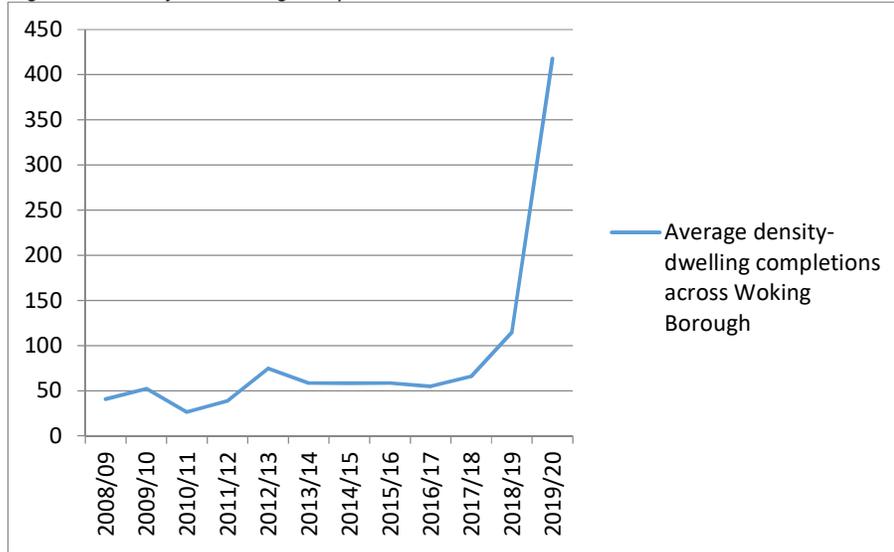
93.1% of dwelling completions took place on sites with a density of 30 dph or more. The average housing density was 418 dph. Table 5 below shows results in specific locations.

Table 5: Housing density by location

Location	Indicative density range, dph (CS10)	Density achieved 2019/20, dph
Woking Town Centre	>200	555
West Byfleet District Centre	50-100	95
Infill development in the Local Centres	30-60	116
Poole Rd/Butts Rd employment area	>200	n/a
Infill development, rest of the urban area	30-40	48
Moor Lane site, Westfield	30-50	40
Brookwood Farm, Brookwood	30-50	n/a
Woking Town Centre- broad location	>200	24
Borough of Woking		418

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 very sharp increase in density across the borough as a whole. This was due to the year’s dwelling completions being dominated by several dense flatted schemes around the town centre in particular, both redevelopments and conversions through prior approval.

A05	Net additional dwellings permitted and completed on previously developed land (PDL)
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.

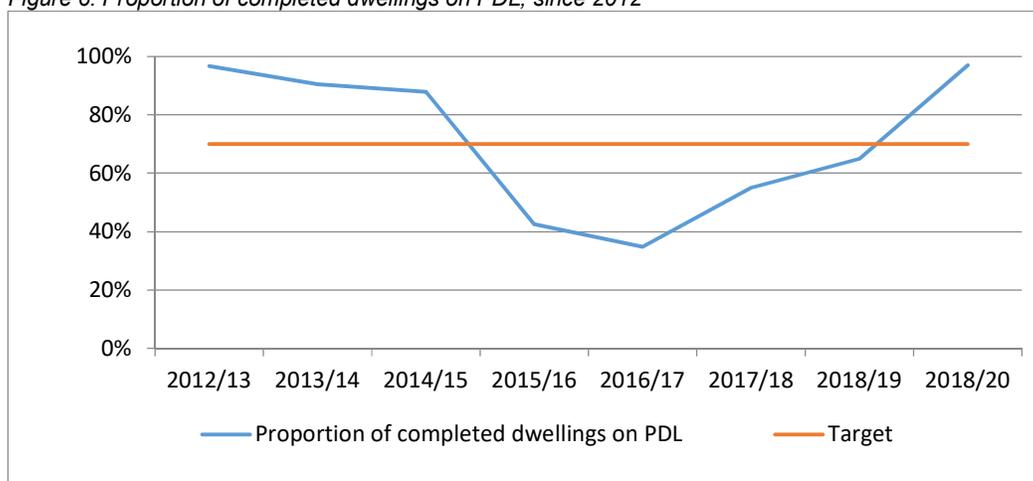
Result:

Table 6: Completions on PDL

Location	Target	Completed	Permitted
Number of dwellings on previously developed land	--	295	874
Proportion of dwellings on previously developed land	70%	97%	100%

Trend:

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



A06	Dwellings completed by size and type	
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	81%	71%	16%	26%	3%	3%	0	0
West Byfleet District Centre	0	38%	0	63%	0	0	0	0
Local Centres	85%	57%	15%	29%	-10%	0	-20%	14%
Rest of urban area	33%	24%	32%	22%	17%	22%	19%	31%
Safeguarded sites	0	45%	0	55%	0	0	0	0
Green Belt	9%	0	89%	0	0	0	2%	0
High Density Residential Area	0	0	0	67%	0	0	100%	33%
Borough of Woking	45%	60%	31%	28%	12%	6%	12%	6%
Need, 2015 SHM A	Market	10%	30%	40%	20%			
	Affordable	40%	30%	25%	5%			

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	86%	0	0	14%
Rest of urban area	24%	44%	19%	13%
Safeguarded sites	100%	0	0	0
Green Belt	0	0	0	0
High Density Residential Area	67%	0	0	33%
Borough of Woking	86%	8%	3%	3%

Trend:

Figure 7: Proportion of dwellings completed by size since 2010

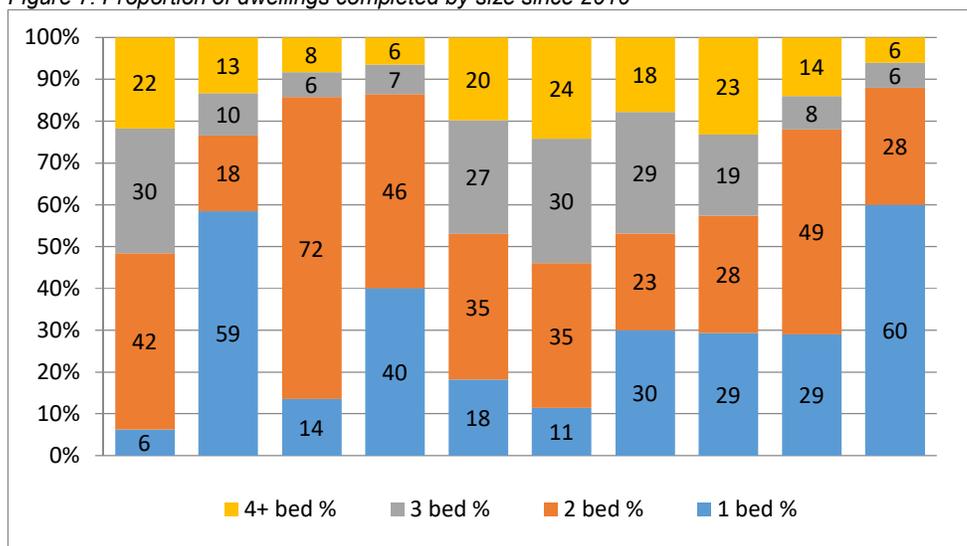
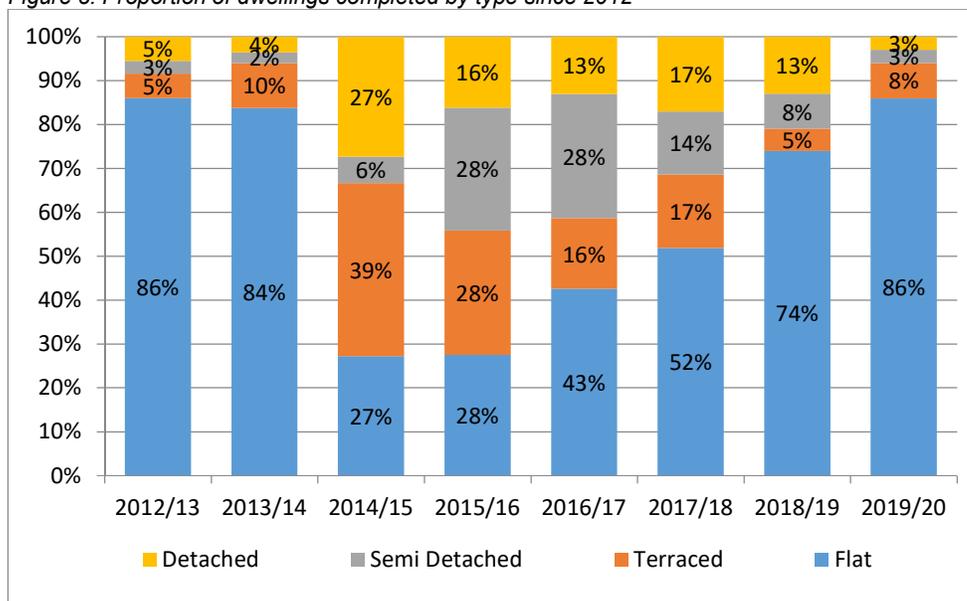


Figure 8: Proportion of dwellings completed by type since 2012



A07	Net change in affordable dwellings permitted and completed, by location, size and tenure; planning obligations for affordable housing	
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 2019/20	Permitted 2019/20
Town Centre	RSL Rented	1	11	0
Local Centres	RSL Rented	1	0	4
Rest of Urban Area	RSL Rented	1	0	34
		2	0	75
		3	4	-59
		4	5	3
Green Belt / Safeguarded Sites	RSL Rented	1	5	0
		2	6	0
Woking Borough	Total affordable		31	57
% of all housing	Total affordable		10.2%	6.5%

£28,059.87 of contributions towards off-site affordable housing were received in the reporting year as a result of Section 106 agreements. Planning obligations for £242,528 were agreed in the reporting year on the Britannia Wharf development, with the potential for an additional £2,219,888 dependent on an overage clause on the same development, should sales values there be higher than expected. £2,119,764.78 of Section 106 money was spent on affordable housing in the year, with a further £6,673,535.88 allocated but not spent.

Trend:

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

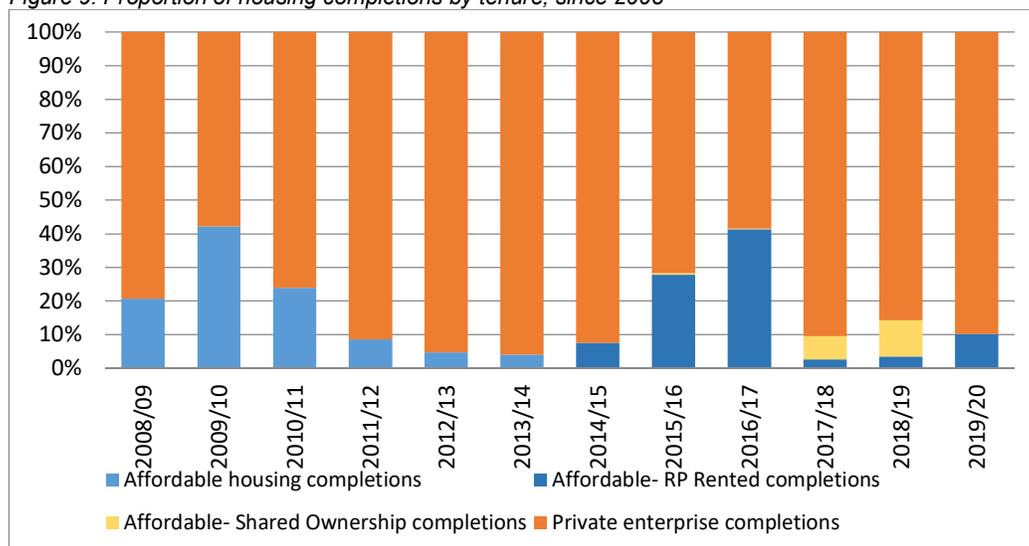
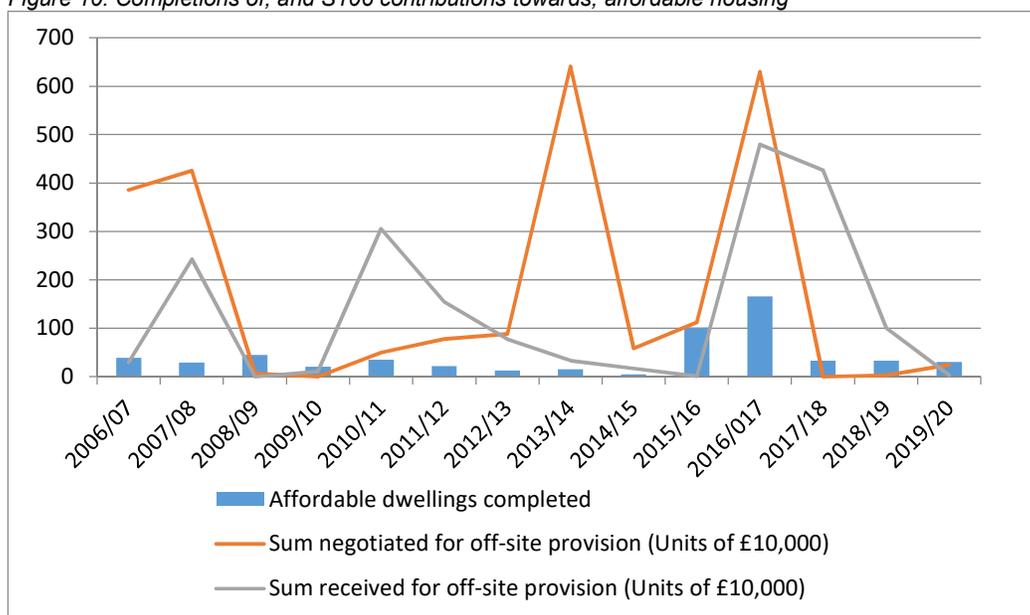


Figure 10: Completions of, and S106 contributions towards, affordable housing



Explanation:

There are several reasons why the proportion of dwellings permitted in the year which are affordable is significantly below target. By far the largest housing site permitted in the year was a revised permission for the redevelopment of land in Sheerwater. This involves the replacement of 573 existing dwellings, of which 448 are affordable, with 1003 new dwellings, of which 499 are affordable. The gross proportion of affordable housing proposed on the application site is therefore 50%, which in isolation would comply with policy CS12, even though the net affordable figure is only 12% of the total net dwellings figure. In addition, the desirability of creating a more even mix of tenures that are currently found in this area was taken into account in the decision on this application. The largest other housing sites permitted in the year were mainly 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 only other large planning permission was for the redevelopment at Britannia Wharf. Here the developer sought to demonstrate that affordable housing would not be viable. This was found not to be the case and the developer was obliged to provide a £242,528 contribution towards affordable housing, plus a larger sum (via an overage clause) should the development generate a higher level of revenue than expected.

The number of affordable housing completions was very close to the figures for the last two years, only slightly lower. Affordable housing completions which did take place were located at Moor Lane, St Dunstan’s, Rydens Way and Hawthorn Road.

A08	Number of households on Housing Register, Housing Transfer Register and Sheltered/Supported Housing Register	
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:

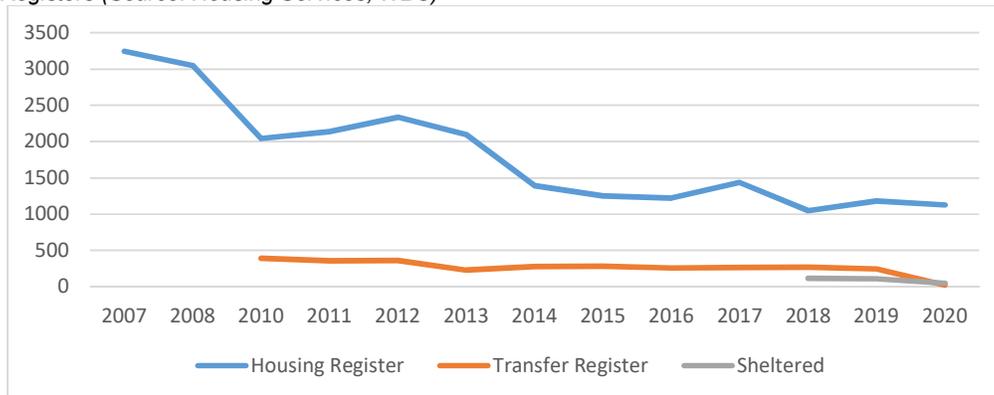
The data gives an indication of unmet need for housing. There is no specific target.

Result:

In 2020 there were 1127 households on the housing register, including 24 on the Transfer Register and 50 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. While the overall number of people on the register is lower than last year, within that figure the number on the transfer register (i.e. seeking to transfer to a different property) has reduced much more sharply, so the number of people on the standard register (for all types of housing) has actually increased by 17% compared to last year.

A09	Rough sleepers and households prevented from becoming homeless
Monitors:	Policy CS12: Affordable Housing

Target:

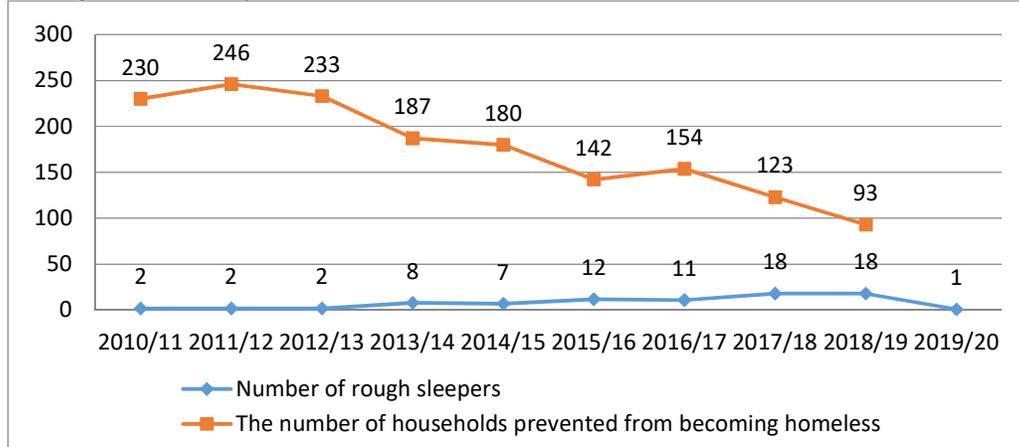
No target. The construction of affordable and specialist housing should help to reduce homelessness and rough sleeping.

Result:

Only one rough sleeper was counted in November 2019. However, from March 2020 onwards, the 'Everyone In' and then 'Next Steps' projects were launched to accommodate rough sleepers in response to the Covid-19 pandemic. As of the date of this report there were 44 people dealt with through that programme who were still in B&Bs or temporary accommodation.

Trend:

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



A10		Average house price against average earnings
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:

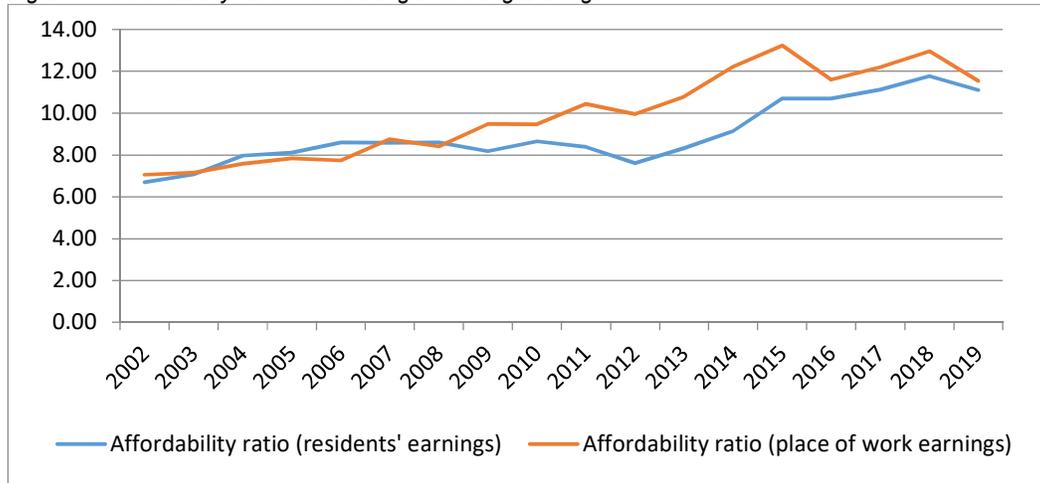
No specific target, though it is preferable that earnings grow faster than house prices, to reduce the affordability ratio (make it easier for people to afford to buy a home). The term 'house price' here also includes flats and other dwellings.

Result:

In September 2019 (the latest date for which both figures are available), the average house price in Woking was £416,685, while the average gross weekly pay for full-time workers in Woking was £719 and for residents of Woking, £692. The affordability ratio (house prices against earnings) for residents of Woking was 11.11, while that for people who work in Woking was 11.55.

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 and gone slightly into reverse in the last year. Housing remains very expensive in Woking and prices bounced back faster than wages from the last economic downturn. Despite the high prices, Woking remains the second most affordable borough in Surrey. Also in the last year, the gap in earnings between people who live in Woking and people who work in Woking appears to be closing.

A11	Net additional Gypsy, Traveller and Travelling Showperson pitches and plots completed and permitted, against need.	
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 permanent establishment of four Gypsy/Traveller pitches at Land South of Murray's Lane, Byfleet, which previously had temporary permission. Temporary planning permission for 5 years was also granted for two new pitches nearby at Boyd's Farm.

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
2019/2020		+4	-5.6

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), and 4 pitches at Land South of Murray's Lane. 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.

A12	Housing for older people and vulnerable groups and bedsits, permitted and completed	
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, 2019/20	Permitted, 2019/20
Total C3 dwellings for older people or vulnerable groups	0	117
Proportion of those which are 2+ bedroom units	-	0%
Total C4 House in Multiple Occupation bedrooms	0	0
Total C2 residential institution bedrooms	24	0

Explanation:

The only developments in this field in the reporting year were the completed redevelopment of Horsell Lodge care home on Kettlewell Hill (24 net additional bedrooms), and the inclusion of a net gain of 117 units of older people's accommodation in the new permission for the Sheerwater regeneration site. It has not yet been fully established whether these units will be C3 or C2, since they currently only have outline permission. They are treated as C3 units here for the purposes of a conservative estimate.

A13	Self Build housing and Starter Homes
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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.²

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

Result:*Table 12: Self Build Housing*

	2017/18	2018/2019	2019/2020	Total to 31/03/2020
Dwellings granted permission with self-build CIL exemption certificates	9	11	9	24
Number of people / groups entered on the Self Build Register	44	48	45	114

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	31
Base period 2	31/10/2016-30/10/2017	30/10/2020	32	22
Base period 3	31/10/2017-30/10/2018	30/10/2021	42	9
Base period 4	31/10/2018-30/10/2019	30/10/2022	50	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 gain of 809m² of retail (A use) floorspace – mainly due to some large out of centre developments, in particular the café at Heather Farm- and 4,630m² of employment (B use) floorspace. Significant employment developments included the former Kings Court site, redeveloped with 9,264m² (gross) of new office floorspace, and Albion House, renovated to provide 4,178m² of modern office space, much of which has been taken up by a serviced office provider. At the same time as this building activity, much office space has also been lost to residential use, in particular through the prior approval process. This has taken place both in the town centre and in more suburban locations.

Approvals were granted for the overall loss of 129m² of A use space, notably through the loss of retail space in the course of the Sheerwater regeneration project. There was another substantial set of approvals for loss of employment floorspace, amounting to 16,529m². Again, the main reason lay in prior approvals for office to residential conversion, although the loss of most of this floorspace was already factored into our calculations since most of the larger sites saw renewal or alternative proposals for schemes that had already been permitted.

B01	Net change in retail floorspace (A class; m², by precise use class and by location)- permitted and completed
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 75,300m² 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, m²

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 13,000m² of A class floorspace, including 12,500m² of A1 retail, of which 10,500 comparison and 2,000m² convenience floorspace.

Knaphill: Potential for up to 3,000m² of A class floorspace, including 2,400m² of A1 retail made up of 700m² of comparison and 1,700m² of convenience floorspace.

Other local centres (combined): Potential for up to 3,200m² of A class floorspace, including 2,600m² of A1 retail made up of 900m² of comparison and 1,700m² 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, m2

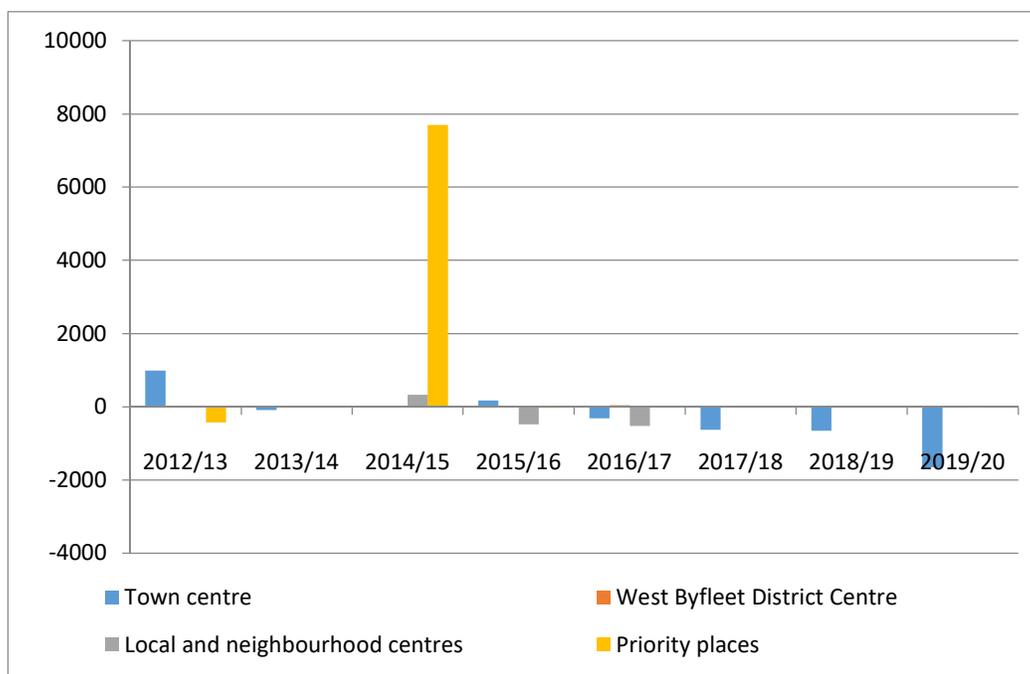
Location	A1	A2	A3	A4	A5	A Mixed	Mixed A / other	Total
Woking Town Centre	-1,712	-82	-863	-	-	+507	+498	-1,652
District and local centres	+31	-	+9	-	-	-	-	+40
Priority places	-	-	-	-	-	-	-	-
Neighbourhood centres / shopping parades	-	-	-	-	-	-	-	-
Other locations	+834	-	+1,587	-	-	-	-	+2421
Borough of Woking	-847	-82	+733	-	-	+507	+498	+809

Table 16: Retail floorspace permitted, m2

Location	A1	A2	A3	A4	A5	A Mixed	Mixed A / other	Total
Woking Town Centre	-58	0	-384	0	0	0	+232	-210
District and local centres	0	0	+87	0	0	0	0	+87
Priority places	0	0	0	0	0	-1,722	+117	-1,605
Neighbourhood centres / shopping parades	+300	0	-300	0	0	0	0	0
Outside centres	+1,599	0	0	0	0	0	0	+1,599
Borough of Woking	+1,854	-421	-597	+25	0	-1,722	+349	-129

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 completions in the reporting year were the sign off for the completion of the café at Heather Farm, Horsell Common; the loss of A1 space to mixed, community- led uses at the Lighthouse on the High Street; and Albion House nearby, which saw a small net loss of A uses but a large turnover from A1 and A2 to mixed uses, in practice mainly A3/A4.

The most significant permission involving retail was for the Sheerwater redevelopment, where the existing 3,450m² of retail space will be replaced by 1,845m² of new mixed uses (very largely retail), including a pharmacy and restaurant/pub. Given the proximity of the new Asda supermarket, this loss was not considered to harm the Sheerwater local centre; also, the net loss is less than under the previous permission for redevelopment here. A significant retail gain was permitted with the extension and subdivision of the Homebase unit at Redding Way, Knaphill.

B02	New A1 floorspace permitted and completed in primary and secondary shopping frontages and West Byfleet primary shopping area
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

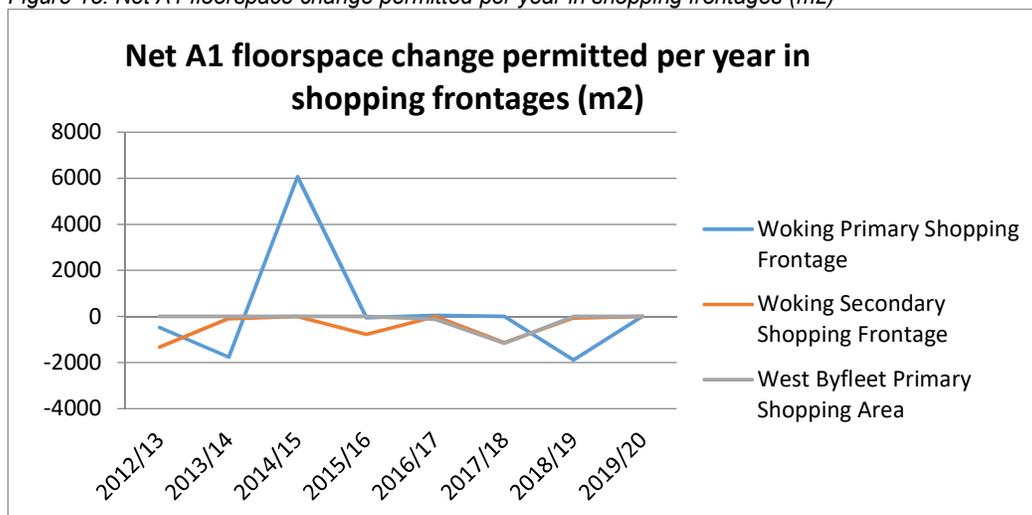
Location	Gross gain of A1, 2019/20 (m²)	Loss of A1, 2019/20 (m²)	Net completed change (m²)
Woking Town Centre- Primary frontage	0	0	0
Woking Town Centre- Secondary frontage	0	-1,712	-1,712
West Byfleet District Centre- Primary shopping area	0	0	0

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

Location	Gross gain of A1, 2019/20 (m²)	Loss of A1, 2019/20 (m²)	Net permitted change (m²)
Woking Town Centre- Primary frontage	0	0	0
Woking Town Centre- Secondary frontage	0	0	0
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 year saw further reductions in A1 floorspace in the Town Centre’s secondary shopping frontage. Completed development of purely A1 space included the substantial loss of strictly A1 floorspace at Albion House in the secondary shopping frontage. It should be noted that most of this space received permission for mixed uses, including potential for A1, so even though there are now no actual A1 uses taking place on the site, the area with permission including A1 has actually increased by 71m. A1 space was also lost to a sui generis mix of community led uses at The Lighthouse on the High Street. There were no permissions relating to A1 use class in the reporting year in any of the areas monitored under this indicator.

B03	Net change in permitted and completed employment (B use) floorspace, by location	
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 27,000m2 of additional office floorspace to be provided in the Town Centre over the plan period. Policy CS3 sets a target of 1,000 to 1,500m2 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

Location	Use Class	Completed, 2019/20 (m2)	Permitted, 2019/20 (m2)
Woking Town Centre	B1 Business	2,874	-7,157
West Byfleet District Centre	B1 Business	-260	0
District / Local Centres	B1a Office	0	-245
Poole Road/Butts Road employment area	B1 Business	0	0
Monument Way East and West and Forsyth Rd employment areas	All B uses	0	-3,633
Borough of Woking	B1a Office	+3,379	-16,542
Borough of Woking	B1c Light Industrial	0	-226
Borough of Woking	Mixed B1 Business	-39	0
Borough of Woking	B2 General Industry	0	0
Borough of Woking	B8 Storage / distribution	+675	+7
Borough of Woking	Mixed B use	0	+232
Borough of Woking	Mixed A and B1a uses	+615	0
Borough of Woking	All B uses	+4,630	-16,529

Explanation:

The biggest employment completion in the reporting year was the major redevelopment of an office site at King's Court, Chertsey Road in the town centre, with an 8 storey, 9,264m² building known as 'Space'. This outweighed losses of office space to conversion elsewhere in the Town Centre (notably at Spectrum House on Goldsworth Road) and in West Byfleet, 4,178m² of renovated office space was also completed in the town centre at Albion House (now called 'Woking One') although here there was only a slight net gain in floorspace. A further 266m² of space on this site has permission for flexible A and B1 uses.

Approval was given for a substantial loss of employment floorspace, although much less than was granted last year. The largest sites with permitted losses were at Wells Court on Albert Drive, Elizabeth House, Premier House and Church House in the town centre and at Britannia Wharf on Monument Road (though all but the first of those sites had already received permission or prior approval for loss of employment). Wells Court received four different and incompatible prior approvals in the year, of which only the latest is counted above. More positive news for office supply in the town centre came with permission for the renovation and extension of the AB InBev building on Church Street West, with 999m² of additional office floorspace.

B04	Net change in hotel bed spaces, town centre
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, 2019/20

	Completions	Permissions
Hotel bedrooms in town centre, 2019/20	0	0

Explanation:

No hotels rooms were completed or permitted in the town centre this year. A development was completed at Gorse Hill on Hook Heath Road, including 22 new bedrooms and permission for hotel use of 50 of the existing training centre rooms, as well as other facilities.

B05	Vacancy rates for commercial and retail space, by zone (Quarter 1)	
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:

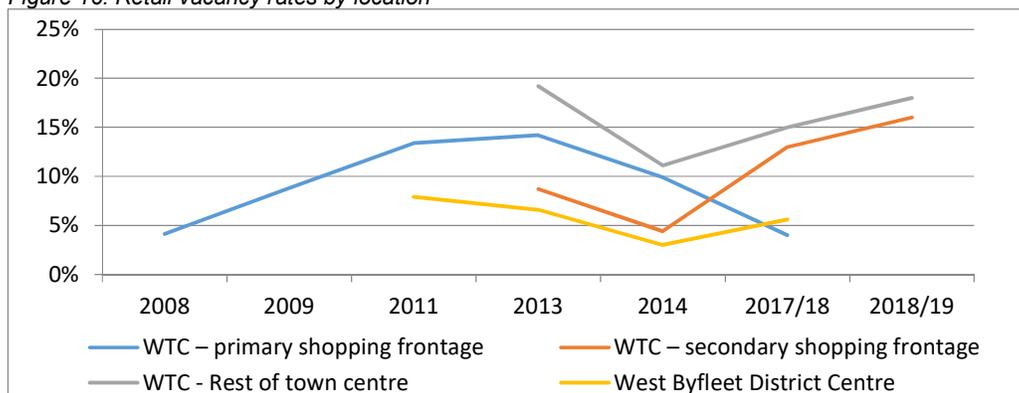
Table 21: Vacant floorspace by location (2018)

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	499	0	4,387	6%
Employment areas in Priority Places	3,981	2,010	-	-
Rest of borough	1,960	8,617	No data	-
Total	30,685	10,628	13,586	7%

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



B06	Number of traders trading at the Farmers Market
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 2020.

B07	VAT registrations by industry	
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:

5,055 businesses were registered for VAT in the borough in 2019.

Trend:

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

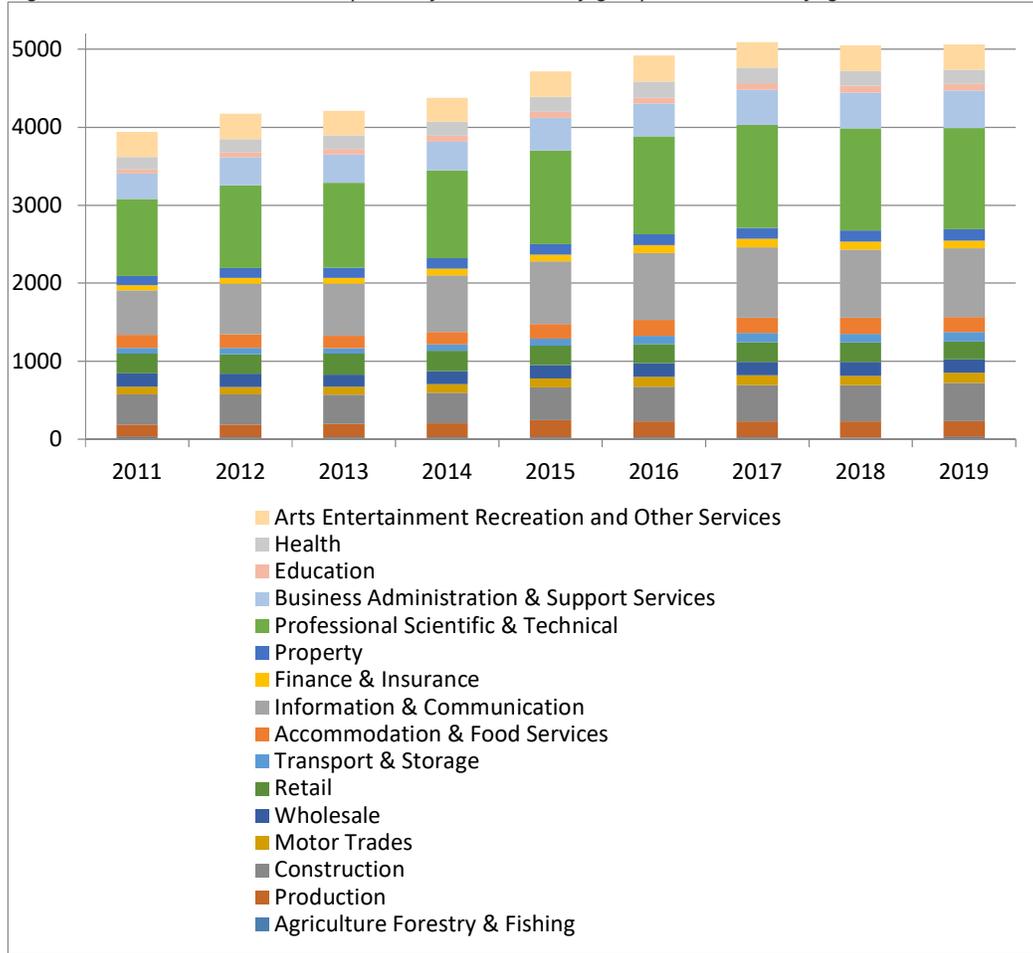


Table 22: Number of enterprises by broad industry group, 2019

Broad industry group	No. VAT and/or PAYE enterprises, 2019	Broad industry group	No. VAT and/or PAYE enterprises, 2019
Agriculture Forestry & Fishing	30	Information & Communication	875
Production	205	Finance & Insurance	100
Construction	485	Property	145
Motor Trades	130	Professional Scientific & Technical	1300
Wholesale	175	Business Administration & Support Services	480
Retail	230	Education	85
Transport & Storage	120	Health	180
Accommodation & Food Services	195	Arts Entertainment Recreation and Other Services	325

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 increased slightly in 2019.

B08	Number of permitted and completed new incubator units, managed workspace, serviced office accommodation, and live work units
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:

In late 2019, Collaborate expanded again to the first floor of Steward House, offering a number of additional 4-6 desk private offices (similar size to floor two, as in 2018/19). Serviced office provider Spaces opened in Albion House in July 2019. Spaces provides 38,715 sq ft (3,797 m²) of space across nine floors with a capacity of 620 desks. The accommodation is flexible with companies able to take space across whole floors, smaller private offices or shared/ co-working areas.

Trend:

There were no permissions or completions the previous year.

B09	Density of jobs in the borough	
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:

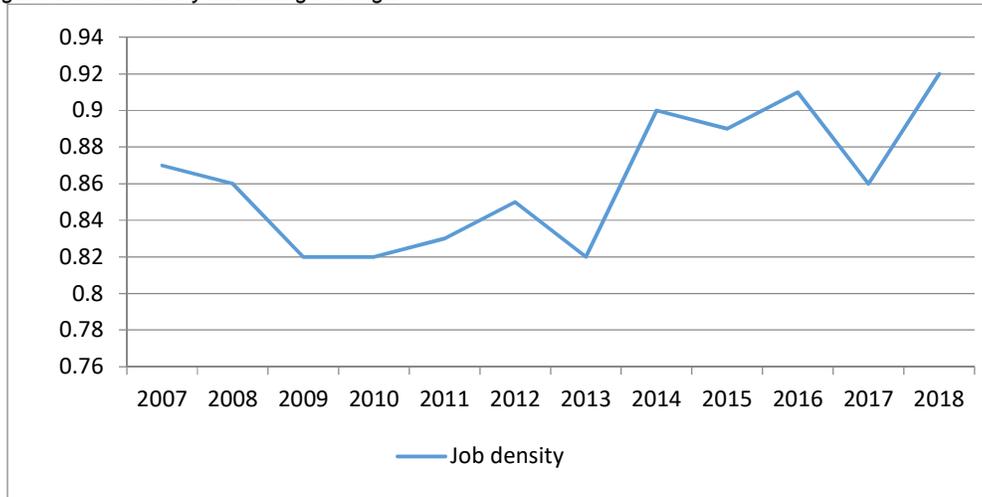
No specific target. The Core Strategy aims to support an increase in the number of jobs alongside population growth.

Result:

The latest figure (2018) for job density is 0.92 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.

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

Target:

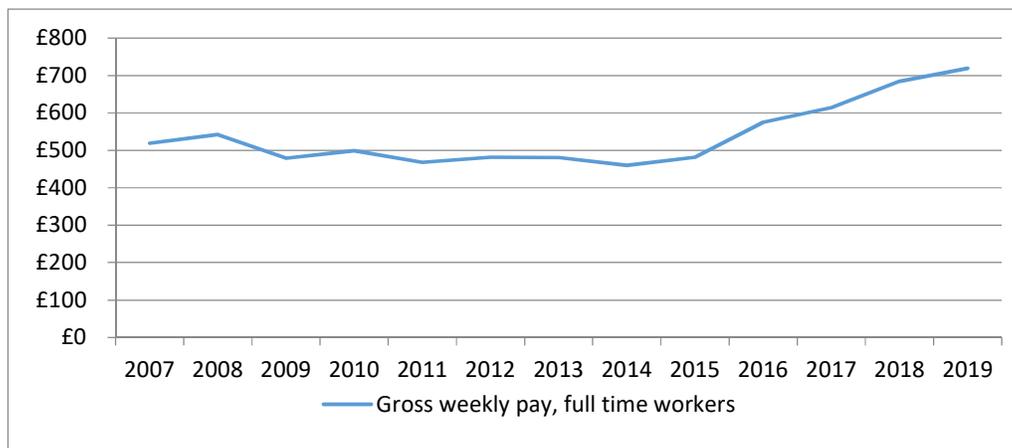
No specific target. However, increasing earnings will help support increased quality of life for Woking residents

Result:

Gross weekly pay for full time workers in 2019 was £719.30

Trend:

Figure 19: Gross weekly pay in Woking borough



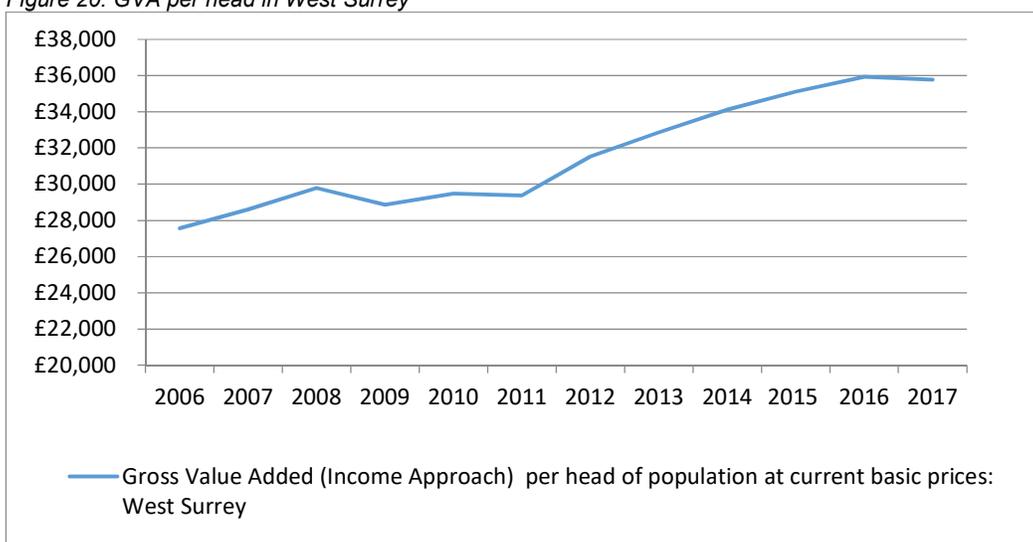
B12	Productivity: Gross Value Added (GVA)
SA ref. 16d	
Monitors:	Sustainability Objective 16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all

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).

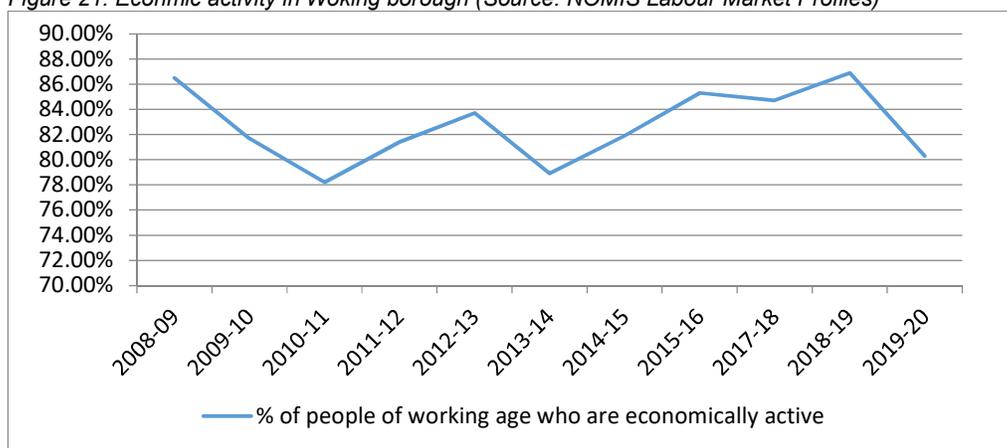
B13	Economically active population
SA ref. 16a	
Monitors:	Sustainability Objective 16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all

Result:

In 2019/20, 80.3% 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.

B14	Number of local food producers from Woking area listed in the Surrey Produce Directory
SA ref. 12a	
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.

B15	Prior approval for change of use from B1a (office) to C3 (residential), completed and approved
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)

	Completed 2019/20	Approved 2019/20
Number of sites	3	10
Office floorspace loss	-3,478m2	--13,533m2
Additional dwellings	58	289

Trend:

Table 24: Effects of GPDO Class O since 2016

	2016/17	2017/18	2018/19	2019/20
Office floorspace loss completed	4,340	4,534	2,630	3,478
Additional dwellings completed	33	64	23	58

Explanation:

As of 30th 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 number of dwellings through Class O permitted development completed and permitted in the reporting year was substantially higher than last year (although, interestingly, the amount of floorspace permitted was lower, indicating a reduction in the size of dwellings approved through this system). Most of the approved dwellings were on renewed or replacement schemes for sites that had received prior approval in the past, as opposed to new sites. One approved site received prior approval for four different, non-compatible schemes in this year alone; only the latest of these is shown in the figures above.

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. Passenger numbers at Woking railway station recovered slightly, while work progressed well on transport projects around the town centre, the most notable being a new landscaped 'plaza' west of Dukes Court, which received planning permission this year. The number of parking spaces per dwelling dropped even more steeply, as the proportion of dwellings built in the urban centres increased.

C01	Number of new developments located within 30 minutes' travel by public transport to local services	
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.

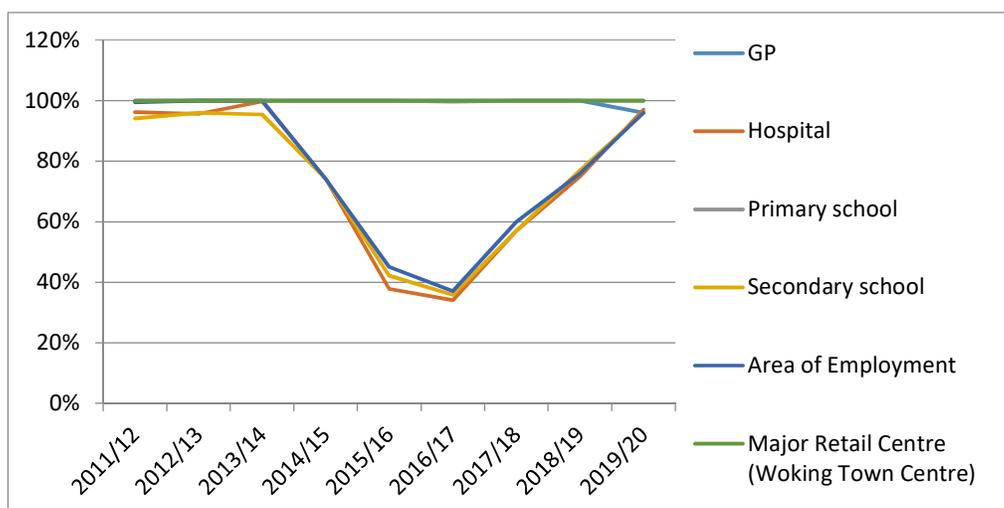
Result:

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	96%	97%	100%	96%	96%	100%

Trend:

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



Explanation:

The proportions against this indicator were very good this year, with only the last eleven houses at Moor Lane safeguarded site, plus a handful of other dwellings, falling outside half an hour’s travel time from key services. The relatively low proportion of dwellings in around three years ago with good accessibility to hospitals, employment areas and secondary schools reflected the high number of dwelling completions at that time on safeguarded urban fringe sites and the low number in the town centre, compared with the period around 2011-13. The balance has now decisively improved.

With regard to schools provision, Section 106 contributions from new housing developments have supported the expansion of several schools around the borough, in particular the new Hoe Valley School, improved the accessibility rating of the final few dwellings being completed on the safeguarded housing site of Moor Lane, which at the time it received permission scored poorly on its proximity to secondary schools.

C02	Number of major developments with transport assessments and with travel plans
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.

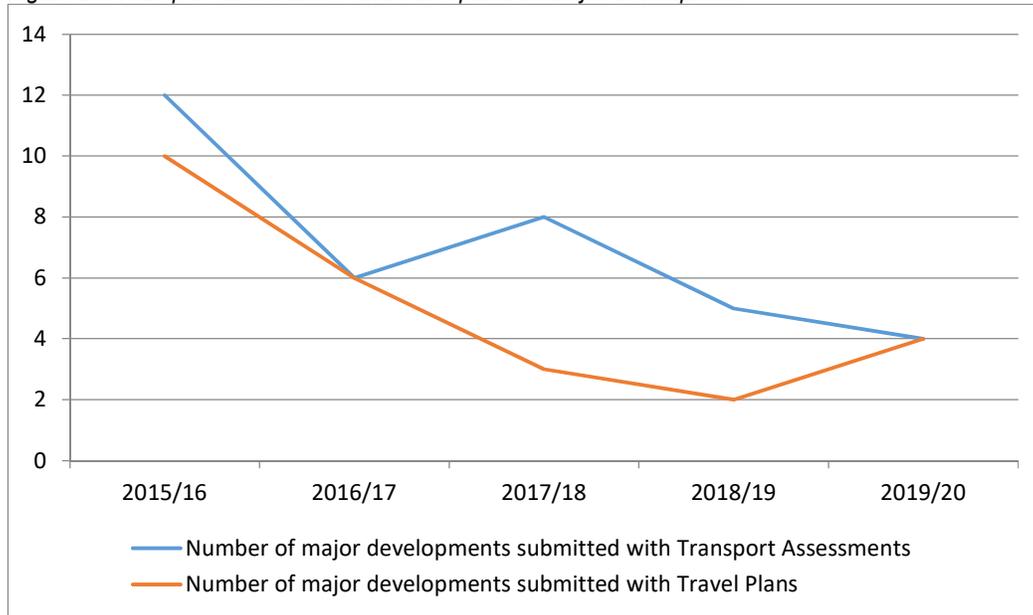
Result:

Table 26: Transport assessments and travel plans on major development

	Major developments permitted with transport assessments	Major developments permitted with travel plans
No. applications, 2019/20	4	4

Trend:

Figure 23: Transport assessments and travel plans on major development



Explanation:

All major developments granted full planning permission in the reporting year were accompanied by travel plans, along with one major prior approval scheme; of these four schemes, two had transport assessments and the other two had transport statements. Four other major prior approval schemes were not accompanied by any of these documents.

C03	Amount of developer contributions collected for transport mitigation schemes. Amount of funding spent on sustainable transport schemes in the Borough.	
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, 2019/20

Section 106 monies agreed	Section 106 monies received	Section 106 monies spent
None	None received in reporting year	£6,150 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 only a small 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.

C04	Annual patronage of the Borough's railway stations	
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, 2018/19	7,729,100	1,384,454	1,035,048	210,180

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

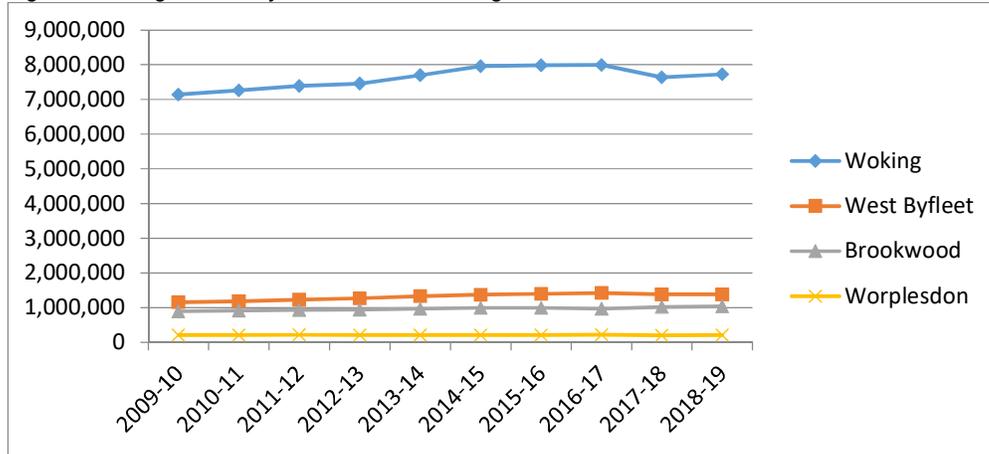
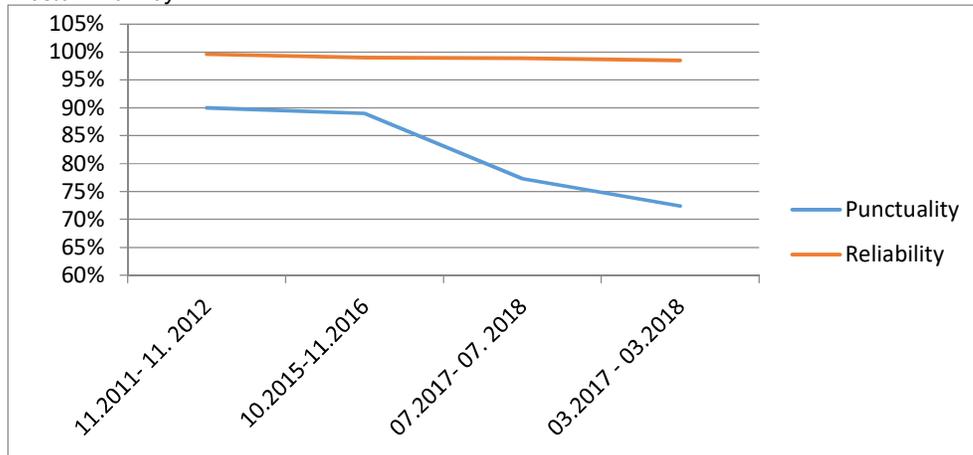


Figure 25: Punctuality and reliability: average performance of the main line for South West Trains/ South Western Railway



C05	Number of parking spaces provided through residential and non-residential development
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.

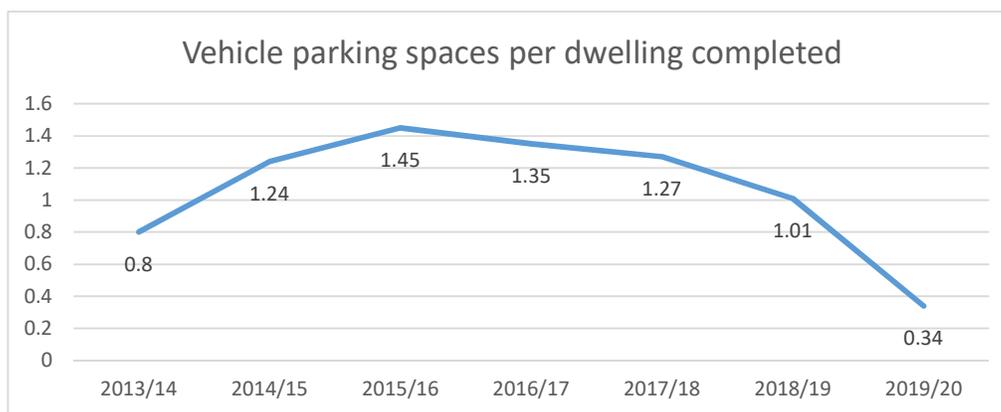
Result:

Table 29: Vehicle parking spaces completed, 2019/20

	Vehicle parking	
	Whole borough	Parking High Accessibility Zone
Residential parking spaces completed	105	45
Parking spaces per dwelling	0.34	0.20
Non-residential parking spaces completed (net)	291	100
Non-residential parking spaces completed (gross)	496	146

Trend:

Figure 26: Vehicle parking spaces per dwelling completed



Explanation:

The average number of vehicle parking spaces per dwelling shrank rapidly in the reporting year, owing mainly to the predominance of town centre flats in the year’s dwelling completions, which has not been the case in recent years. The amount of non-residential parking completed was higher than last year, especially for sites in the High Accessibility Zone, which saw the development of a drive-through McDonalds on Goldsworth Road and the underground parking at Kings Court.

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.

C06	Improvements to cycling infrastructure in the Town Centre and other centres
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 resurfacing of Chertsey Road is underway. Cycle storage is planned for installation on Addison Road. In the reporting year, permission was granted for a new public plaza with landscaping and cycle parking on Duke Street and a green wall to the façade of Dukes Court. Work progressed on the pedestrian/cycle bridge over the Basingstoke Canal at Chobham Road. A bid for funding to support further stages of this project, including improvements to Victoria Arch, has been successful, and this project is now being taken forward.

Automatic cycle counter data is available on the TravelSmart website (www.travelsmartsurrey.info).

C07	Length of cycle tracks
SA ref. 15(c)	
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

Type of cycle route	Total length in borough
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 before 2018 which may explain any discrepancies in the figures. The figure has not been updated for 2019/20

C08	Number of cycle journeys made
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:

Surrey 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 2019/20.

C09	Average journey time per mile during the morning peak on major routes in the authority
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:

Road Name	Average speed (mph)			Change in last year %
	2017	2018	2019	
A245	22.1	21.9	22.4	2.3%
A247	24.7	23.8	24.2	1.7%
A3046	24.2	23.5	24.0	2.1%
A320	24.7	27.0	25.6	-5.2%
A322	25.6	24.6	23.6	-4.1%
A324	25.9	28.9	28.6	-1.0%

Explanation:

More comprehensive data has been provided this year by Surrey County Council. The measure weights speed observations from a sample of vehicles by associated traffic flows so that it is representative of traffic volumes on the roads in different locations and at different times of day. Travel time observations used to calculate this measure are derived from cars and light vans travel time data only. All day average speed calculated across the complete 24 hourly period and includes all days (weekdays, weekends, bank holidays etc.) Information has been suppressed for road segments less than 0.5 miles in length since these may not be typical of the local 'A' road. Therefore, speeds observed on the road segment will not reflect speeds on other parts of the same road in other areas, hence information on road segments larger than 0.5 miles (approx. 800 meters) is considered reliable enough to publish. Due to changes in the traffic flow weighting in 2017, a step change has been introduced to the 2019 estimates of average speed. The 2018 data was calculated for quality assurance purposes and used to calculate the 12 month rolling average.

D. Provision of Community Infrastructure

Key Facts

Significant completions in this period include the new medical clinic on Hill View Road, the redeveloped Coign (now Welcome) Church, and- though not strictly a D use- the large scale conversion of retail into a community centre at the Lighthouse, High Street, Woking. Among planning permissions the most notable is the Sheerwater regeneration scheme, which offers more than 400m² of community space extra to that provided under the previous planning permission on the site. At Beaumont School permission was granted for a new swimming pool. Renovations have been carried out at West Byfleet Recreation Ground, and 65 extra allotment plots created by subdivision for the rapidly growing waiting list.

D01	Change in D class floorspace, permitted and completed, by zone
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, 2019/20

Location	Permitted (m ²)		Completed (m ²)	
	D1	D2	D1	D2
Woking Town Centre	-55	0	+250	+531
West Byfleet District Centre	-68	0	0	0
Knaphill Local Centre	0	0	0	0
Sheerwater Local Centre	+846	0	0	0
Other local centres	0	0	0	0
Vicinity of Sheerwater and Lakeview	+387	0	0	0
Other neighbourhood centres / shopping parades	0	0	0	0
Rest of urban area	0	+901	+3327	0
Green belt	0	+465	+103	0
Total	1110	1366	3680	531

Explanation:

Completions in this category in the reporting year were led by the completion of a new medical clinic on Hill View Road, and the redevelopment of the Coign Church (now the Welcome Church) on Church Street West. While classified as Sui Generis rather than a D use (and therefore not included above), the change of use of retail space at 8-10 High Street to community-led mix of uses (the Lighthouse) was also a major development with 1,082m² of floorspace. There were extensions at Barnsbury and St Andrews Schools.

Permissions for community use in the year were dominated by the Sheerwater redevelopment, with 1685m² of community use space replaced by 2531m². This is covered in more detail under indicator D10 below. Permission was also granted for a swimming pool and gymnasium at Beaufort Primary School.

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

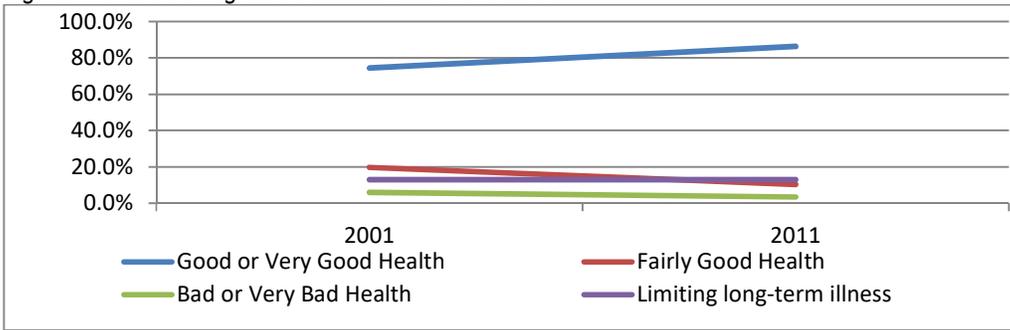
Result:

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 long-term illness
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, between 2001 and 2011. New data is expected to become available following the 2021 census.

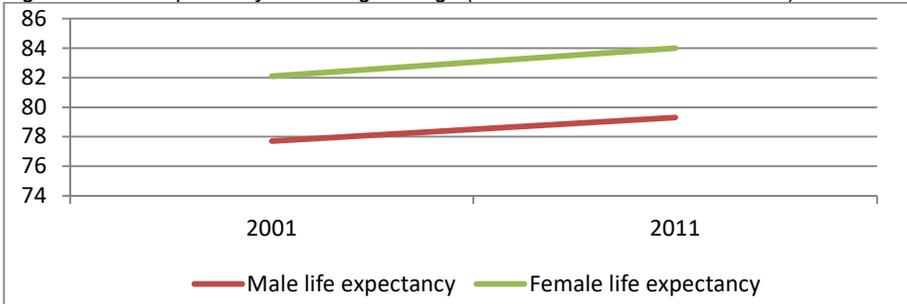
D03	2(d)	Life expectancy
SA ref.		
Monitors:	Sustainability Objective 2: Facilitate the improved health and wellbeing of the population and reduce inequalities in health	

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.

D04	2(e)	Death rates from cancer and cardiovascular disease
SA ref.		
Monitors:	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. No new data is available for this indicator.

D05	Usage/patronage of D1 facilities	
SA ref.	2(f)	Number of people participating in health and exercise activities at Woking’s Centres for the Community
Monitors:	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.

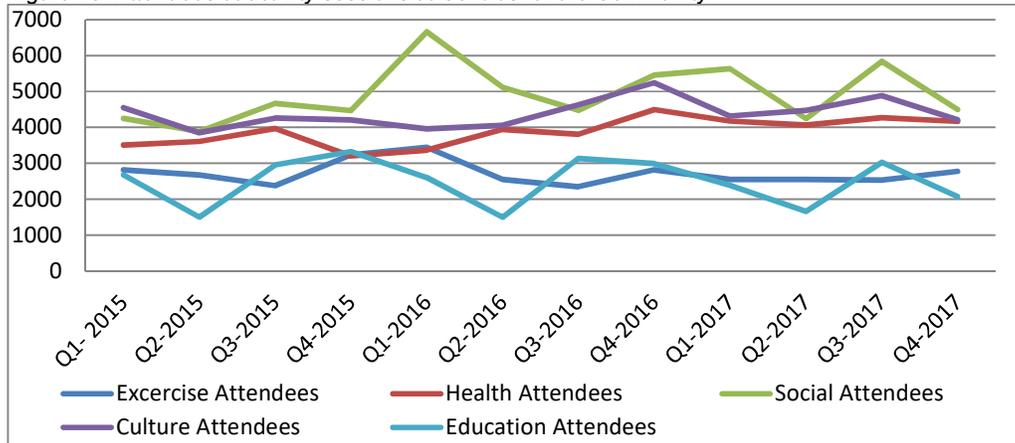
Result:

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 and 2019/20.

D06	Total number of play areas; new play areas opened
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 2020.

Explanation:

No new play areas were developed in the reporting year or lost in the reporting year, and the playground at Kingsmoor Park has not yet been handed over to the Council. However, renovation and expansion has been carried out at the play area in West Byfleet Recreation Ground. Future planned work includes refurbishment at Sutton Green, Oakfield, Horsell Moor and Loop Road play areas.

D07	Net increase or loss of allotment plots	
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, 2019/20

	Allotment sites	Allotment plots	People on allotment waiting lists
Number	10	881	162

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). In 2019/20, further subdivision led to the creation of 65 new plots. The number of people on the waiting list has increased substantially from 50 in the previous year.

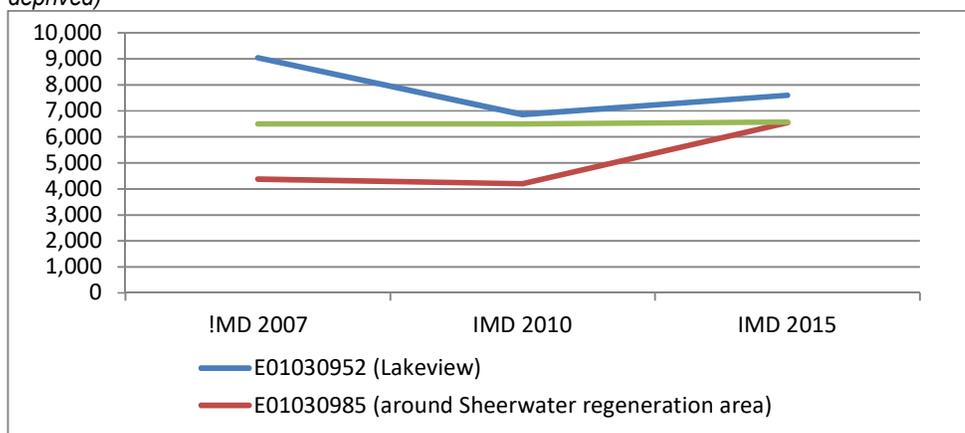
D08	4b	Number of areas within Woking that are within the top 20% deprived areas nationally
SA ref.		
Monitors:	Policy CS5: Priority Places Sustainability Objective 4. Reduce poverty, crime and social exclusion	

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 6,542nd 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 (7,593rd) 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.

D09	Size and tenure of new dwellings in Priority Places
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:

No affordable dwellings.

4 x 1-bedroom private market flats.

1 x 2-bedroom and 3 x 3-bedroom private market houses.

D10	Delivery and evaluation of new infrastructure in Priority Places
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. The original application for this development (planning permission ref. PLAN/2015/1260) involved the replacement of most existing community facilities on-site, including a significantly larger nursery and health centre, as well as a new 5,478m² leisure centre and a 71% increase in the number of dwellings in the area. The athletics track has been relocated to Egley Road. A revised application (PLAN/2018/0337) was approved in the reporting year. 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; the dentist is separated from the health centre, with a bigger overall floorspace; while the existing youth centre is retained instead of the new community centre including space for youth facilities. Overall, the new scheme provides 405m² more community floorspace than was proposed under the original permission. Development on the regeneration scheme is well underway.

D11	Number of post offices, petrol stations and public houses lost
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	1
Units completed	0	0	0

Explanation:

A 'restaurant/pub' with a floorspace of 409m² was granted permission as part of the Sheerwater regeneration scheme.

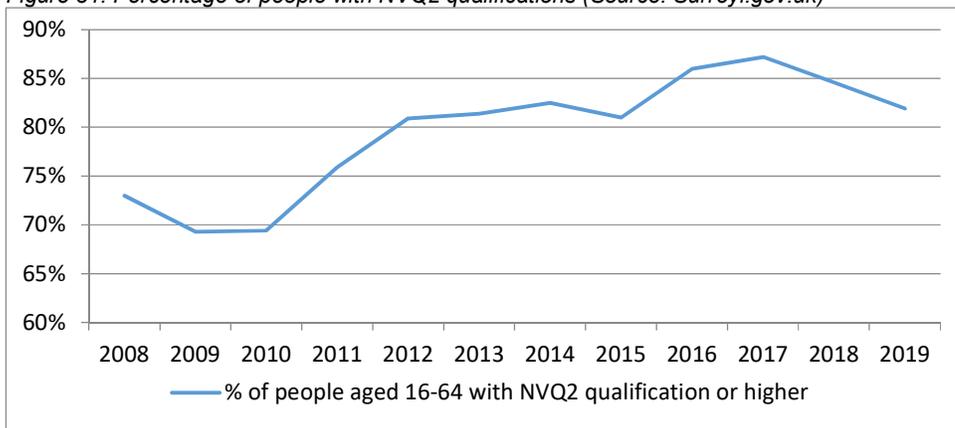
D12	16e	Proportion of working age population with 5 or more A*-C grade GCSEs or equivalent as highest qualification.
SA ref.		
Monitors:	Sustainability Objective 16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	

Result:

In 2019, 81.9% 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

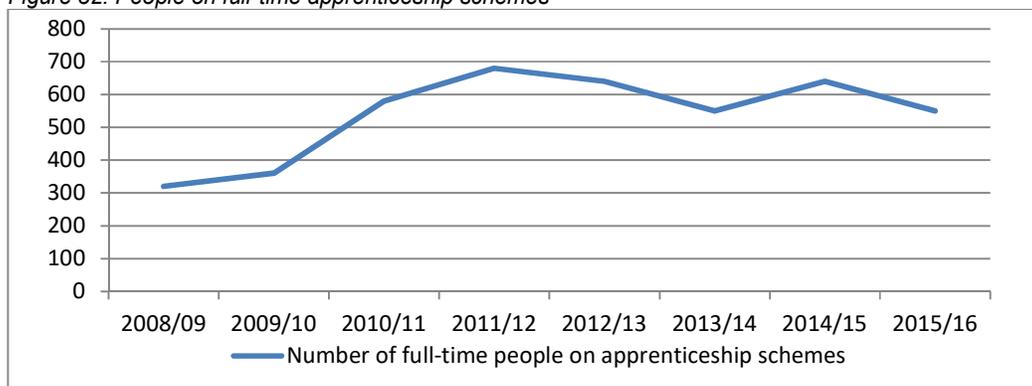
D13	16g	Number of people in vocational training
SA ref.		
Monitors:	Sustainability Objective 16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	

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



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

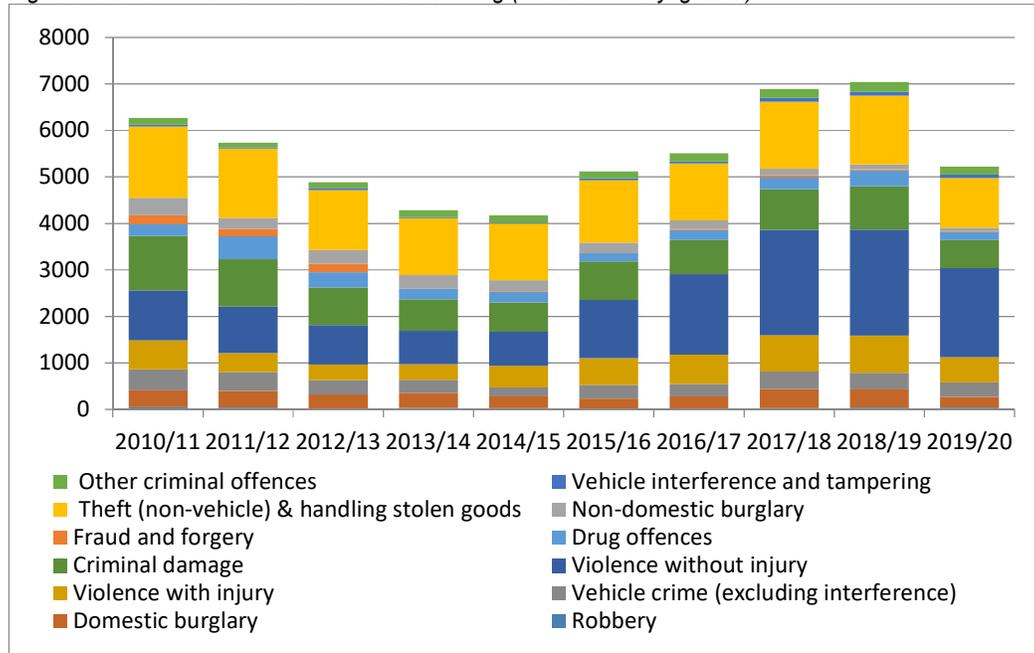
Result:

Table 37: Recorded notifiable offences in Woking for 2019/20 (April 2019 – Dec 2019)

Robbery	Domestic burglary	Vehicle crime (excluding interference)	Violence with injury	Violence without injury	Criminal damage
44	225	318	537	1914	600
Drug offences	Fraud and forgery	Non-domestic burglary	Theft (non-vehicle) & handling stolen goods	Vehicle interference and tampering	Other criminal offences
181	14	78	1065	76	170

Trend:

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



Crime appears to have reduced, however this is due to data only collected for 9 months from April 2019 to Dec 2019 instead of 12 months until March 2020, this was the only data available at the time this report was compiled.

E. Community benefits

Key Facts

£592,187 of Section 106 payments were agreed in the reporting year (or 2,812,075 if an overage clause for affordable housing is included). £2,505,975.08 in Community Infrastructure Levy payments were received in the reporting year, and £393,806.10 of Section 106 payments. £4,368,876.24 of Section 106 money was spent in the reporting year, the largest portion of which on affordable housing.

E01	Developer contributions agreed, received and spent, by topic area Total developer contributions secured towards SAMM and SANG
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:

£2,505,975.08 in Community Infrastructure Levy (CIL) payments were received during 2019/20. As of 31.03.19, the total CIL received by the borough was therefore brought to £4,504,853.20. No CIL had been spent by the end of the reporting year.

Section 106 payments as per charts below:

Figure 34: Section 106 Funds Agreed

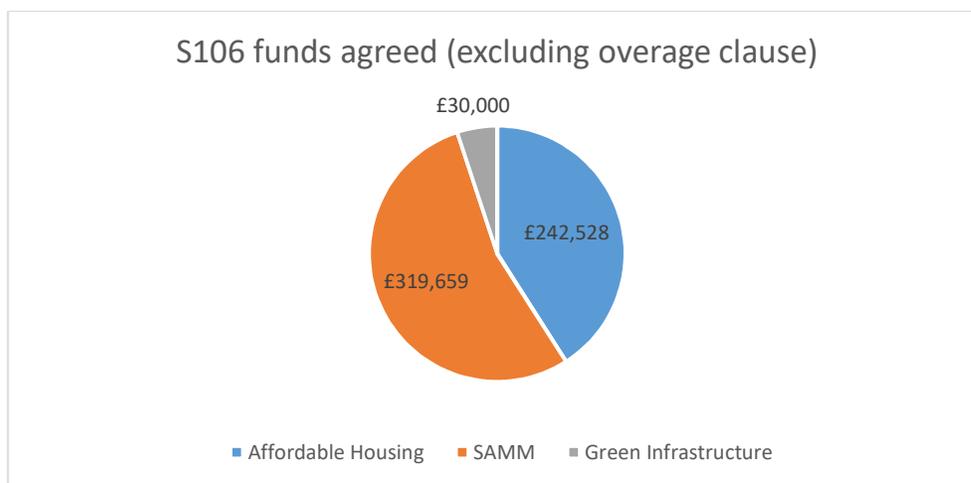


Figure 35: Section 106 Funds Received

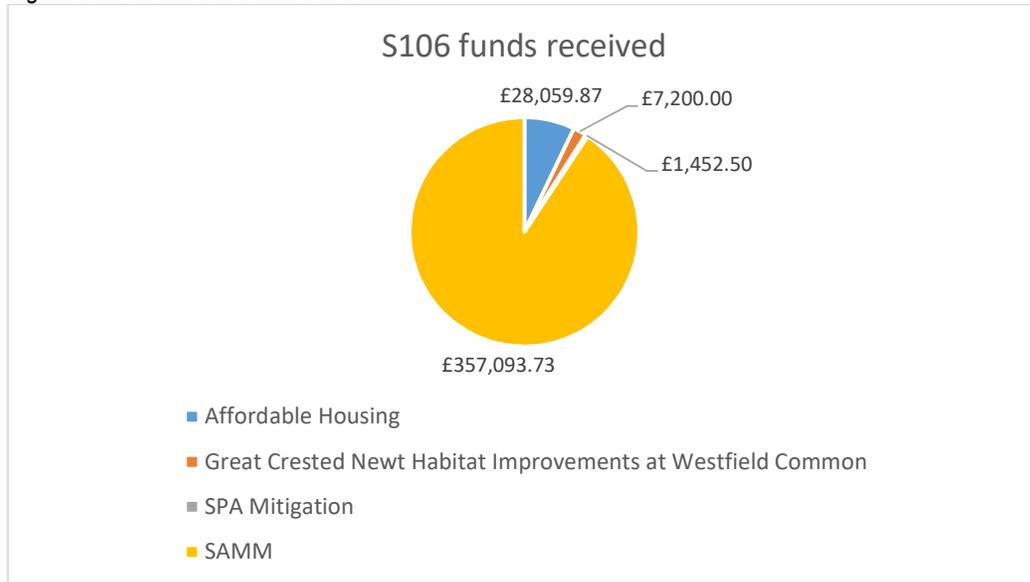
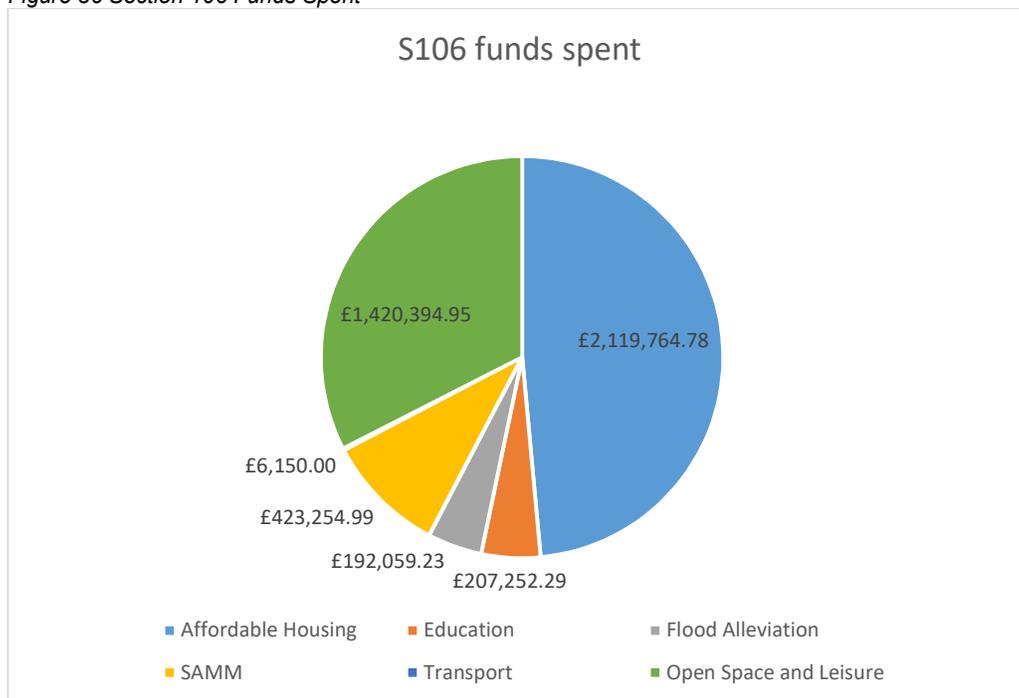


Figure 36 Section 106 Funds Spent



Explanation:

SAMP and SPA Mitigation 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 1051 dwelling's worth of unallocated SANG capacity in the Borough as of March 2020. No dwellings were completed within 400m of the SPA in the reporting year. Among the SPA target species, the Dartford Warbler population recovered after its sharp fall last year. Much work to improve the status of habitats and species took place, with particular focus on green infrastructure in the Town Centre 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. Less development was permitted in the Green Belt than in previous years, with the largest site being the Britannia Wharf redevelopment.

Various works are ongoing to reduce flood risk around the Borough, in particular at Sutton Green, with other projects in the preparatory stage. Five houses were completed in Flood Risk Zone 2.

F01	Amount and type of Suitable Alternative Natural Greenspace (SANG) land available	
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 as part of the Site Allocations DPD process. Policy S8 states that a minimum of 8 hectares of SANG land should be provided per 1,000 new occupants.

Result:

As of March 2020 there were 4 SANGs totalling 81ha. The total SANG capacity was 4701 dwellings. The remaining unallocated capacity was 1051 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.

F02	Net additional dwellings in SPA 400m exclusion zone	
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

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

Result:

Table 38: Status of selected farmland bird species in Surrey

Status within Surrey as a whole	Species
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'.

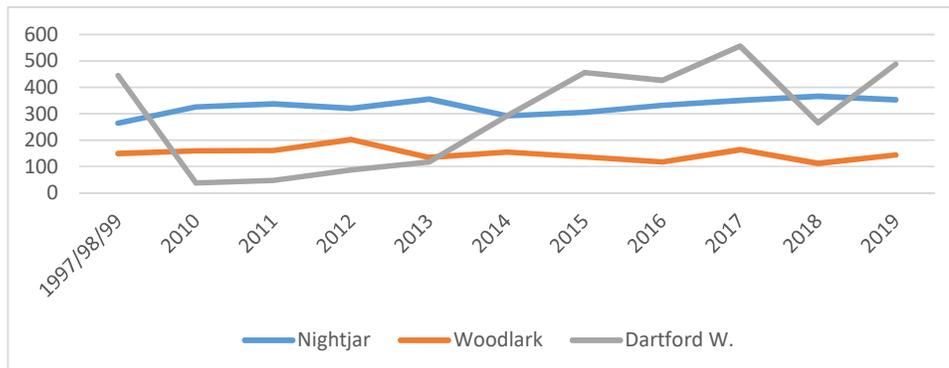
Populations of target bird species on the Thames Basin Heaths Special Protection Area (SPA) are also measured.

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

Thames Basin Heaths SPA target species	Number of birds recorded in survey (year)			
	2016	2017	2018	2019
Nightjar <i>Caprimulgus europaeus</i>	332	351	366	353
Woodlark <i>Lullula arborea</i>	117	164	112	143
Dartford Warbler <i>Sylvia undata</i>	427	556	266	488

Trend:

Figure 37: 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 decreased in 2018 due to cold weather in the spring of that year, but bounced back quickly in 2019.

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.

F04	Condition of Sites of Special Scientific Interest (SSSIs)		
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.

F05	Achievement of Biodiversity Action Plan and Habitats Action Plan		
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 develop and trial a new approach to support great crested newts (GCN) into the area. GCN's are a European protected species whose numbers have declined in recent decades.

A pilot project to help with GCN conservation has been set up, which also reduces delay and costs for developers. The first location for habitat improvements for GCN is Westfield Common. This is the first of a series of steps we are taking towards supporting specific species in the area as part of the UK's wider commitment to the Habitats Directive.

The Woking great crested newt pilot project is in its fourth year of habitat improvements at Westfield Common. Further works were completed on site in January and February 2020 to construct new and restore existing ponds. A full schedule of this year's planned works is available in the year three report, see link below.

https://www.woking.gov.uk/sites/default/files/documents/Woking/NatureSustainability/Improvement%20Plan%20for%20Great%20Crested%20Newts%20-%203rd%20year%20review_Jan%202020.pdf

These improvements are in addition to the continuing complementary conservation work of local volunteers, guided by Surrey Wildlife Trust, in line with the wider management plan for the Common.

F06	Information on progress of countryside works programme
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 (currently under construction) and one forming part of renovations at Dukes Court, alongside new planting on Duke Street (permitted in the reporting year).

Initial works have been carried out on developing biodiversity-supportive management practices across the Council's heathland sites, the Hoe Valley, Woking Park and Kingfield Pond, during the monitoring year. Such works include tree veteranisation and clearance work undertaken by the Tree Clinic at Chestnut Pond, Hoe Valley.

This continuing proactive management programme will help the Council tackle threats such as the impact of climate change, invasive species and human impact. It will also continue to implement opportunities that increase biodiversity and improve access to these sites for recreation and enjoyment of the countryside. The programme will also continue to bring educational benefits, particularly around the ecological value of more sensitive sites to promote responsible use.

The Borough's heathland sites are an example of these valuable habitats. A considerable expansion of heathland management on WBC sites has been secured through the programme so far. This is in addition to the Council's continued support for the Surrey Heathland Partnership (SHP), protecting and improving these important habitats, some of which are designated as Special Protection Area (SPA).

F07	Local air quality in the Borough	
SA ref.	7(b)	Annual mean concentrations (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	2019
Anchor Hill AQMA	41.5	34.6	39	38
Guildford Road AQMA	42.2	36.5	41.8	40

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:

The 2020 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.

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

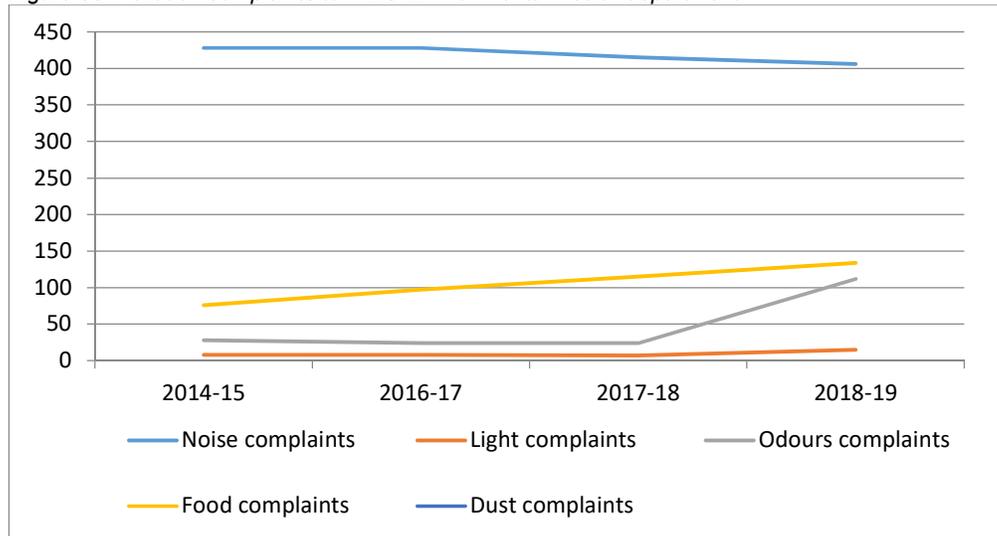
Result:

Table 42: Pollution complaints to WBC Environmental Health department, year 2019/20

	Noise	Light	Odours	Food	Dust
Number of complaints	406	15	112	134	5

Trend:

Figure 38: 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.

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

Result:

Monitoring of this indicator will be improved next year.

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

Result:

No data this year.

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

Result:

11 dwellings were delivered on agricultural land in the reporting year, all on the safeguarded site of Moor Lane, where there is no record available of the quality of land.

F12	Development permitted in the Green Belt, m2, by use class. Development completed on Major Developed Sites in the Green Belt.
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, 2019/20

C3 Housing-Gypsy & Traveller	C3 Housing (other)	B1a Offices (m2)	D2 Assembly and Leisure (m2)	Sui Generis (m2)
4 pitches (permanent), 2 pitches (temporary)	53 dwellings	-4,066	465	-465

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 Britannia Wharf, Monument Road with 52 flats; permanent permission for four Gypsy pitches that previously had temporary permission, and a 5 year temporary permission for two new pitches; the redevelopment of a house and garage with two houses; and the temporary use of a barn at Egley Road by the Woking Gymnastics Club.

F13	Quality of water bodies	
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

	Basing-stoke Canal	Addlestone Bourne ³ (West End to Mimbridge)	Hoe Stream (Pirbright to River Wey)	Wey Navigation (Pyrford reach)	Wey (Shalford to River Thames)
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

³ Known as 'The Bourne'

	Basing-stoke Canal	Addlestone Bourne³ (West End to Mimbridge)	Hoe Stream (Pirbright to River Wey)	Wey Navigation (Pyrford reach)	Wey (Shalford to River Thames)
Overall Waterbody Status	Moderate	Moderate	Moderate	Moderate	Moderate
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 ⁴	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)
Overall Waterbody Objective	Good status by 2027	Moderate status by 2015	Moderate status by 2015	Good status by 2027	Moderate status by 2015
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.

F14	Consumption of water
SA ref. 14(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

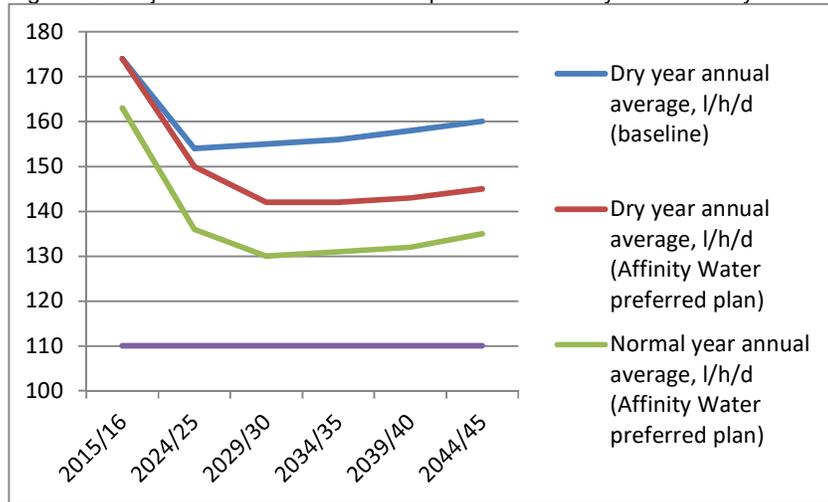
⁴ 'Mitigation measures assessment' means the watercourse failed to achieve good status because not enough measures are in place to mitigate the ecological effects of physical modification.

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 39: 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. Equivalent data from the final Water Resources Management Plan is not publicly available.

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.”*

F15	Applications for development that incorporate a Sustainable Drainage System (SUDS)	
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.

F16	Number of applications that seek to reduce the risk of flooding	
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:

A flood alleviation scheme designed to reduce the risk of flooding in the Sutton Green area has succeeded in protecting homes and properties during recent heavy rains. In December 2013, a number of properties were flooded when the watercourses in the area could not cope with the long periods of heavy rainfall. The Sutton Green Flood Alleviation Scheme involved increasing the storage capacity of the existing local ditch network. The project is split into two phases. The first phase has been completed and has created additional capacity along Sutton Green Road to hold water in a safe area away from the village. The second phase of works will re-establish a small section of ditch along New Lane. Once construction of both phases is complete they will be seeded and planted.

In addition a scheme is being prepared for the Hoe Stream restoration, the Old Woking area along the River Wey to protect 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>

F17	Amount of development permitted in the floodplain against the advice of the Environment Agency Net additional dwellings completed by flood zone	
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:

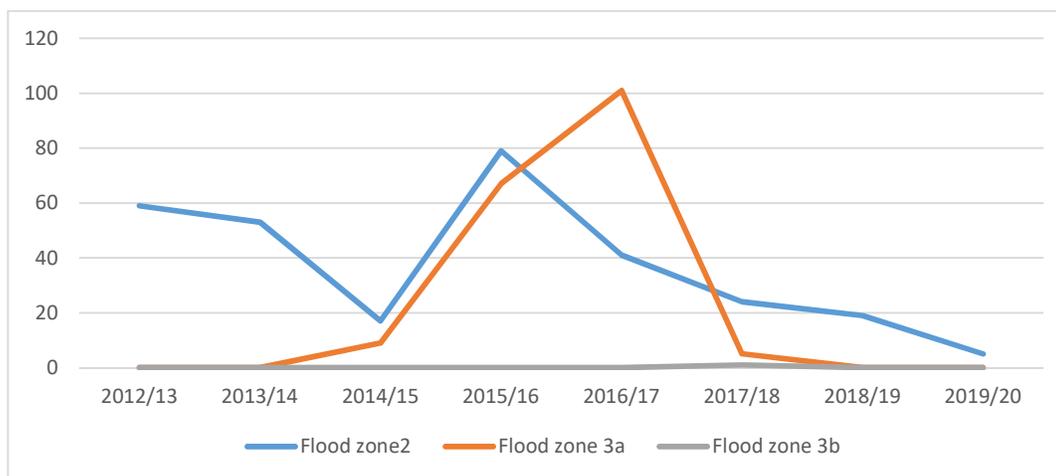
Table 45: Dwelling completions outside Flood Zone 1, 2019/20

	Flood Zone 2 (Medium Probability)	Flood Zone 3 (High Probability / Functional Floodplain)
Dwelling completions	5	0

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

Trend:

Figure 40: 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 for a brownfield site partly within zone 2 (albeit protected by flood defences) at Hawthorn Road. Consideration of the application for this site took into account that the impermeable area on the site would be reduced by the development. Permission was granted for two residential sites including zone 2: one where the proposed single dwelling would be in zone 1, the other for a change of use to two dwellings (change of use in itself is not subject to the Sequential Test for flood risk). All these applications were subject to a Flood Risk Assessment and mitigation measures and none were objected to by the Environment Agency or Flood Risk and Drainage Officer. .

F18	Green Infrastructure lost and gained
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:

Measurement of this indicator is being reviewed.

G. Protecting heritage and conservation

Key Facts

All new build applications in 2019/20 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.

The Masterplan and Experience Plan for the cemetery was taken to Full Council on 30 July 2020 and set out a number of broad policies by which the site will be managed and developed in the future. A vision of a sustainable working cemetery leading the way in heritage conservation which other sites will look to.

The plans focus on enhancing the cemetery's unique characteristics such as the route of the railway line that serviced the cemetery up until its London terminus was bombed during the Blitz; the substantial collection of Giant Redwoods thought to be the earliest and grandest in the country; and the cemetery's historic 'Ring' with its high quality Victorian monuments, many of which are Grade I listed.

New visitor facilities including a café, walking trail, education centre and the provocatively titled, 'Museum of Death' are among the plans to attract new audiences and promote greater appreciation of this largely hidden public asset.

Twelve Listed Building Applications were validated and twelve permitted. Eight new Grade II listed buildings have been designated since 2013 up to the end of the reporting year, and one upgraded from Grade II* to Grade I.

G01	Number of planning applications where archaeological assessments or surveys are required	
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, 2019/20

	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:

Eleven dwellings were completed in Areas of High Archaeological Interest this year, all 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.

G02	Grade I and II* Listed Buildings at risk	
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. In the reporting year, major repairs and restoration were carried out to the Colquhoun Chapel within the cemetery. Permission was granted in the reporting year for a replacement sign advertising the presence of the cemetery, and four consents for tree works. After the end of the reporting year, the Council adopted a Masterplan and Experience Plan that set out a number of broad policies by which the cemetery will be managed and developed in the future. 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).

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

Result:

Table 48: Listed Building Consent applications

Listed Building Consent applications	Validated, 2019/20	Permitted, 2019/20
Number of applications	15	13

G04	Number of heritage assets
SA ref. 10(a)	
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	Conservation Areas	Locally Listed Buildings
Grade II	Grade II*	Grade I				
174	10	5	6	4	25	311

Trend:

From 2013 up to the end of the reporting year, 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

Work progressed on the new CHP stations in the town centre in the reporting year. The newly built Harrington Place development is designed to be able to connect to CHP when that becomes possible. In 2019, the Council declared a 'climate and ecological emergency' and officers are now working on delivering a Climate Emergency Action Plan of which planning policy will play a key part. Indicators in this section will therefore be reviewed in time for the next AMR.

H01	Percent of commercial development which is BREEAM good, very good or excellent; percentage of new dwellings achieving each Code for Sustainable Homes (CSH) standard.	
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.

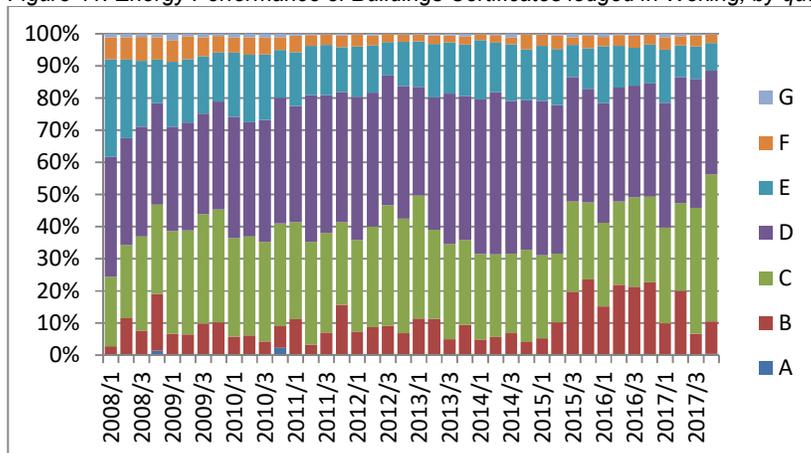
Table 50: Energy Performance of Buildings Certificates 2017 (cumulative figures)

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

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

Trend:

Figure 41: 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 2021.

H02	11h	Energy efficiency of Council owned homes
SA ref.		
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 2018/19; a reduction of 1.43% on 2017/18. Electricity consumption on the same sites was 1,938,313 kWh in 2018/19; a reduction of 15.19%. SAP ratings are not currently available for 2019/20.

Explanation:

Monitoring of this indicator is being reviewed.

H03	Capacity for production of energy from renewable sources : permitted and completed	
SA ref.	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.

H04	Completion of developments connected to Combined Heat and Power (CHP)	
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. The St Dunstons development (Harrington Place, 147 dwellings) was designed so that its primary plant could be connected to a district heating network once this is available in the locality

Explanation:

Although the number of dwelling completions in the Town Centre rose this year, most of them (except the St Dunstons development mentioned above) were in prior approval schemes where connection to the district heating network cannot be required through the planning process.

Construction went ahead this year on the 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.

Construction is also underway on the Victoria Square development, which will include a new CHP station; and on the installation of infrastructure in streets around the town centre.

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

Target:

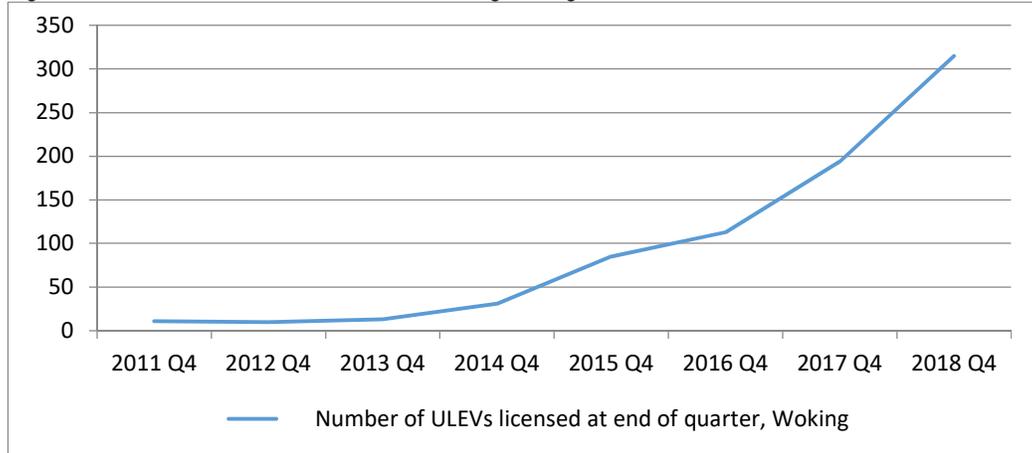
Details of when new development will be expected to provide or contribute to EV charging points, are set out in the Climate Change SPD.

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.

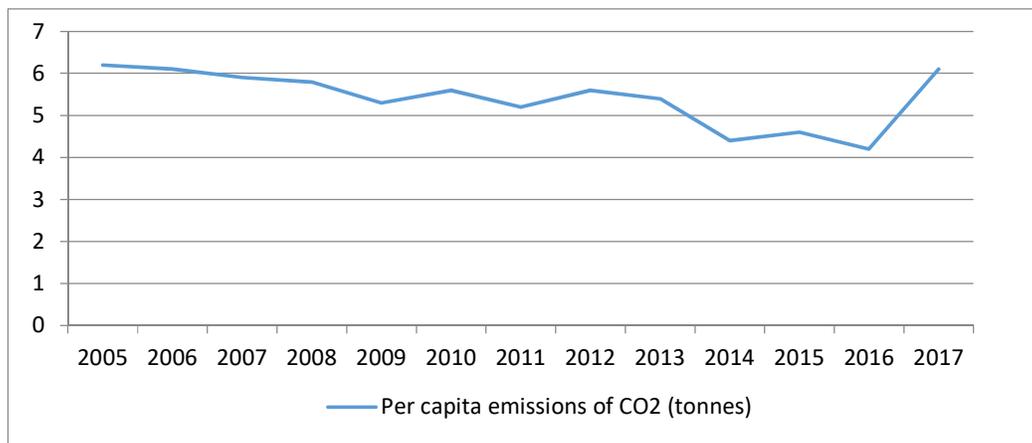
H06	Tonnes of CO ₂ saved
SA ref.	11a Emissions of greenhouse gases from energy consumption, transport, land use and waste management
Monitors:	Policy CS22: Sustainable Construction Sustainability Objective 11. Reduce the causes of climate change and adapt to its impacts

Result:

Per capita emissions of CO₂ in the borough as of 2017/18: 6.1 tonnes.

Trend:

Figure 44: Emissions of CO₂ per capita



Explanation:

The Council's 2018/19 Carbon Reduction Commitment (CRC) submission shows that the total energy consumption for corporate buildings owned and used by the Council was 18,638,896 kilowatt hours (kWh) equating to 5,006 tonnes of carbon dioxide (tCO₂). New Vision Homes (NVH) residential properties recorded a footprint of 2,555 tonnes carbon dioxide equivalent emissions (CO₂e) in 2018/19. The Council's climate emergency declaration uses a definition that also includes all properties that are owned and leased out to other organisations. The Council owns over 550 such leased properties. As reported in March 2020, due to the scale of the portfolio, determining the energy consumption and carbon footprint of these buildings needs to be conducted in a phased approach. The focus for the first quarter of 2020 was to determine the energy consumption of the top three largest leased buildings owned by the Council - Dukes Court, Export House and Orion Gate. The property managers at these sites have provided the following information:

Dukes Court

- EPC rating of C – 56 (issued March 2020)
- Annual energy consumption = 4,084,931 kWh in 2019 compared to 4,300,209 kWh in previous year.
- Total CO₂ emissions for 2019: 1,132,751 kg

Orion Gate

- EPC rating of C – 55 (issued March 2020)
- Annual energy consumption = 928,854.6 kWh in 2019. Only partial data available for 2018 between September and December 2018 so year on year comparison not possible.
- Total CO₂ emissions for 2019: 257,571.4 kg

Export House

- EPC rating of E – 104 (issued 31 January 2019)
- Annual energy consumption = data to be received.
- Total CO₂ emissions for 2019: data to be received.

Thameswey Group, a private company with strong links to the Council, produced an Environmental Statement in 2019, available at this link

<https://mk0thamesweygroy6udm.kinstacdn.com/wp-content/uploads/2020/05/ThamesWey-2019-Environmental-Report.pdf>

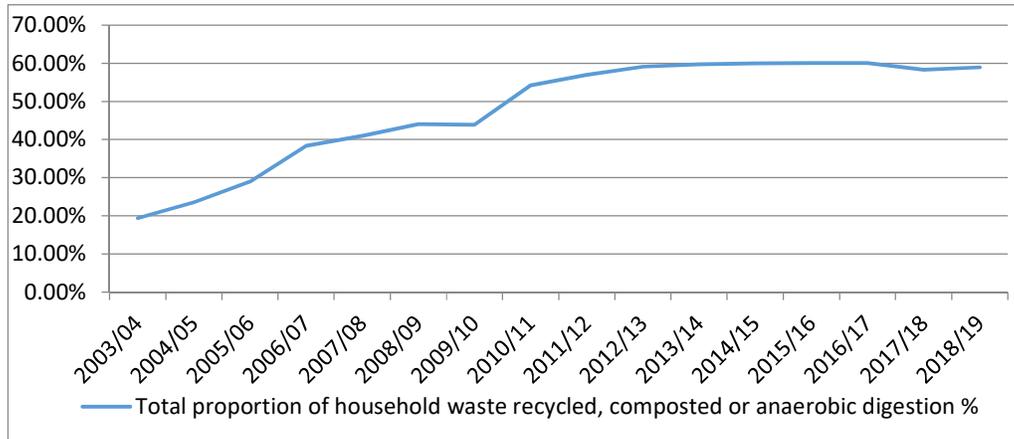
H07	13(a)	% municipal solid waste that has been recycled, composted, used for energy or landfilled.
SA ref.		
Monitors:	Sustainability Objective 13. Reduce waste generation and disposal and achieve sustainable management of waste	

Result:

In 2018/19, 58.95% of household waste arisings were either recycled, composted or sent for anaerobic digestion. There is no newer data for this indicator.

Trend:

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



H08	13(b)	Total tonnage of household waste produced
SA ref.		
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 2020/21

Trend:

Figure 46: Household waste collected per household



H9	Appeals won and lost on Development Management policies
Monitors:	Various Development Management policies

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 2019/20 on applications where particular DM policies were cited in reasons for refusal.

Policy ref.	Policy name	Appeals won	Appeals lost
DM2	Trees and Landscaping	1	0
DM9	Flats Above Shops and Ancillary Accommodation	1	1
DM10	Development on Garden Land	3	0
DM13	Buildings In and Adjacent to the Green Belt	1	0
DM18	Advertising and signs	1	0
DM22	Communications Infrastructure	0	1

Explanation:

In all cases, the DM policies in table 51 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 2019/20, 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:

Advertisement consent: The sign is considered to appear prominent in the street scene and out of character. The sign by reason of its scale, form, siting and design is considered to appear incongruous, prominent, visually intrusive and out of character and would have a detrimental impact on the visual amenity of the area. The proposed sign would have a detrimental impact on the existing Lime trees which would have a further harmful impact on the character of the area. In combination with the existing totem sign for the retail park, and Local and Country Authority signage it would result in a cluttering of the street scene. The proposal therefore does not comply with Policy CS24 of the Woking Core Strategy (2012), Policies DM2 and DM18 of the DM Policies DPD (2016), the Supplementary Planning Documents 'Design' (2015) and the National Planning Policy Framework (NPPF) (2019). The proposed sign would cause detrimental harm to highway safety and is contrary to the NPPF (2019), Policy CS18 of the Woking Core Strategy (2012) and Policy DM18 of the DM Policies DPD (2016).

Telecommunication pole: The proposed development by reason of its siting and appearance would appear visually prominent and have a detrimental impact on the visual amenity, character and appearance of the surrounding area. The applicant has failed to fully explore and reject alternative sites and fully justify the need for the telecommunications mast. The proposal is therefore contrary to Policy DM22 of the DM Policies DPD (2016), Policy CS21 of the Woking Core Strategy and the NPPF (2019).

Appendix 1. Dwelling completions, 2019/20

Planning Reference	Address	Ward	Description	Net Increase in Dwellings
PLAN/2017/1452	MISSENDEN BRACKEN CLOSE WOKING	MOUNT HERMON	ERECTION OF NEW DWELLING AND ASSOCIATED WORKS.	1
PLAN/2015/0265	THE GRANGE 28 ST JOHNS ROAD ST JOHNS WOKING	ST JOHNS	CONVERSION FROM NURSING HOME TO RESIDENTIAL DWELLING	1
PLAN/2017/0308	CROFT COTTAGE OLD WOKING ROAD WEST BYFLEET	PYRFORD	REFURBISHMENT OF EXISTING DWELLING AND CONSTRUCTION OF 1 NEW DWELLING	1
PLAN/2017/0579	4 LEEGATE CLOSE WOKING	GOLDSWORTH PARK	NEW DWELLING	1
PLAN/2018/0282	51A HAWKSWELL CLOSE WOKING	GOLDSWORTH PARK	PROPOSED NEW DETACHED DWELLING	1
PLAN/2018/0166	35 EVE ROAD WOKING	CANALSIDE	TWO STOREY REAR EXTENSION AND LOFT CONVERSION WITH DORMER TO SUBDIVIDE SINGLE DWELLING TO FORM TWO THREE STOREY DWELLINGS	1
PLAN/2017/1410	86 ORCHARD DRIVE HORSELL WOKING	HORSELL	DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF REPLACEMENT DWELLING	1

Planning Reference	Address	Ward	Description	Net Increase in Dwellings
PLAN/2016/1217	LAND ADJACENT TO 28 GODLEY ROAD BYFLEET WEST BYFLEET	BYFLEET AND WEST BYFLEET	ERECTION OF A TWO STOREY DETACHED DWELLING	1
PLAN/2016/1250	SOUTHOVER 34 WOODHAM ROAD HORSELL WOKING	HORSELL	ERECTION OF NEW DWELLING	1
PLAN/2009/0038	WOODPECKERS 25 HARE HILL CLOSE PYRFORD WOKING	PYRFORD	ERECTION OF NEW THREE STOREY DWELLING	1
PLAN/2015/0630	196-198 HERMITAGE WOODS CRESCENT ST JOHNS WOKING	ST JOHNS	ERECTION OF THREE BEDROOMED END OF TERRACE	1
PLAN/2018/0929	THE BEECHES WYCH HILL LANE WOKING	HEATHLANDS	ERECTION OF PART TWO STOREY, PART SINGLE STOREY SIDE AND REAR EXTENSION, FOLLOWING DEMOLITION OF EXISTING GARAGES TO PROVIDE 2 ADDITIONAL TWO STOREY/TWO BEDROOM FLATS.	2
PLAN/2017/0576	156 MAYBURY ROAD WOKING	CANALSIDE	ERECTION OF TWO STUDIO FLATS	2

Planning Reference	Address	Ward	Description	Net Increase in Dwellings
PLAN/2009/0010	18 LOWER GUILDFORD ROAD KNAPHILL WOKING	KNAPHILL	CHANGE OF USE TO FORM 2NO. NEW FLATS	2
PLAN/2018/0699	OLYMPIC COURT MARLBOROUGH ROAD WOKING	CANALSIDE	PROVISION OF TWO NEW FLATS AT SECOND FLOOR LEVEL	2
PLAN/2016/0845	9A AND 9B KINGFIELD CLOSE KINGFIELD WOKING	HOE VALLEY	CONSTRUCTION OF 2 X FOUR BEDROOMED NEW DETACHED DWELLINGS AND DETACHED GARAGES.	2
PLAN/2012/0527	280 ALBERT DRIVE SHEERWATER WOKING	CANALSIDE	EXTENSION AND CONVERSION TO FORM TWO SEMI DETACHED DWELLINGS	2
PLAN/2016/0522	18 STATION APPROACH WEST BYFLEET	BYFLEET AND WEST BYFLEET	CONVERSION OF OFFICE TO THREE NEW FLATS AND COMMERCIAL UNIT BELOW	3
PLAN/2015/1217	CENTRAL RESERVATION RYDENS WAY OLD WOKING WOKING	HOE VALLEY	ERECTION OF 11NO TWO STOREY, THREE BEDROOM DWELLINGS	4
PLAN/2009/1097	CORNERWAYS 184 HIGH STREET OLD WOKING WOKING	HOE VALLEY	DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF 5 TERRACED DWELLINGS	4

Planning Reference	Address	Ward	Description	Net Increase in Dwellings
PLAN/2016/0045	MAGNA WEST LAVENDER PARK ROAD WEST BYFLEET	BYFLEET AND WEST BYFLEET	FORM 5 DUPLEX APARTMENTS OVER FLOORS 4 AND 5	5
PLAN/2016/0748	85 BERRYS LANE BYFLEET WEST BYFLEET	BYFLEET AND WEST BYFLEET	ERECTION OF 5 TERRACED TWO BEDROOM STARTER HOMES	5
PLAN/2015/0379	LAND REAR OF 19 TO 21 HAWTHORN ROAD WOKING	HEATHLANDS	ERECTION OF 5 NEW 3 STOREY DWELLING HOUSES	5
PLAN/2008/0630	ELMBRIDGE HOUSE 18 ELMBRIDGE LANE KINGFIELD	HOE VALLEY	DEMOLITION OF EXISTING OFFICE BLOCK AND ERECTION OF 6 X FOUR BEDROOM HOUSES AND 4 X THREE BEDROOM HOUSES	10
PLAN/2013/0081	LAND AT BALFOUR AVENUE, WESTFIELD WAY, NEWLANDS AVENUE AND QUARTERMAINE AVENUE WESTFIELD WOKING	HOE VALLEY	DEMOLITION OF ALL EXISTING STRUCTURES ON SITE. ERECTION OF 371 RESIDENTIAL UNITS.	11
PLAN/2016/0877	HORSELL LODGE KETTLEWELL HILL HORSELL WOKING	HORSELL	CONSTRUCTION OF NEW CARE HOME TO PROVIDE ACCOMMODATION OVER GROUND, FIRST AND SECOND FLOORS INCLUDING NEW BASEMENT TO PROVIDE ANCILLARY STAFF FACILITIES	13

Planning Reference	Address	Ward	Description	Net Increase in Dwellings
PLAN/2014/0546	7-9 CHERTSEY ROAD WOKING	CANALSIDE	CONVERSION FROM OFFICE TO RESIDENTIAL COMPRISING OF 14 1BED UNITS	14
PLAN/2017/0070, PLAN/2018/0919	REGENT HOUSE 19 - 20 THE BROADWAY WOKING	CANALSIDE	CREATE BASEMENT AND GROUND FLOOR OFFICE ACCOMMODATION, GROUND FLOOR RETAIL UNIT AND 18 APARTMENTS ON 1ST - 3RD FLOOR	18
PLAN/2017/1000, PLAN/2017/1209, PLAN/2017/1276, PLAN/2018/0017	SPECTRUM HOUSE 56 GOLDSWORTH ROAD WOKING	CANALSIDE	CONVERSION OF AN EXISTING OFFICE BUILDING WITH EXTENSIONS TO FORM FLATS	41
PLAN/2017/0644	HARRINGTON PLACE HEATHSIDE CRESCENT WOKING	MOUNT HERMON	NEW 7 TO 13 STOREY BUILDING COMPRISING 147X SELF-CONTAINED FLATS AND GROUND FLOOR COMMERCIAL FLOORSPACE IN FLEXIBLE A1 (RETAIL), A3 (RESTAURANT/CAFÉ) AND D2 (GYMNASIUM) USE PLUS BASEMENT CAR PARKING LEVEL AND ASSOCIATED LANDSCAPING AND PUBLIC REALM WORKS	147
			TOTAL	303

Appendix 2. Dwellings granted planning permission, 2019/20

Planning Reference	Address	Ward	Description	Net Increase In Dwellings
PLAN/2019/0261	DORMY COTTAGE, JACKMANS LANE, ST JOHNS, WOKING,	ST JOHNS	DEMOLITION OF EXISTING DORMY COTTAGE AND GARAGE. ERECTION OF TWO NEW 5 BEDROOM DWELLINGS AND GARAGES WITH ASSOCIATED ACCESS AND PARKING.	1
PLAN/2018/1050	8 - 9 FAIRVIEW AVENUE, WOKING,	MOUNT HERMON	CHANGE OF USE FROM RESIDENTIAL INSTITUTION (C2 USE CLASS) BACK INTO TWO SEPARATE DWELLINGS (C3 USE CLASS) .	1
PLAN/2019/0365	29B HIGH STREET, KNAPHILL, WOKING,	KNAPHILL	CHANGE OF USE FROM FIRST AND SECOND FLOOR OFFICES TO 1X 3 BEDROOM FLAT (CLASS C3) (RETROSPECTIVE)	1
PLAN/2019/0566	PATCHES OF HORSELL, 80 HIGH STREET, HORSELL, WOKING,	HORSELL	PROPOSED CHANGE OF USE OF THE FIRST FLOOR FROM USE CLASS A3 (RESTAURANTS AND CAFES) TO USE CLASS C3 (RESIDENTIAL) TO FORM A TWO BEDROOM SELF- CONTAINED FLAT	1
PLAN/2018/1371	25 HIGH STREET, WOKING	CANALSIDE	CONVERSION OF EXISTING ROOF SPACE TO FORM X1 ONE BEDROOM FLAT.	1
PLAN/2017/0866	30 LAMBOURNE CRESCENT, SHEERWATER, WOKING	CANALSIDE	ERECTION OF A TWO STOREY SIDE EXTENSION AND SUBDIVISION INTO TWO SELF-CONTAINED FLATS	1
PLAN/2018/0781	100 INKERMAN ROAD, KNAPHILL, WOKING	ST JOHNS	ERECTION OF A FOUR-BEDROOM END OF TERRACE DWELLING FOLLOWING DEMOLITION OF AN EXISTING ATTACHED GARAGE.	1
PLAN/2018/0810	LAND REAR OF INVERMARK HOUSE, OAKCROFT ROAD, WEST BYFLEET	PYRFORD	ERECTION OF A TWO STOREY DETACHED DWELLING (4X BED) ON LAND TO THE REAR OF INVERMARK HOUSE	1

Planning Reference	Address	Ward	Description	Net Increase In Dwellings
PLAN/2018/0952	RIDGE END, HOOK HILL LANE, MAYFORD, WOKING	HEATHLANDS	ERECTION OF 2X DETACHED TWO STOREY DWELLINGS (1X FOUR BED & 1X THREE BED) FOLLOWING DEMOLITION OF EXISTING DWELLING AND GARAGE	1
PLAN/2019/0315	15 MONUMENT ROAD, WOKING	CANALSIDE	PRIOR APPROVAL FOR CHANGE OF USE FROM (VACANT) A1 SHOP TO SELF-CONTAINED RESIDENTIAL FLAT	1
PLAN/2019/0576	COPPERWOOD, 14A RECTORY LANE, BYFLEET, WEST BYFLEET	BYFLEET AND WEST BYFLEET	ERECTION OF A TWO STOREY DWELLING (3X BED) WITH ASSOCIATED VEHICULAR ACCESS, PARKING AND LANDSCAPING.	1
PLAN/2019/0622	REDDON CONSULTANCY SERVICES, THE STUDIO, 14 TOWNSEND COTTAGES, TOWNSEND LANE, OLD WOKING, WOKING	HOE VALLEY	PRIOR APPROVAL FOR THE CHANGE OF USE FROM OFFICE (CLASS B1A) TO A DWELLING (CLASS C3).	1
PLAN/2019/0733	54A HORSELL MOOR, HORSELL, WOKING	HORSELL	CHANGE OF USE FROM SHOP (A1 USE) TO 1 X 2 BED DWELLING (C3 USE)	1
PLAN/2019/0814	112 CONNAUGHT ROAD, BROOKWOOD, WOKING	HEATHLANDS	PARTIAL CHANGE OF USE OF GROUND FLOOR COMMERCIAL UNIT TO RESIDENTIAL (CLASS C3) AND THE ERECTION OF A FIRST FLOOR REAR EXTENSION AND ALTERATIONS TO THE ROOF TO PROVIDE 1X 2X BEDROOM FLAT	1
PLAN/2019/0414	34 - 36 WALTON ROAD, WOKING	CANALSIDE	ERECTION OF PART TWO STOREY, PART SINGLE STOREY REAR EXTENSION AND CONVERSION OF X2 EXISTING DWELLINGS (TWO BEDROOM) INTO X4 FLATS	2

Planning Reference	Address	Ward	Description	Net Increase In Dwellings
PLAN/2018/0759	109 WALTON ROAD, WOKING	CANALSIDE	SUBDIVISION OF EXISTING 4 BEDROOM HOUSE INTO 2 X 1 BEDROOM FLATS AND 1X 3 BEDROOM FLAT	2
PLAN/2019/0115	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 X2 STUDIO FLATS	2
PLAN/2019/0171	23 HIGH STREET, WOKING	CANALSIDE	PRIOR APPROVAL FOR CHANGE OF USE FROM A USE FALLING WITHIN CLASS A1 (SHOPS) TO A USE FALLING WITHIN CLASS C3 (DWELLINGHOUSES) TO ACCOMMODATE X2 STUDIO FLATS	2
PLAN/2018/1124	CASTLEMAINE COURT, 20 RECTORY LANE, BYFLEET, WEST BYFLEET	BYFLEET AND WEST BYFLEET	ERECTION OF TWO 1-BEDROOM FLATS	2
PLAN/2018/0919	REGENT HOUSE, 19 - 20 THE BROADWAY, WOKING	CANALSIDE	PROPOSED VARIATION TO BASEMENT AND GROUND FLOOR LAYOUTS AND INTERNAL CHANGES AT FIRST, SECOND AND THIRD FLOOR LEVEL TO CREATE 3 ADDITIONAL FLATS.	3
PLAN/2018/0515	4 ANCHOR CRESCENT, KNAPHILL, WOKING	KNAPHILL	PROPOSED CHANGE OF USE OF FIRST FLOOR STORAGE SPACE TO 4 RESIDENTIAL UNITS (THREE 1 BED AND ONE STUDIO) WITH ADDITIONAL FIRST FLOOR FENESTRATION.	4
PLAN/2020/0068	LINDSAY SAIT AND TURNER, FIRST AND SECOND FLOORS, 1 - 3 HIGH STREET, KNAPHILL, WOKING	KNAPHILL	PRIOR APPROVAL FOR A PROPOSED CHANGE OF USE OF A BUILDING FROM OFFICE USE (CLASS B1(A)) TO A DWELLINGHOUSE (CLASS C3) TO CREATE 4NO APARTMENTS.	4
PLAN/2018/0456	212 GOLDSWORTH ROAD, WOKING	ST JOHNS	ERECTION OF A 2.5 STOREY BUILDING TO PROVIDE 1NO 1 BEDROOM FLAT AND 4NO 2 BEDROOM FLATS FOLLOWING DEMOLITION OF THE EXISTING HOUSE	4

Planning Reference	Address	Ward	Description	Net Increase In Dwellings
PLAN/2018/0648	D W BURNS, ROYDON HOUSE, TRIGGS LANE, WOKING	ST JOHNS	ERECTION OF 2 X TWO STOREY SEMI DETACHED DWELLINGS (2 X TWO BED) TO THE REAR OF ROYDON HOUSE, FOLLOWING DEMOLITION OF EXISTING STORAGE AND GARAGE. CHANGE OF USE OF FIRST FLOOR OF ROYDON HOUSE FROM RETAIL (CLASS A1) TO 2X SELF-CONTAINED FLATS (CLASS C3)	4
PLAN/2018/1281	78 CHERTSEY ROAD AND LAND R/O 76-82 CHERTSEY ROAD, BYFLEET, WEST BYFLEET	BYFLEET AND WEST BYFLEET	DEMOLITION OF NO.78 CHERTSEY ROAD AND THE ERECTION OF 6X TWO STOREY DWELLINGS (4X THREE BEDROOM & 2X FOUR BEDROOM) ON LAND TO THE REAR OF NO'S 76-82 CHERTSEY ROAD	5
PLAN/2019/0148	FERNWORTHY, 30 KETTLEWELL CLOSE, HORSELL, WOKING	HORSELL	PROPOSED ERECTION OF A TWO STOREY REPLACEMENT DWELLING FOLLOWING DEMOLITION OF EXISTING DWELLING	5
PLAN/2019/0968	THE EASTERN AND ORIENTAL, 53 WESTFIELD ROAD, WESTFIELD, WOKING	HOE VALLEY	CHANGE OF USE OF THE GROUND FLOOR RESTAURANT (CLASS A3) TO A RETAIL STORE (CLASS A1), WITH EXTENSIONS AND ALTERATIONS FOR THE CREATION OF 7NO. FLATS (CLASS C3) (5X1 BED AND 2 X 2 BED) ON UPPER FLOORS	6
PLAN/2019/0270	FIDES HOUSE, 10 CHERTSEY ROAD, WOKING	CANALSIDE	PRIOR APPROVAL FOR A PROPOSED CHANGE OF USE OF A BUILDING FROM OFFICE USE (CLASS B1(A)) TO A DWELLINGHOUSE (CLASS C3) TO CREATE 6NO APARTMENTS.	6
PLAN/2019/0752	5 - 51 MIDDLE WALK, WOKING	CANALSIDE	PROPOSED ADDITIONAL STOREY ABOVE THE EAST WING TO PROVIDE 7 X 1 BED FLATS AND CONVERSION OF 1X 3 BED MAISONETTE TO 1X1 BED FLAT (USE CLASS C3)	7
PLAN/2019/0856	HALLMARK HOUSE, 10 - 12 ST JOHNS ROAD, ST JOHNS, WOKING	ST JOHNS	PRIOR NOTIFICATION FOR CHANGE OF USE FROM OFFICE (CLASS B1(A)) TO X7 ONE BEDROOM RESIDENTIAL UNITS (CLASS C3).	7

Planning Reference	Address	Ward	Description	Net Increase In Dwellings
PLAN/2018/1320	121 CHERTSEY ROAD, WOKING	CANALSIDE	CREATION OF ADDITIONAL STOREY ACROSS BUILDING TO PROVIDE 8 X STUDIO APARTMENTS (CLASS C3),	8
PLAN/2019/0748	FRIAR HOUSE, COPSE ROAD, ST JOHNS, WOKING	ST JOHNS	PROPOSED CHANGE OF USE OF A BUILDING FROM OFFICE USE (CLASS B1(A)) TO A DWELLING HOUSE (CLASS C3)	8
PLAN/2018/0741	CHURCH GATE, 9 - 11 CHURCH STREET WEST, WOKING	CANALSIDE	CONSTRUCTION OF TWO STOREY EXTENSION ACROSS BUILDING TO FORM X10 DWELLINGS AND ROOF TERRACE	9
PLAN/2018/0918	PREMIER HOUSE, 15 - 19 CHURCH STREET WEST, WOKING	CANALSIDE	CONSTRUCTION OF TWO STOREY EXTENSION ACROSS BUILDING TO FORM X9 DWELLINGS (X2 ONE BEDROOM AND X7 TWO BEDROOM)	9
PLAN/2019/0038	111 CHERTSEY ROAD, WOKING	CANALSIDE	CREATION OF ADDITIONAL STOREY ACROSS BUILDING TO PROVIDE 8 X 2 BED FLATS (CLASS C3)	9
PLAN/2019/1156	WATERMAN HOUSE, 101 - 107 CHERTSEY ROAD, WOKING	CANALSIDE	PRIOR APPROVAL FOR A PROPOSED CHANGE OF USE OF A BUILDING FROM OFFICE USE (CLASS B1(A)) TO A DWELLINGHOUSE (CLASS C3) TO CREATE 22NO APARTMENTS.	22
PLAN/2020/0020	PREMIER HOUSE, 15 - 19 CHURCH STREET WEST, WOKING	CANALSIDE	PRIOR NOTIFICATION OF PROPOSED CONVERSION OF EXISTING BUILDING TO PROVIDE 29 FLATS.	29
PLAN/2019/1090	CHURCH GATE, 9 - 11 CHURCH STREET WEST, WOKING	CANALSIDE	PRIOR NOTIFICATION FOR CHANGE OF USE FROM OFFICE (CLASS B1(A)) TO X31 DWELLINGS (X18 STUDIO, X10 ONE BEDROOM AND X3 TWO BEDROOM) (CLASS C3).	31

Planning Reference	Address	Ward	Description	Net Increase In Dwellings
PLAN/2016/1204	BRITANNIA WHARF, MONUMENT ROAD	HORSELL	THE PARTIAL DEMOLITION, REBUILD AND EXTENSION OF EXISTING B1 OFFICE BUILDING TO CREATE A 4/5 STOREY BUILDING FOR CLASS C3 USE INCLUDING 52 (47NO. 2 BED AND 5NO. 1 BED) APARTMENTS	52
PLAN/2019/0645	ELIZABETH HOUSE AND THE CORNERSTONE, DUKE STREET, WOKING	CANALSIDE	PRIOR NOTIFICATION FOR A PROPOSED CHANGE OF USE FROM OFFICE (USE CLASS B1A) TO 94X RESIDENTIAL UNITS (USE CLASS C3).	94
PLAN/2019/0952	WELLS COURT, ALBERT DRIVE, SHEERWATER	CANALSIDE	PRIOR NOTIFICATION FOR A PROPOSED CHANGE OF USE FROM OFFICE (USE CLASS B1A) TO 94X RESIDENTIAL UNITS (86X ONE BED & 8X TWO BED) (USE CLASS C3).	94
PLAN/2018/0337	SHEERWATER ESTATE, ALBERT DRIVE, SHEERWATER	CANALSIDE	HYBRID PLANNING APPLICATION (PART OUTLINE, PART FULL PLANNING APPLICATION): FOR THE DEMOLITION OF 572 RESIDENTIAL UNITS AND EXISTING NON-RESIDENTIAL BUILDINGS AND REDEVELOPMENT OF THE SITE TO BE IMPLEMENTED IN PHASES TO PROVIDE A MIXED-USE DEVELOPMENT	430
			TOTAL874	874