



Woking Borough Council

Local Development Documents

Annual Monitoring Report 2020-2021

December 2021



Produced by the Planning Policy Team

**For further information please contact:
Planning Policy, Woking Borough Council, Civic Offices, Gloucester Square,
Woking, Surrey, GU21 6YL.
Email: planning.policy@woking.gov.uk**

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

Contents

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

Headline information

A. Well designed homes

Housing completions within the Borough fell dramatically as a result of the problems of the construction industry in 2020/21, with 147 dwellings being completed- less than half last year's total. Over half of these were delivered on two, predominantly permitted development sites on Chertsey Road in the Town Centre. This kept the average density high, and the dwelling mix dominated by smaller dwellings, although not to the same degree as last year.

The number of permitted dwellings was again significantly higher than completions at 413 dwellings. Major projects permitted with between 30 and 67 dwellings included two redevelopment schemes and a permitted development conversion around the fringes of the Town Centre, extra care housing for the elderly in Old Woking, and another permitted development conversion in the centre of Byfleet village. The large outline planning permission in the centre of West Byfleet (the 'Sheer House site') was amended by a Section 73 application.

Affordable housing delivery in the year was exceptionally low, although the level of affordable housing granted planning permissions was better than in recent years, and an improvement in delivery is expected with the Broadoaks and Sheerwater schemes starting to deliver housing.

B. Commercial and employment development

The year saw only very minor changes in completed retail floorspace, though there were a larger number of applications granted permission, including several for changes of use between retail categories and a small number of redevelopments. Employment floorspace saw a large net loss in the year, -15,845 sq.m, mostly at Broadoaks but also including prior approval sites in the town centre, and a site in Byfleet changing from the employment use class to 'sui generis' use (motorcycle sales); the amount of employment floorspace permitted to be lost was also significant, again with a mixture of prior approvals and redevelopments.

C. Improving access to key services, facilities and jobs

The proximity of new housing development to key facilities and jobs continued to be good this year. Work progressed well on transport projects around the town centre, including the completion of a new pedestrian and cycle bridge across the Basingstoke Canal, and the creation of a significant area of public realm in front of Victoria Square. Cycle movements in the Town Centre fell, as did vehicle journey times on the Borough's major roads.

D. Provision of Community Infrastructure

Significant completions in this period include the completion of the redevelopment of the Coign (now Welcome) Church, the redevelopment of the former Woking Liberal Club and a new gymnastics space on Egley Road. Planning permissions include the redevelopment of a former orthodontic clinic on Kingsway and a performing arts library in the Town Centre. Demand for allotments has greatly increased during the Covid 19 pandemic.

E. Community benefits

£172,544 of Section 106 payments were agreed in the reporting year (or £2,342,366 if an average clause for affordable housing is included). £2,474,056.59 in Community

Infrastructure Levy payments were received in the reporting year, and £252,576.81 of Section 106 payments. £1,758,041.83 of Section 106 money was spent in the reporting year, the largest portion of which on education.

F. Biodiversity and Nature

There was 818 dwelling's worth of unallocated SANG capacity in the Borough as of March 2021. No dwellings were completed within 400m of the SPA in the reporting year. Among the SPA target species, the Dartford Warbler and Nightjar populations reached new highs. 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 improved at both the Borough's Air Quality Management Areas as a result of changed movement patterns. However, the number of complaints about most types of pollution to Environmental Health increased. No new development was permitted in the Green Belt in the categories monitored.

No dwellings were completed in Flood Risk Zones 2 or 3.

G. Protecting heritage and conservation

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. The Cemetery won a Green Flag Award.

Fourteen Listed Building Applications were validated and ten permitted. Nine new Grade II listed buildings have been designated since 2013 up to the end of the reporting year- including one in the year, Bridley War Memorial, at Grade II- 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, and 25 new dwellings connected to the system. Work continued on planning and delivering the Council's response to the climate and ecological emergency declared in 2019. A new county-wide scheme was launched to support domestic energy efficiency improvements. Renewable energy generated from the Council's solar panels was slightly lower than last year, but the Council nevertheless made a significant reduction to its own carbon emissions, and the territorial carbon emissions of the Borough continued to fall.

Introduction

This Annual Monitoring Report (AMR) covers the monitoring period of 1 April 2020 to 31 March 2021.

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.

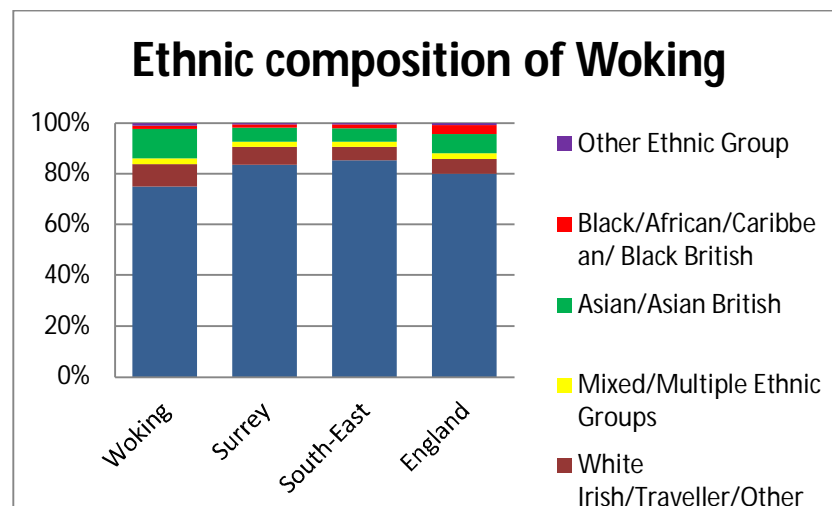


Figure 1: *Ethnic composition of Woking (Source: ONS)*

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 83.6 % (2020) 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 second most deprived neighbourhood ('Lower Super Output Area') in Surrey with an index of 34.72, compared to the Borough average of 10.80. 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, currently under construction.

The number of people in the Borough claiming Job Seekers Allowance/ Universal Credit has fallen to 467 (Quarter ending November 2020), . It is hoped that this figure will continue 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 in 2020 was £686. The ONS had a caveat as approximately 8.8 million employees were furloughed under the Coronavirus Job Retention Scheme (CJRS). Lower quartile property prices (£300,000 for the year ending September 2020) are 13% below the Surrey average (£340,000), but 18% above the regional (£245,000) and double the national averages (£164,000). 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, June 2019 and July 2021.

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 hearings 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 Proposed Main Modifications to the Site Allocations DPD, alongside a number of supporting documents, were consulted on from 18 September to 14 December 2020. The representations that were received were submitted to the Inspector.

After the end of the reporting year, the Inspector submitted his final report, with binding modifications to the Council on 6 August 2021 and the Council adopted the Site Allocations DPD and revised Proposals Map on 14 October 2021.

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.

A guidance note on the HIF Recovery Strategy was published to ensure that new development in the town centre contributes to transport infrastructure there to an appropriate degree.

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

The Thames Basin Heath Avoidance Strategy and Outlook, Amenity, Privacy and Daylight SPD have been updated and has been through a targeted consultation. The next AMR will update on its progress.

Neighbourhood Plans

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.

The Council received an application for redesignation for the Pyyrford Neighbourhood Forum which was consulted upon in September 2020. At a Council meeting on 3 December 2020, the Council approved the redesignation of the Forum for a further five years from 3 December 2020.

A consultation on the redesignation of West Byfleet Neighbourhood Forum, to allow it to carry out Neighbourhood Planning activities for another five years, was held from 12 November 2020 to 7 January 2021. At a Council meeting on 11 February 2021, the Council approved the redesignation of the Forum for a further five years from 11 February 2021.

Extant Neighbourhood Plans in Woking borough as of 01.04.2021 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.

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 periods on the Site Allocations DPD. A Duty to Cooperate statement and a Consultation Statement was 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 2020 and March 2021, 100% of major planning applications were decided in 13 weeks, 90% of minor planning applications in 8 weeks and 98% of other planning applications in 8 weeks; all these figures are above target.

Over the monitoring period 32% of planning appeals against refusal of planning applications were allowed. This is a decrease compared to the previous monitoring periods; the figure was 44% in 2019/2020, 40% in 2018/2019, 24% in 2017/18 and 35% in 2016/17.

Enforcement

Enforcement cases continued to be dealt with quickly, with 81% of complaints in the reporting year being answered within 7 working days.

A. Well designed homes

Key Facts

Housing completions within the Borough fell dramatically as a result of the problems of the construction industry in 2020/21, with 147 dwellings being completed- less than half last year's total. Over half of these were delivered on two, predominantly permitted development sites on Chertsey Road in the Town Centre. This kept the average density high, and the dwelling mix dominated by smaller dwellings, although not to the same degree as last year.

The number of permitted dwellings was again significantly higher than completions at 413 dwellings. Major projects permitted with between 30 and 67 dwellings included two redevelopment schemes and a permitted development conversion around the fringes of the Town Centre, extra care housing for the elderly in Old Woking, and another permitted development conversion in the centre of Byfleet village. The large outline planning permission in the centre of West Byfleet (the 'Sheer House site') was amended by a Section 73 application.

Affordable housing delivery in the year was exceptionally low, although the level of affordable housing granted planning permissions was better than in recent years, and an improvement in delivery is expected with the Broadoaks and Sheerwater schemes starting to deliver housing.

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 , 2020/21</i>	<i>Dwelling permissions , 2020/21</i>
Woking Town Centre	116	85	90
West Byfleet District Centre	10	0	109
Infill development in the Local Centres	15	11	30
Poole Rd/Butts Rd employment area	19	0	0
Infill development in rest of urban area	44	28	107
Green Belt	n.a.	21	0
High Density Residential Area	12	2	77
Borough of Woking	292¹	147	413

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

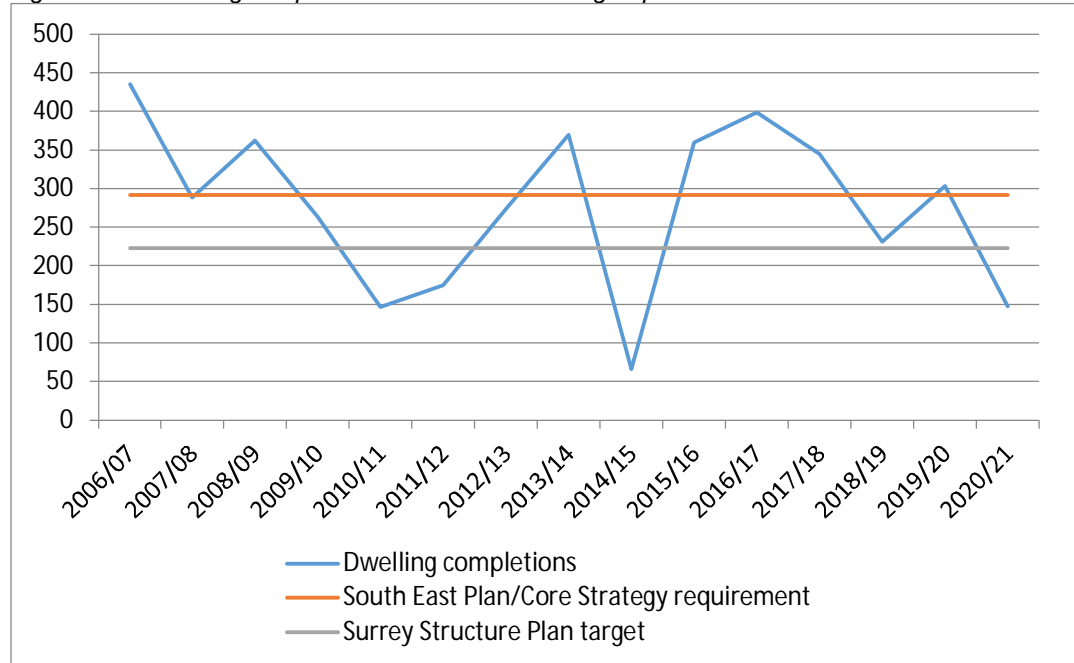


Figure 3: Net dwelling completions by Core Strategy zone

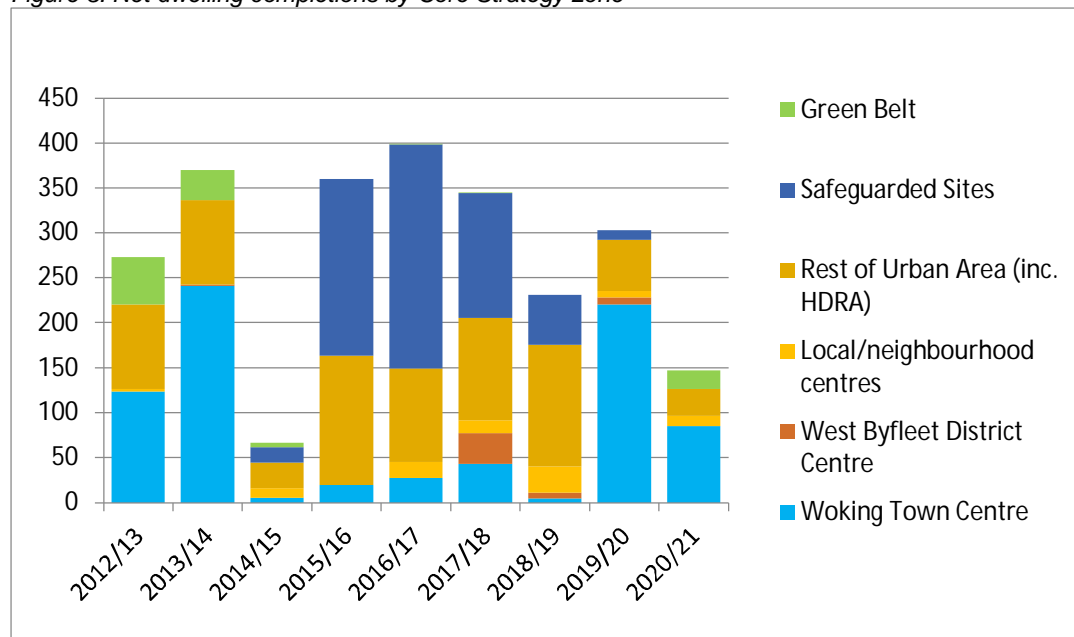
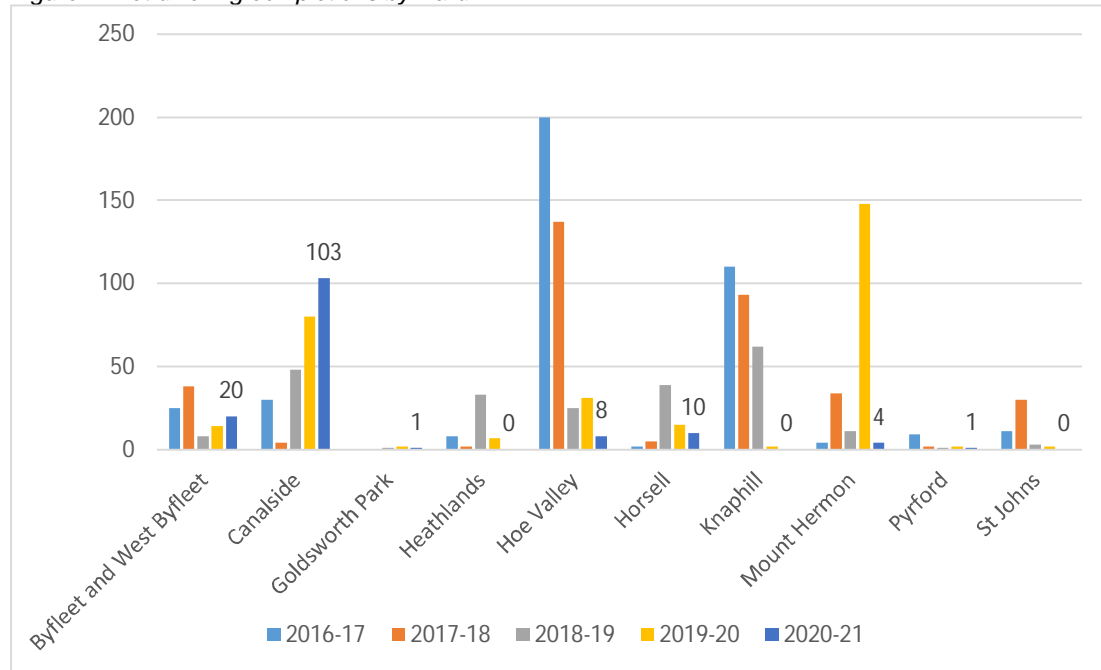


Figure 4: Net dwelling completions by ward



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 278 dwellings per year has been delivered within the borough. Since Core Strategy adoption in 2012, the average is 277.

2020/21 was a difficult year in the construction industry for many reasons and therefore it is not surprising that the dwelling completions total fell substantially, to less than half the completions figure for 2019/20. Major developments including the first half of Victoria Square, which had been expected to complete in 2020/21, were delayed and completions are now expected this year or next.

This year saw a continued high proportion of dwelling completions in the town centre, mainly thanks to the 81 flats completed in two office-conversion led schemes at 111 and 121 Chertsey Road. The first twenty completions were also registered at the major brownfield development site at Broadoaks in West Byfleet, which was in the Green Belt at the time (it was removed from the Green Belt upon adoption of the Site Allocations DPD in October 2021).

Dwelling permissions in the year were dominated by the grant of a Section 73 application to amend the outline permission on Land to the North of Old Woking Road and East of Station Approach, West Byfleet (referred to as the Sheer House site, after its former tallest building). The permission adjusted the development volume ranges to allow a greater volume of C2 accommodation and reduced the bottom end of the range for C3 housing to zero. The figure included for the site here reflects the 196 C2 units which were granted reserved matters permission less than a month after the end of the reporting year. That number has been discounted by 1.8 using the standard national methodology for including such housing in future projections, to produce a figure of 109 dwellings for the Sheer House site. Other major permissions included a 67-dwelling scheme by the registered provider Radian at Portugal Road; 48 socially rented flats for elderly people, to be built by the Council on Old Woking High Street; and two permitted development office conversion schemes of 42 and 30 dwellings respectively, on Goldsworth Road in the town centre and High Road in Byfleet.

A02	Housing Delivery Test
------------	------------------------------

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 Core Strategy that was reviewed in 2018 in line with national requirements, the housing requirement for the period since the review of the Core Strategy is taken as the annualised Core Strategy housing delivery figure of 292 dwellings per annum. For the period before the review was adopted (namely the portion of 2018/19 prior to 18 October), the minimum local annual housing need figure is used. In 2019/20, a reduction by one month's worth was applied to requirements to reflect the first COVID-19 related lockdown coming into force in March 2020.

Result:

Table 3: Housing Delivery Test

	Standard housing units completed	Student communal accommodation		Other communal accommodation		Total housing delivery	Basic requirement	Requirement after adjustment
		Bed-rooms	Bed-rooms / 2.5	Bed-rooms	Bed-rooms / 1.8			
2018/19	231	0	0	0	0	231	369	369
2019/20	290	0	0	24	13	303	292	269
2020/21	141	0	0	10	6	147	292	?
Total	975	0	0	24	13	681	953	?
Total delivery as % of requirement								?

It is not possible at this stage to reach a conclusion on whether the Housing Delivery Test has been met for 2021, since at the time of writing it is not yet clear what adjustment will be made to requirements for the year 2020/21, to account for lockdowns during that reporting year.

A03	Five year housing land supply
------------	--------------------------------------

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	Surplus/ Deficit (taking into account NPPF buffer)

				the five-year land supply	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 adoption 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.

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:

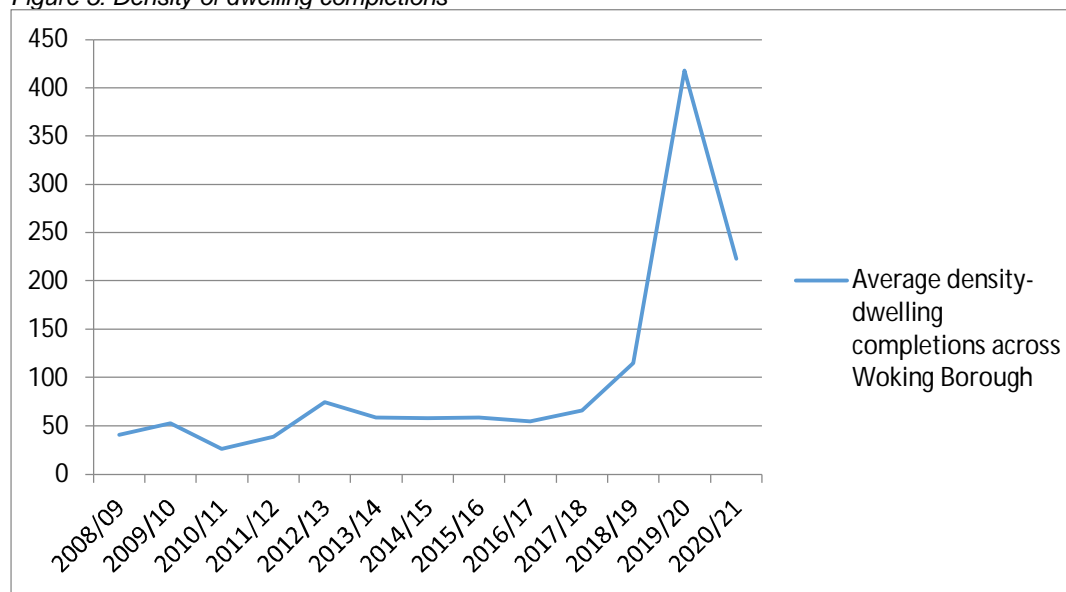
88% of dwelling completions took place on sites with a density of 30 dph or more. The average housing density was 223 dph. Table 5 below shows results in specific locations.

Table 5: Housing density by location

Location	Indicative density range, dph (CS10)	Density achieved 2020/21, dph
Woking Town Centre	>200	322
West Byfleet District Centre	50-100	n/a
Infill development in the Local Centres	30-60	134
Poole Rd/Butts Rd employment area	>200	n/a
Infill development, rest of the urban area	30-40	29
Moor Lane site, Westfield	30-50	n/a
Brookwood Farm, Brookwood	30-50	n/a
Woking Town Centre- broad location	>200	100
Green Belt	30-50	134
Borough of Woking		223

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 around or above the indicative levels in the Core Strategy for each zone, and a continued high average in density across the borough as a whole, although less so than last year (when completions were led by the completion of flats at Harrington Place). The high density was due to the year's dwelling completions being dominated by two dense flatted schemes in the town centre in particular, both 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.

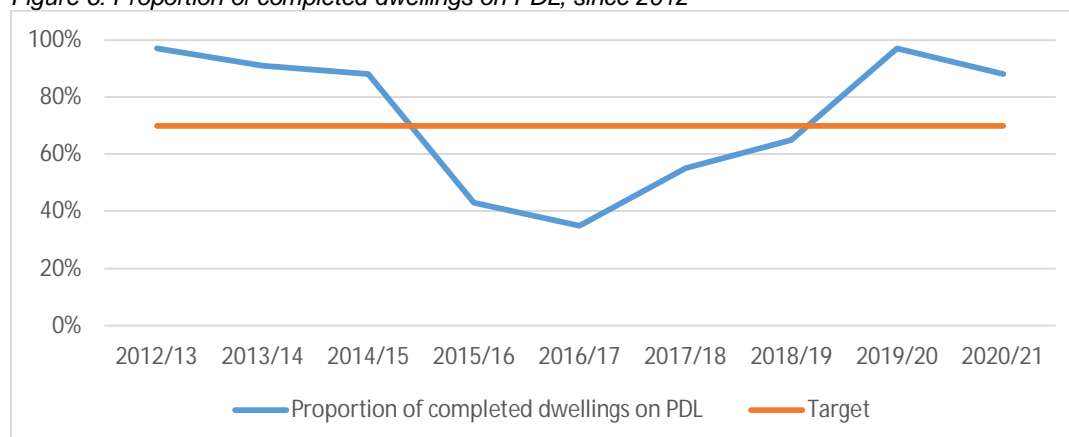
Result:

Table 6: Completions on PDL

Location	Target	Completed	Permitted
Number of dwellings on previously developed land	--	129	348
Proportion of dwellings on previously developed land	70%	88%	84%

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 completed dwellings in each Core Strategy zone by size

Dwellings completed	1 bedroom		2 bedroom		3 bedroom		4+ bedroom	
	No.	%.	No.	%	No.	%	No.	%
Woking Town Centre	77	91%	8	9%	0	0%	0	0%
West Byfleet District Centre	0	0%	0	0%	0	0%	0	0%
Local Centres	0	0%	11	100%	0	0%	0	0%
Rest of urban area	4	18%	6	27%	7	32%	5	23%
Green Belt	0	0%	2	10%	10	48%	9	43%
High Density Residential Area	2	100%	0	0%	0	0%	0	0%
Borough of Woking	83	59%	27	19%	17	12%	14	10%
Need, 2015 SHMA	Market	10%	30%	40%	20%			
	Affordable	40%	30%	25%	5%			

Table 8: Proportion of permitted dwellings in each Core Strategy zone by size

Dwellings permitted		1 bedroom	2 bedroom	3 bedroom	4+ bedroom
Woking Town Centre		69%	31%	0	0
West Byfleet District Centre		0	0	0	0
Local Centres		100%	0	0	0
Rest of urban area		64%	22%	9%	5%
Safeguarded sites		0	0	0	0
Green Belt		0	0	0	0
High Density Residential Area		44%	56%	3%	-3%
Borough of Woking		64%	31%	4%	1%
Need, 2015 SHMA	Market	10%	30%	40%	20%
	Affordable	40%	30%	25%	5%

Table 9: 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	0	0	0	0
Local Centres	100%	0	0	0
Rest of urban area	36%	14%	18%	32%
Green Belt	0	81%	0	19%
High Density Residential Area	100%	0	0	0
Borough of Woking	75%	14%	3%	8%

Trend:

Figure 7: Proportion of dwellings completed by size since 2010

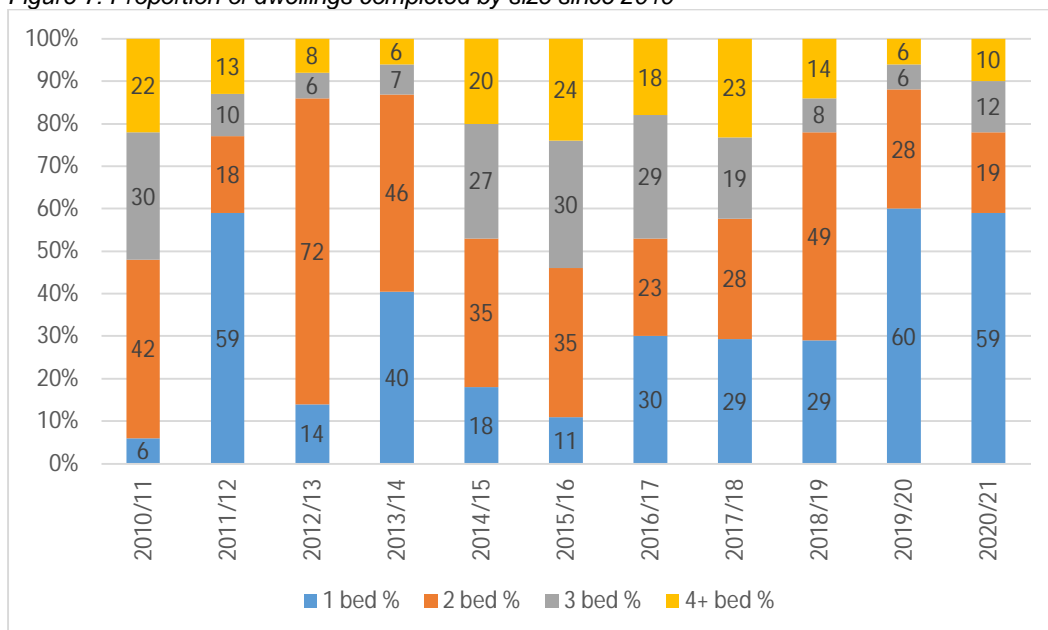
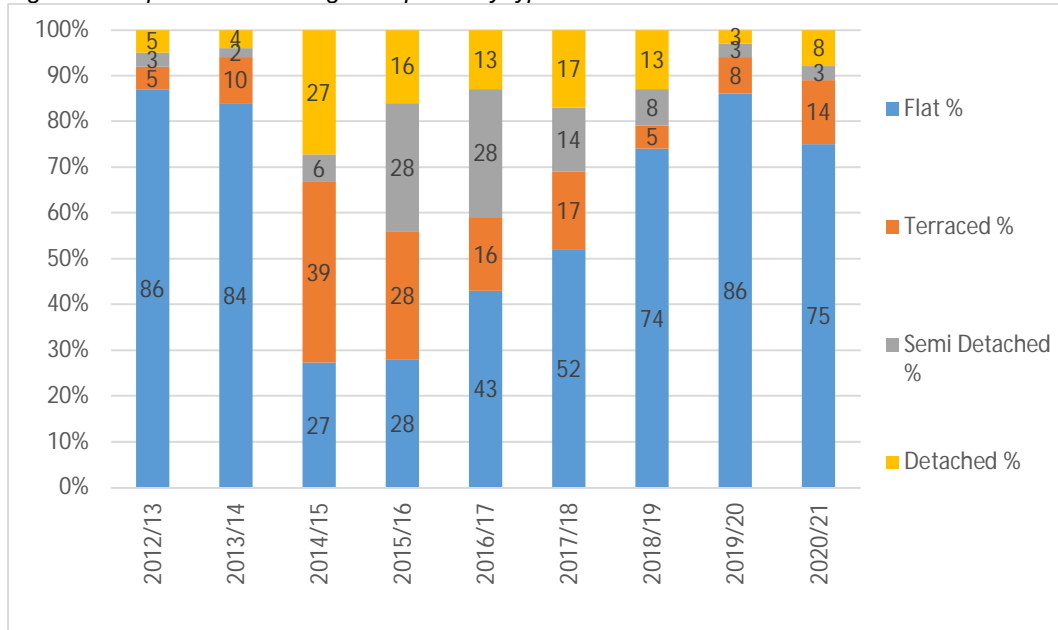


Figure 8: Proportion of dwellings completed by type since 2012



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 2020/21	Permitted 2020/21
High Density Residential Area	Affordable Rent	1	0	6
	Shared Ownership	1	0	8
	Affordable Rent	2	0	14
	Affordable Rent	3	0	1
Rest of Urban Area	Social Rent	1	2	47
		2	0	5
		3	4	0
Woking Borough	Total affordable		6	57
% of all housing	Total affordable		4%	20%

£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 negotiated for financial contributions to affordable housing were limited to an overage clause

capped at £2,169,822, on the site at 7 York Road, should sales values there be higher than expected. After a large expenditure the previous year, no Section 106 money was spent on affordable housing last year.

Trend:

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

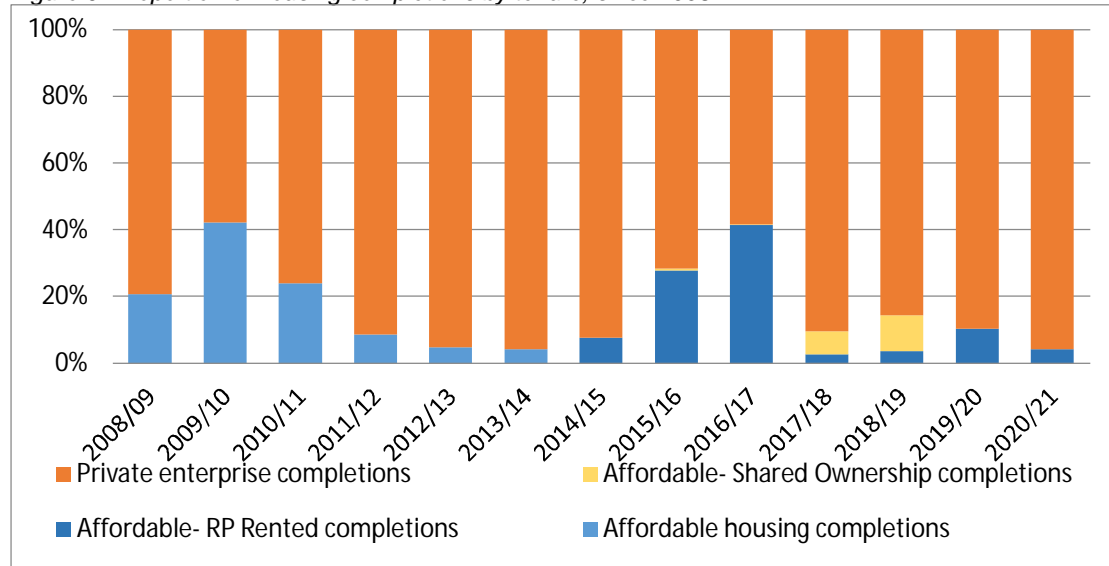
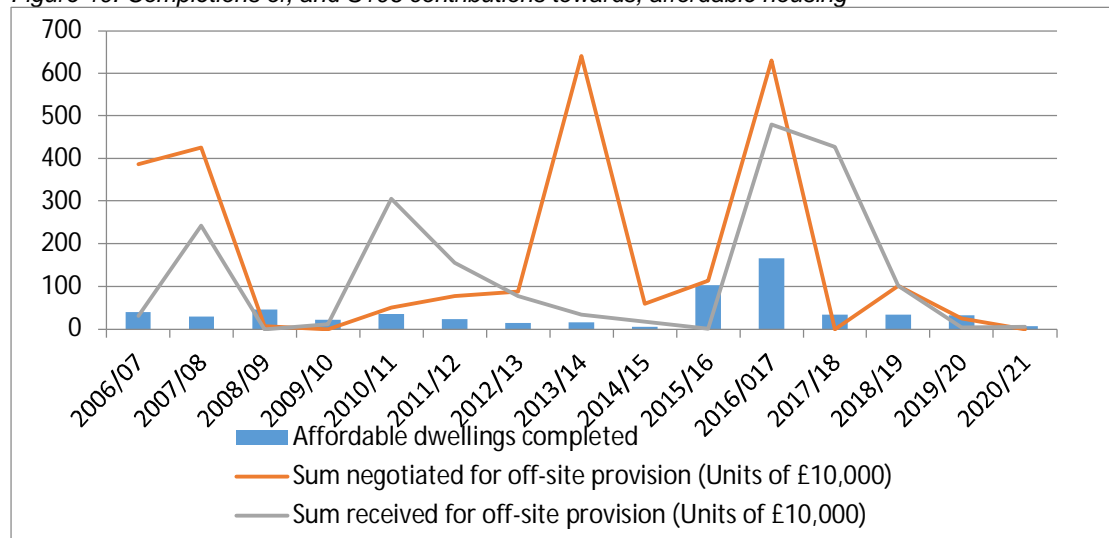


Figure 10: Completions of, and S106 contributions towards, affordable housing



Explanation:

The proportion of permitted dwellings which are affordable is higher than in recent years, mainly thanks to the permission for 48 socially rented older peoples' flats at the former Ian Allan Motors site in Old Woking, and 29 of the flats in the 67-dwelling Radian development on Portugal Road. The remainder of the Portugal Road flats are expected to be managed as affordable housing (shared ownership tenure) but this is not secured by legal agreement so is not included in the figures above.

The number of officially affordable housing completions was extremely low, reflecting the dominance of the two prior approval sites on Chertsey Road, and various small suburban developments, among the figures. However, 23 of the flats at 121 Chertsey Road were subsequently purchased by the Council and effectively function like affordable housing, although this usage is not secured by legal agreement.

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:

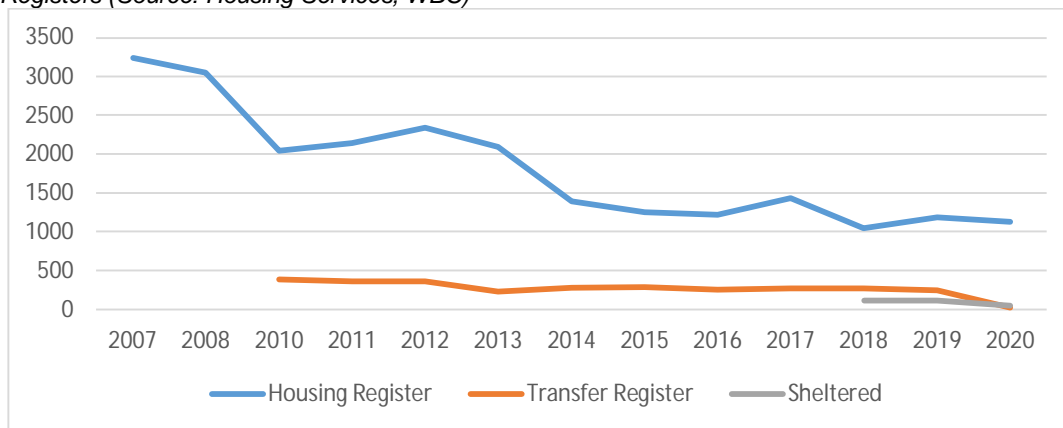
The data gives an indication of unmet need for housing. There is no specific target.

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 2018/19, 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) actually increased by 17% in 2019/20 compared to the previous year.

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

Target:

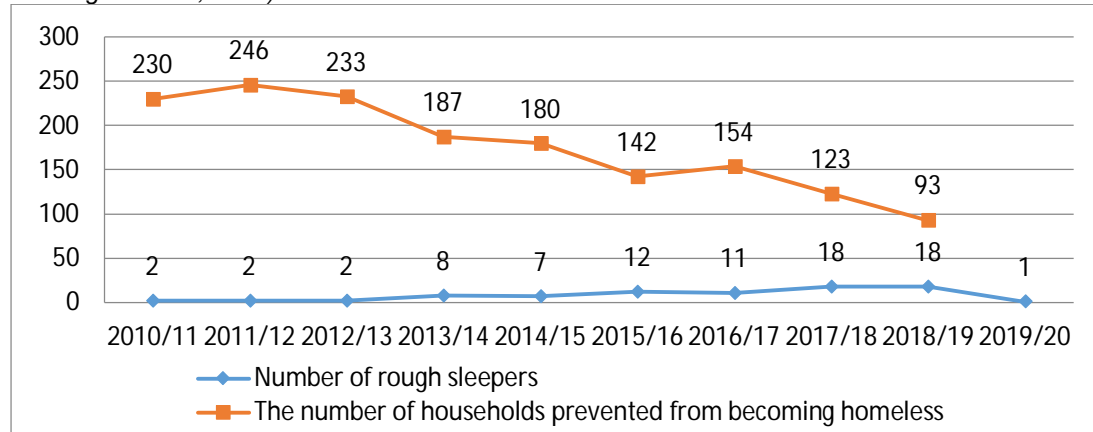
No target. The construction of affordable and specialist housing should help to reduce homelessness and rough sleeping.

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:

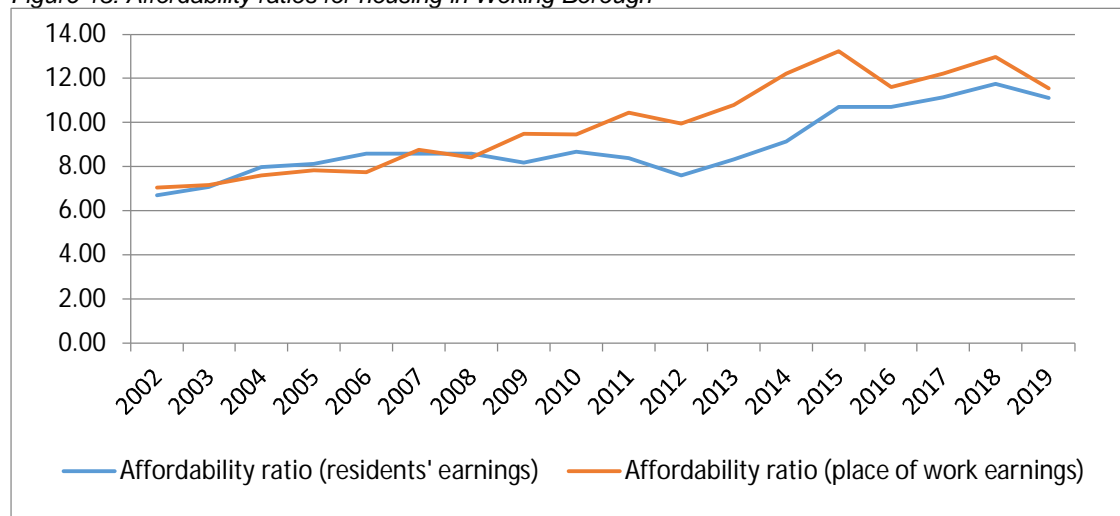
No specific target, though it is preferable that earnings grow faster than house prices, to reduce the affordability ratio (make it easier for people to afford to buy a home). The term ‘house price’ here also includes flats and other dwellings.

Result:

In September 2021, the average house price in Woking was £430,053, while the 2021 average gross weekly pay for full-time workers in Woking was £655 and for residents of Woking, £693. The affordability ratio (house prices against earnings) for residents of Woking as of March 2020, as published by the ONS, was 9.83 (10.83 in 2019), while that for people who work in Woking was 10.17 (10.49 in 2019).

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 for people who work in the Borough, and the most affordable for its residents. 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:

No planning permissions for Gypsy or Traveller sites were granted in the reporting year.

Trend:

Table 10. Gypsy and Traveller pitch provision against planned figure

	Planned provision pitch	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
2020/2021		0	-6.9

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, adopted after the end of the reporting year, allocates additional pitch provision sufficient to address outstanding need to 2027 and beyond the plan period.

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, 2020/21	Permitted, 2020/21
Total C3 dwellings for older people or vulnerable groups	2	48
Proportion of those which are 2+ bedroom units	0%	6%
Total C4 House in Multiple Occupation bedrooms	0	0
Total C2 residential institution bedrooms	10	196

Explanation:

The year saw the completion of 10 bedrooms of C2 accommodation, and the conversion of two common rooms in council-run older peoples' accommodation into additional flats. Permission was granted for a 48-flat older peoples' social housing scheme in Old Woking, and the outline planning permission on the Sheer House site in West Byfleet was amended through a Section 73 application, adjusting the development volume ranges to allow a greater volume of C2 accommodation and less C3 housing. The figure chosen for this site in Table 12 is 196 C2 units, which reflects the scheme granted reserved matters permission less than a month after the end of the reporting year.

A13	Self Build housing and Starter Homes
------------	---

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 only very minor changes in completed retail floorspace, though there were a larger number of applications granted permission, including several for changes of use between retail categories and a small number of redevelopments. Employment floorspace saw a large net loss in the year, -15,845 sq.m, mostly at Broadoaks but also including prior approval sites in the town centre, and a site in Byfleet changing from the employment use class to 'sui generis' use (motorcycle sales); the amount of employment floorspace permitted to be lost was also significant, again with a mixture of prior approvals and redevelopments.

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

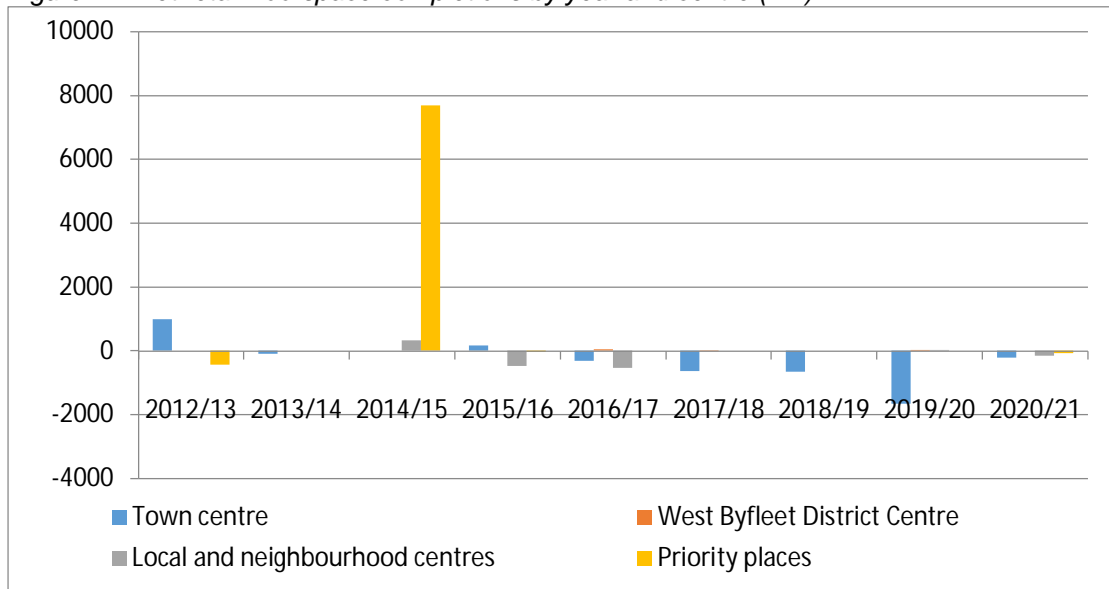
Location	A1	A2	A3	A4	A5	A Mixed	Mixed A / other	Total
Woking Town Centre	-141	-218	-	-	-	+141	-	-218
District and local centres	-	-	-141	-	-	-	-	-141
Priority places	-	-77	-	-	-	-	-	-77
Neighbourhood centres / shopping parades	-	-	-	-	-	-	-	-
Other locations	-81	-	-	-	-	-	-	-81
Borough of Woking	-222	-295	-141	-	-	+141	0	-517

Table 16: Retail floorspace permitted, m2

Location	A1	A2	A3	A4	A5	A Mixed	Mixed A / other	Total
Woking Town Centre	-51	-237	+51	0	0	0	0	-237
District and local centres	8	-257	-94	0	0	0	0	-340
Priority places	-788	-76	+47	0	+47	0	0	-772
Neighbourhood centres / shopping parades	0	0	0	0	0	0	0	0
Outside centres	-315	0	+315	0	0	0	0	0
Borough of Woking	-1146	-570	+321	0	+47	0	0	-1,349

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 reporting year saw very modest completed losses of retail space in each zone, mainly involving conversion to dwellings.

There was substantially more activity among retail permissions, the largest being for the redevelopment of 409 sq.m of A1 retail space in West Byfleet primary shopping area, with a smaller shop and flats above. There were several permissions for change of use from other types of retail to the A3 use class.

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

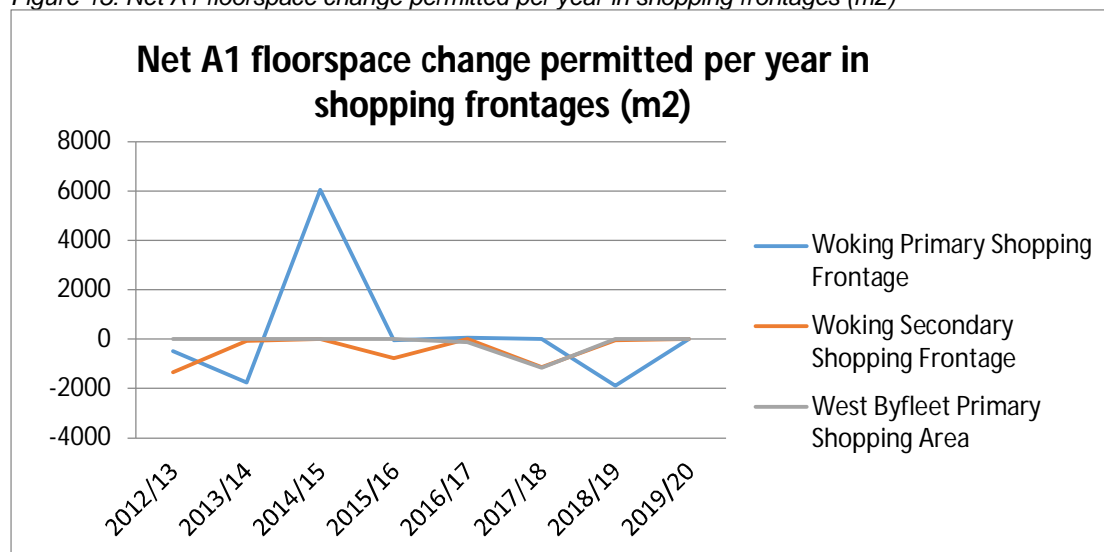
Location	Gross gain of A1, 2020/21 (m2)	Loss of A1, 2020/21 (m2)	Net completed change (m2)
Woking Town Centre-Primary frontage	0	0	0
Woking Town Centre-Secondary frontage	0	-141	-141
West Byfleet District Centre-Primary shopping area	0	0	0

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

Location	Gross gain of A1, 2020/21 (m2)	Loss of A1, 2020/21 (m2)	Net permitted change (m2)
Woking Town Centre- Primary frontage	0	0	0
Woking Town Centre-Secondary frontage	0	-51	-51
West Byfleet District Centre-Primary shopping area	+401	-409	-8

Trend:

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



Explanation:

2020/21 saw further reductions in A1 floorspace in the Town Centre’s secondary shopping frontage, although to a lesser degree than in previous years. The only completed development in this category involved a change from purely A1 space to mixed A use space on Chertsey Road. Permissions included a change from A1 to A3 use in the Town Centre secondary shopping frontage, and a change from A3 to A1 in West Byfleet, although the latter was outweighed by the redevelopment of a nearby site, which will provide a reduced amount of retail floorspace.

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, 2020/21 (m²)	Permitted, 2020/21 (m²)
Woking Town Centre	B1 Business	-2,803	-1,195
West Byfleet District Centre	B1 Business	0	0
District / Local Centres	B1a Office	0	-1,443
Poole Road/Butts Road employment area	B1 Business	0	0
Monument Way East and West and Forsyth Rd employment areas	All B uses	0	0
Borough of Woking	B1a Office	-14,882	-3,533
Borough of Woking	B1c Light Industrial	0	-480
Borough of Woking	Mixed B1 Business	0	0
Borough of Woking	B2 General Industry	-963	-217
Borough of Woking	B8 Storage / distribution	0	+4,606
Borough of Woking	Mixed B1/B2 use	0	-6,556
Borough of Woking	All B uses	-15,845	-6,180

Explanation:

The completion figures for the year are dominated by the demolition of 12,001 sq.m of disused office floorspace on the Broadoaks site, in preparation for the residential-led redevelopment there. There was also a significant loss of office space in the town centre, with the change of use of two adjacent buildings on Chertsey Road (a third was completed just after the end of the reporting year). A site in B2 use (general industry) was converted into a motorcycle dealership (classed as 'sui generis').

Approval was given for a substantial loss of employment floorspace, although again much reduced from the previous year. There were several medium-sized office sites which received prior approval for change of use to residential, as well as one permission for redevelopment of a self storage facility (B8 use) with housing. Two sites in B1c and B2 use received permission to convert to B8, while the only new-build employment space permitted this year was a 152 sq.m office building in Brookwood.

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, 2020/21

	Completions	Permissions
Hotel bedrooms in town centre, 2020/21	0	0

Explanation:

No hotels rooms were completed or permitted in the town centre this year. The completion of the Hilton hotel in Victoria Square is anticipated in the coming year.

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:

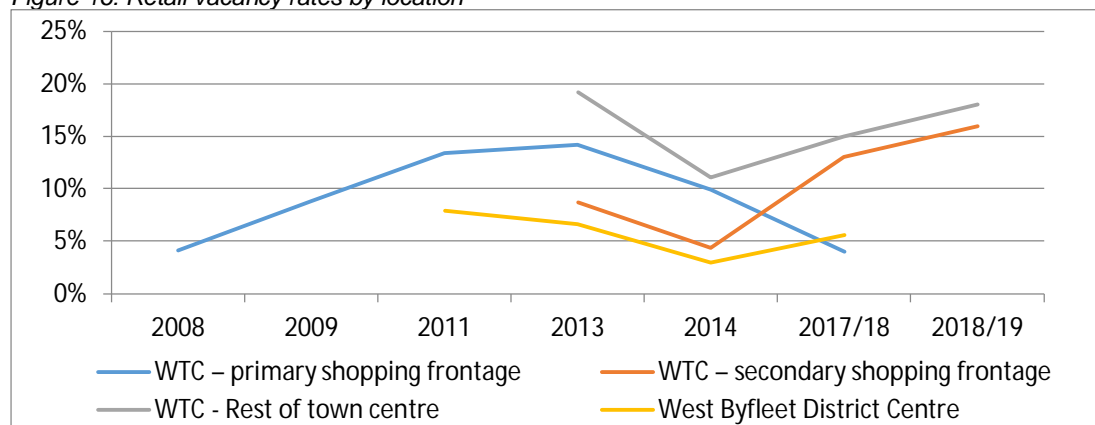
Table 21: Vacant floorspace by location (2018)

Location	Vacant floorspace (m2)			Retail (%)
	Office	Industrial	Retail (area)	
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:

None.

Explanation:

No farmers’ market was held by Woking Markets in 2020/21 due to the Covid 19 pandemic. However, there have been private events such as the Vegan Market held in the former YUM! Building on Goldsworth Road.

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:

5,335 businesses were registered for VAT in the borough in 2020.

Trend:

Figure 17. VAT and/or PAYE enterprises by broad industry group. Source: ONS

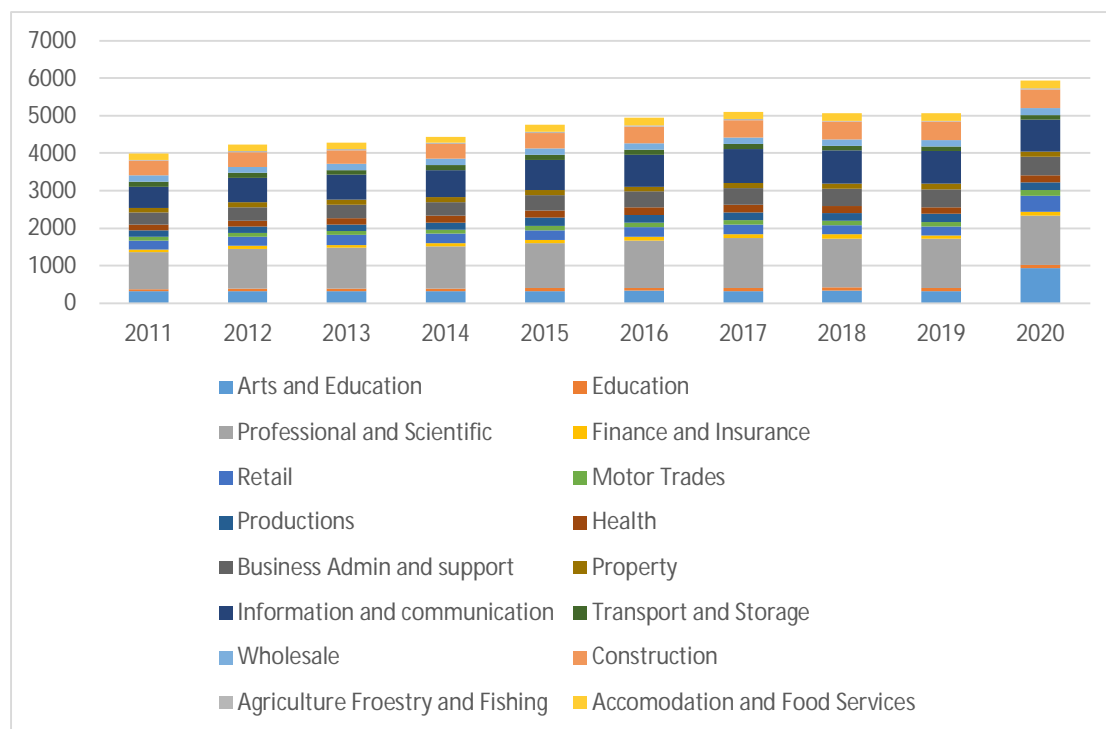


Table 22: Number of enterprises by broad industry group, 2020

Broad industry group	No. VAT and/or PAYE enterprises, 2020	Broad industry group	No. VAT and/or PAYE enterprises, 2020
Agriculture Forestry & Fishing	25	Information & Communication	850
Production	220	Finance & Insurance	95
Construction	505	Property	135
Motor Trades	140	Professional Scientific & Technical	1310
Wholesale	175	Business Administration & Support Services	495
Retail	440	Education	85
Transport & Storage	130	Health	185
Accommodation & Food Services	205	Arts Entertainment Recreation and Other Services	340

Explanation:

Most sectors have seen an overall increase in the number of businesses in Woking since 2011, other than agriculture which has declined. The largest absolute growth was in Retail from 230 last year to 440 this year. The total number of businesses increased slightly in 2020.

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:

There have been a few renovations of office space to provide fitted (rather than fully serviced) offices. These are also being offered as more flexible so business can increase or decrease space if needed. The locations are:

- Space+ (68 Chertsey Road) with fitted offices space x 3 units totalling 11,978 sq ft / 1,113 sq.m.
- Forge (43 Church Street West) offers some 6000 sq ft / 557 sq.m. studio space.

Trend:

2019/20 saw a greater amount of floorspace provided than the reporting year, primarily at Spaces (Albion House) with 3,797 sq.m of serviced floorspace, but also additional space on the first floor of Steward House.

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:

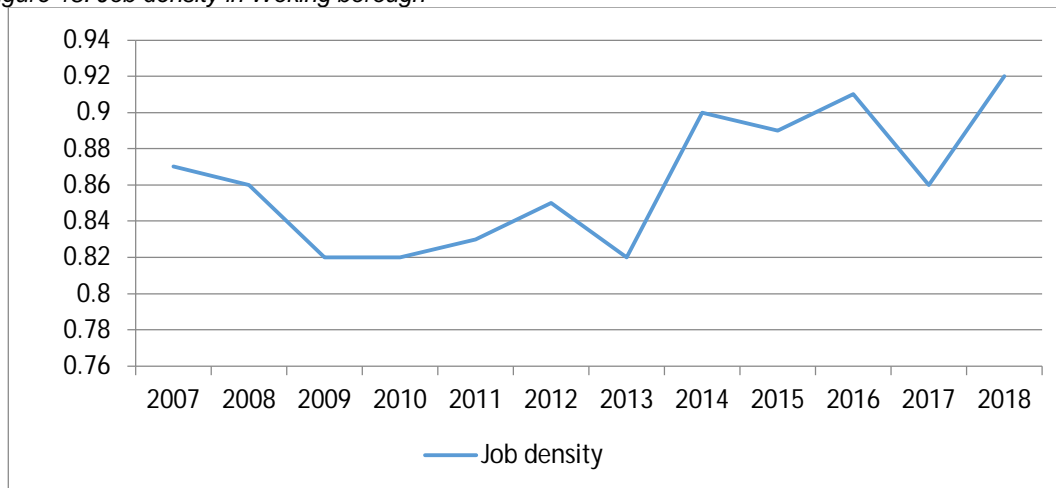
No specific target. The Core Strategy aims to support an increase in the number of jobs alongside population growth.

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

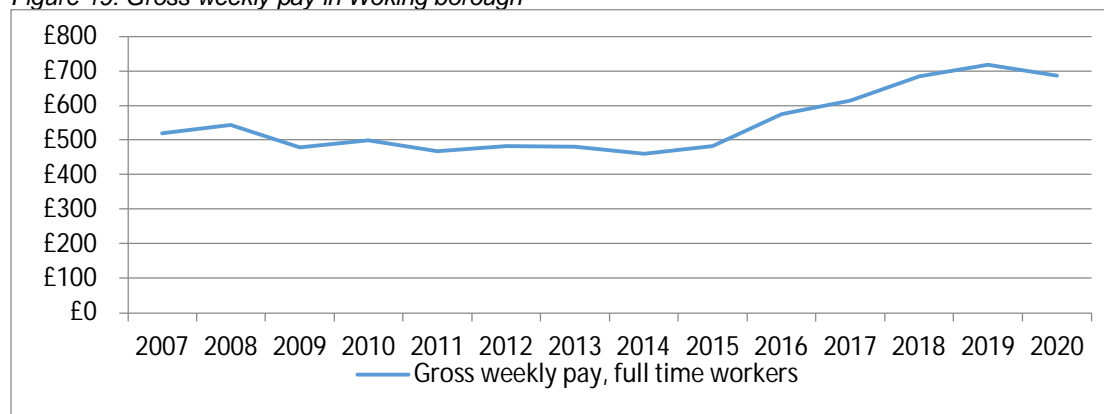
Result:

Gross weekly pay for full time workers in 2020 was £686. This is lower than last year.

However, the ONS had a caveat as [approximately 8.8 million employees were furloughed](#) under the Coronavirus Job Retention Scheme (CJRS).

Trend:

Figure 19: Gross weekly pay in Woking borough



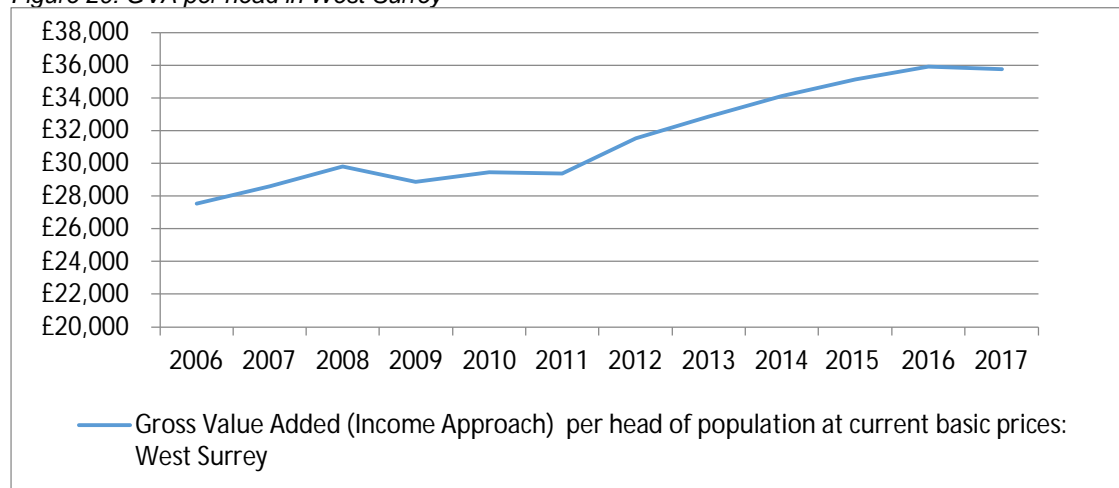
B12	Productivity: Gross Value Added (GVA)
SA ref. 16d	
Monitors:	Sustainability Objective 16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all

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).

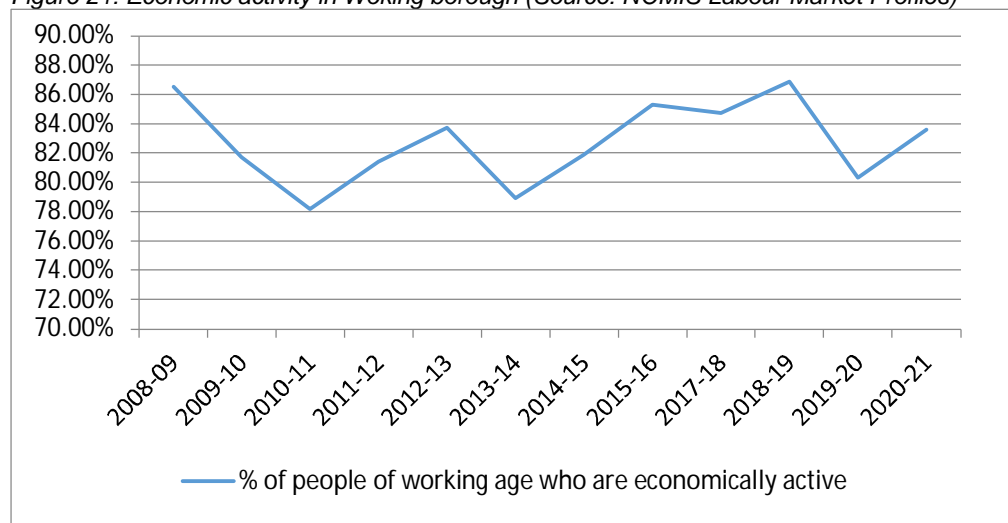
B13	Economically active population
SA ref. 16a	
Monitors:	Sustainability Objective 16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all

Result:

In 2020/21, 83.6.% 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 2020/21	Approved 2020/21
Number of sites	3	4
Office floorspace loss	-2,881m ²	-3,254m ²
Additional dwellings	83	87

Trend:

Table 24: Effects of GPDO Class O since 2016

	2016/17	2017/18	2018/19	2019/20	2020/21
Office floorspace loss completed	4,340	4,534	2,630	3,478	2,881
Additional dwellings completed	33	64	23	58	83

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 in the reporting year was again substantially higher than the previous year. The number of dwellings permitted in the year was lower than last year, although there were slightly more sites; none of the prior approvals this year were for over 50 dwellings.

It may be worth noting that this year also saw the first prior approvals granted under Class M of the General Permitted Development Order, for change of use from retail to residential.

C. Improving access to key services, facilities and jobs

Key Facts

The proximity of new housing development to key facilities and jobs continued to be good this year. Work progressed well on transport projects around the town centre, including the completion of a new pedestrian and cycle bridge across the Basingstoke Canal, and the creation of a significant area of public realm in front of Victoria Square. Cycle movements in the Town Centre fell, as did vehicle journey times on the Borough's major roads.

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.

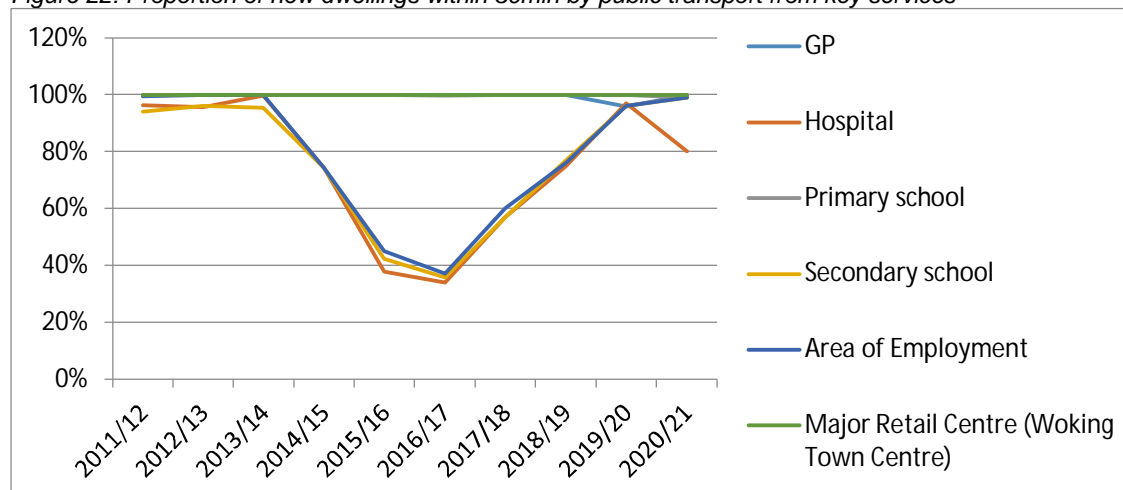
Result:

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	100%	80%	99%	99%	99%	100%

Trend:

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



Explanation:

The proportions against this indicator were once again very good this year, the first full year since the old safeguarded sites were fully built out, with only a handful of dwellings being more than 30 minutes by public transport from key services. Parts of the Broadoaks site are more than 30 minutes from a hospital, which is reflected in the

figures, but the dwellings delivered there last year are on the part of the site nearer to public transport.

The relatively low proportion of dwellings around four 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.

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, 2020/21	0	1

Trend:

Figure 23: Transport assessments and travel plans on major development



Explanation:

None of the six major developments granted permission or prior approval in the reporting year were accompanied by transport assessments; however, all but one of them were accompanied by transport studies. The exception was a prior approval site in the town centre. One site- the Council's older peoples' accommodation scheme in Old Woking- had a travel plan.

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, 2020/21

Section 106 monies agreed	Section 106 monies received	Section 106 monies spent
None	None	None

Explanation:

CIL is now the main means by which new development is intended to fund transport schemes, however, no CIL money has been spent on transport schemes as of the end of the reporting year.

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. No new information is available on this indicator.

Trend:

Figure 24: Usage of railway stations in the Borough

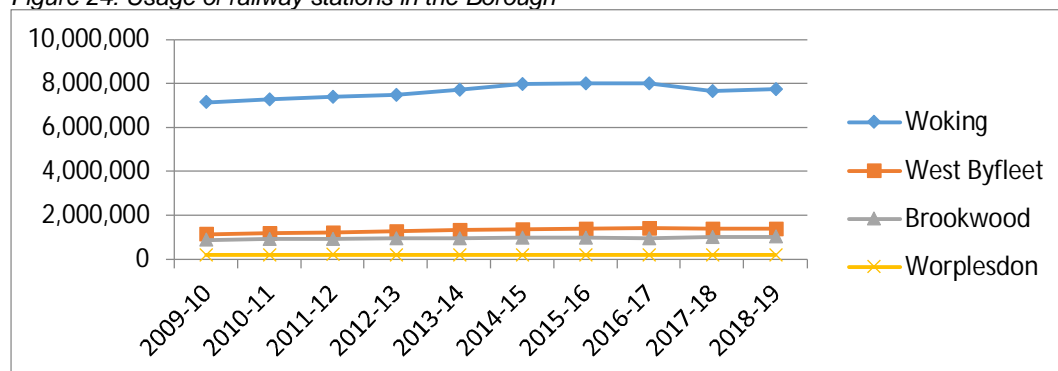
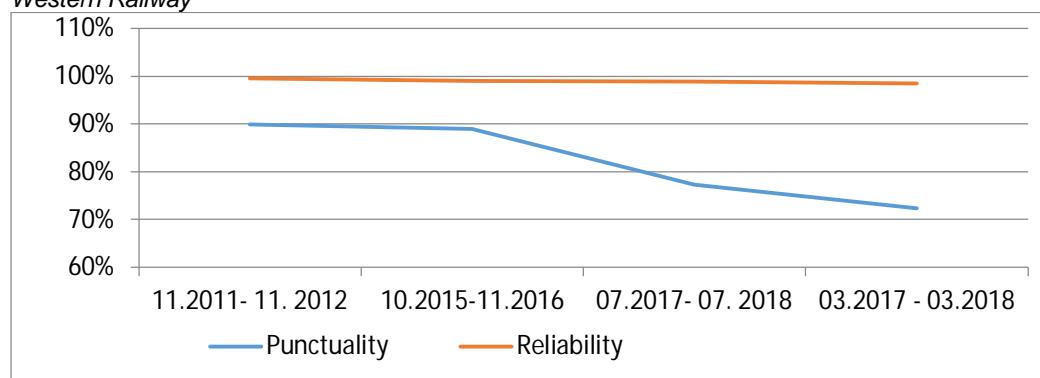


Figure 25: Punctuality and reliability: average performance of the main line for South West Trains/ South Western Railway



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.

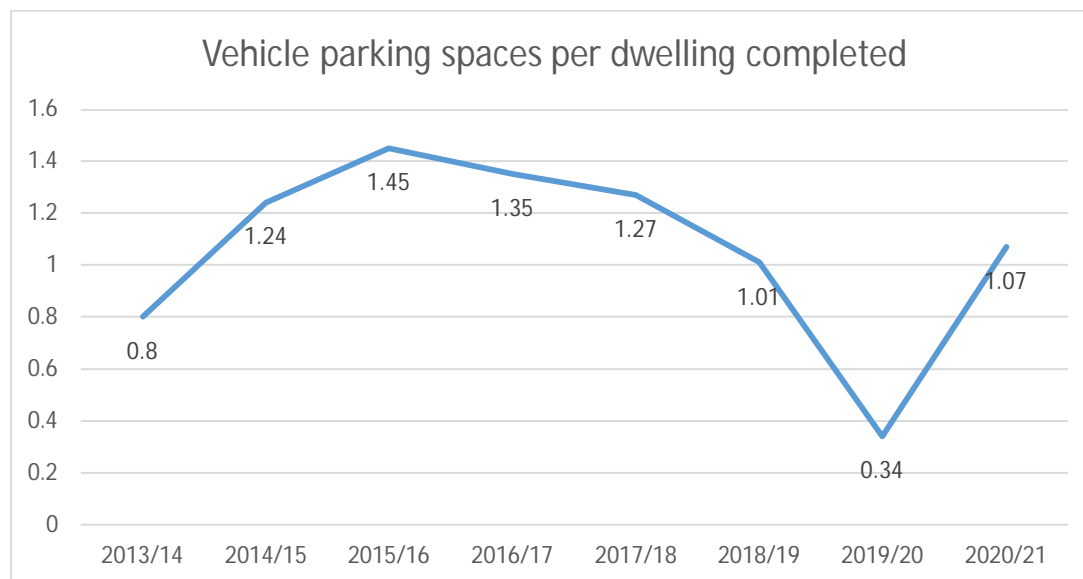
Result:

Table 29: Vehicle parking spaces completed, 2020/21

	Vehicle parking	
	Whole borough	Parking High Accessibility Zone
Residential parking spaces completed	139	40
Parking spaces per dwelling	0.34	0.20

Trend:

Figure 26: Vehicle parking spaces per dwelling completed



Explanation:

The average number of vehicle parking spaces per dwelling grew again after falling the previous year. In contrast to last year, which was dominated by the purpose-built flats at Harrington Place, this year's Town Centre completions were mainly conversions of offices on Chertsey Road where a substantial number of the pre-existing parking spaces were retained. In addition, many of the other developments this year were on lower density, small suburban sites with more parking places per dwelling.

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. Work in 2020/21 was focussed on the Market Square/Victoria Gate area, and the new pedestrian/cycle bridge over the

Basingstoke Canal was completed. Separately, work also got underway on the Victoria Arch scheme, which will significantly improve the quality of this key route for pedestrians and cyclists

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. 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

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

Explanation:

Cycle routes have been remapped in the last couple of years before 2018 which may explain any discrepancies in the figures. The figure has not been updated for 2020/21

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 normally conduct cycle cordon counts twice in May and twice in September, for 18 locations around Woking town centre. The autumn counts for 2021 showed a total of 2998 movements- a further decline following the sharp drop in movements seen in 2020. This is likely to show the impact of changes to travel patterns

arising from the Covid 19 pandemic. It was not possible to carry out a spring survey in 2020.

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	2020	
A245	22.1	21.9	22.4	24.2	8.0%
A247	24.7	23.8	24.2	25.7	6.2%
A3046	24.2	23.5	24.0	26.3	9.6%
A320	24.7	27.0	25.6	29.6	15.6%
A322	25.6	24.6	23.6	27.3	15.7%
A324	25.9	28.9	28.6	29.5	3.1%

Explanation:

The reporting year showed substantial increases in traffic speeds, in particular on the major north/south routes. 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 completion of the redevelopment of the Coign (now Welcome) Church, the redevelopment of the former Woking Liberal Club and a new gymnastics space on Egley Road. Planning permissions include the redevelopment of a former orthodontic clinic on Kingsway and a performing arts library in the Town Centre. Demand for allotments has greatly increased during the Covid 19 pandemic

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, 2020/21

Location	Permitted (m2)		Completed (m2)	
	D1/F1	D2/F1	D1/F1	D2/F1
Woking Town Centre	+761	0	+894	0
West Byfleet District Centre	0	0	0	0
Knaphill Local Centre	0	0	0	0
Sheerwater Local Centre	0	0	0	0
Other local centres	0	0	0	0
Vicinity of Sheerwater and Lakeview	0	0	0	0
Other neighbourhood centres / shopping parades	0	0	0	0
Rest of urban area	-248	0	-1121	0
Green belt	0	0	0	+465
Total	100	0	-227	465

Explanation:

Completions in this category in the reporting year included the completion of the Welcome Church (formerly Coign Church) expansion on Church Street West in the town centre, and the completed replacement of the Woking Liberal Club on Walton Road with ten flats and a much smaller area of D1 floorspace (although this is registered as a substantial loss, in practical terms it may be experienced as a gain of 79 sq.m as the site had been under development for many years). Lastly, the new temporary facility for Woking Gymnastics Club in a former barn on Egley Road. Permissions for community use in the year included the demolition of a disused orthodontic clinic on Kingsway, to be replaced by flats with a smaller D1 use on the ground floor, and the conversion of retail units in the town centre to a performing arts library.

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	

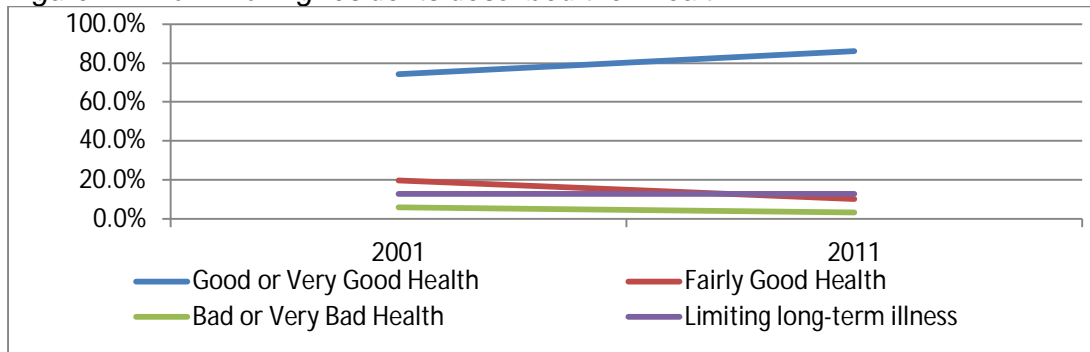
Result:

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.

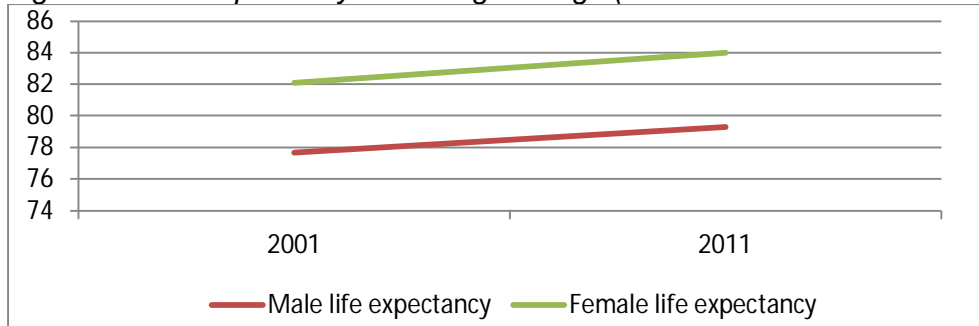
D03	2(d)	Life expectancy
SA ref.		
Monitors:	Sustainability Objective 2: Facilitate the improved health and wellbeing of the population and reduce inequalities in health	

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.

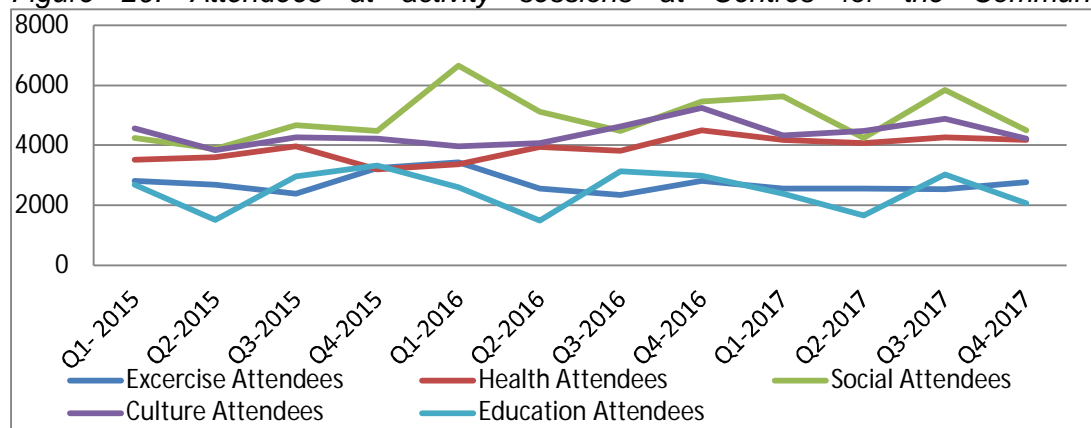
Result:

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 is from 2018.

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 2021.

Explanation:

No new play areas were developed or lost in the reporting year.

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, 2020/21

	Allotment sites	Allotment plots	People on allotment waiting lists
Number	10	816	243

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, only for the number to be reduced by the same amount the following year. The number of people on the waiting list has continued its sharp increase from 50 two years ago, to 162 last year, to 243 now. This is attributed to increased interest in allotments arising from the COVID-19 pandemic.

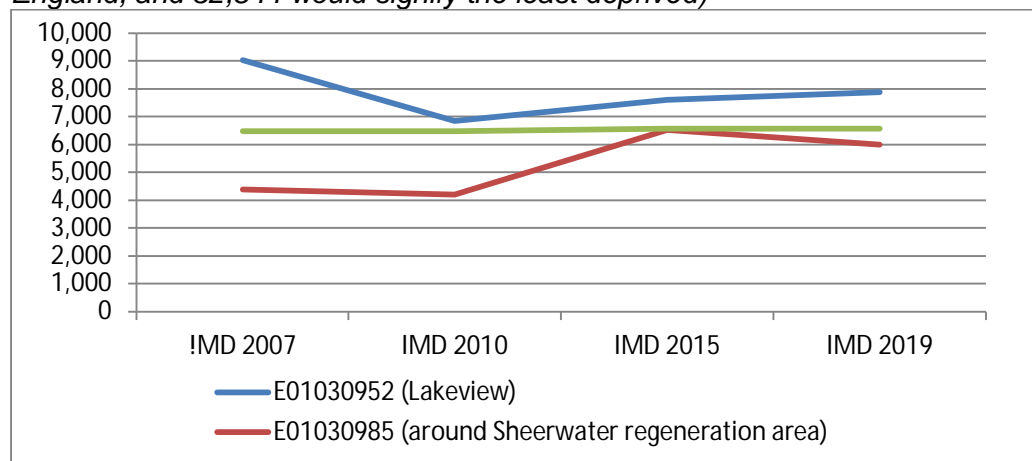
D08	4b	Number of areas within Woking that are within the top 20% deprived areas nationally
SA ref.		
Monitors:	Policy CS5: Priority Places Sustainability Objective 4. Reduce poverty, crime and social exclusion	

Result:

Woking borough is divided into 61 Lower Super Output Areas (LSOAs, referred to informally as 'neighbourhoods'). The 2019 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 most deprived neighbourhood in Woking has become more deprived in comparative terms, and remains among the most deprived in Surrey: this is the approximate area of the Sheerwater regeneration scheme, which is the second most deprived neighbourhood in Surrey (having been the most deprived in 2010 and the third most deprived in 2015), and ranked 5,986nd out of 32,844 across England (well within the 20% most deprived). Lakeview in Goldsworth Park has become comparatively less deprived than it was (7,871st) but remains within the 30% most deprived areas nationally and is Surrey's tenth most deprived neighbourhood.

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

On the other hand, both these areas perform comparatively well in terms of 'barriers to housing and services' and living environment; for the latter they are both among the 20% least deprived areas in England.

The figures for Sheerwater in 2019 are likely to have been affected by the ongoing redevelopment of the area, with numerous properties there temporarily empty for this reason. An improvement can be anticipated as the redevelopment progresses.

In addition to the two neighbourhoods discussed above, there are three LSOAs in Woking (there were none in 2015) which fall into the bracket between the 30% most deprived and 40% most deprived in England, while there are now eight LSOAs between the 40% and 50% least deprived (nine in 2015). Altogether, therefore, only 21% of Woking's neighbourhoods are more deprived than the national average neighbourhood; although this has increased from 18% in 2015.

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:

- 4 x three-bedroom social rented affordable houses.
- 1 x one-bedroom social rented specialist elderly flat.
- 3 x 1-bedroom private market flats.
- 10 x 2-bedroom private market flats

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 2019/20, adding another 216 dwellings, increased open space and vehicle parking, and reconfigured proposals for 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 and the first phase of residential development was completed not long after the end of the reporting year, followed by the leisure centre.

A planning application (reference PLAN/2020/0655) is pending consideration which would relocate the entrance to Monument Way West Business Park, redirecting commercial traffic away from residential properties on Walton Road and Walton Terrace..

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	0
Units completed	0	0	0

Explanation:

There were no completions or permissions relating to these uses in the reporting period.

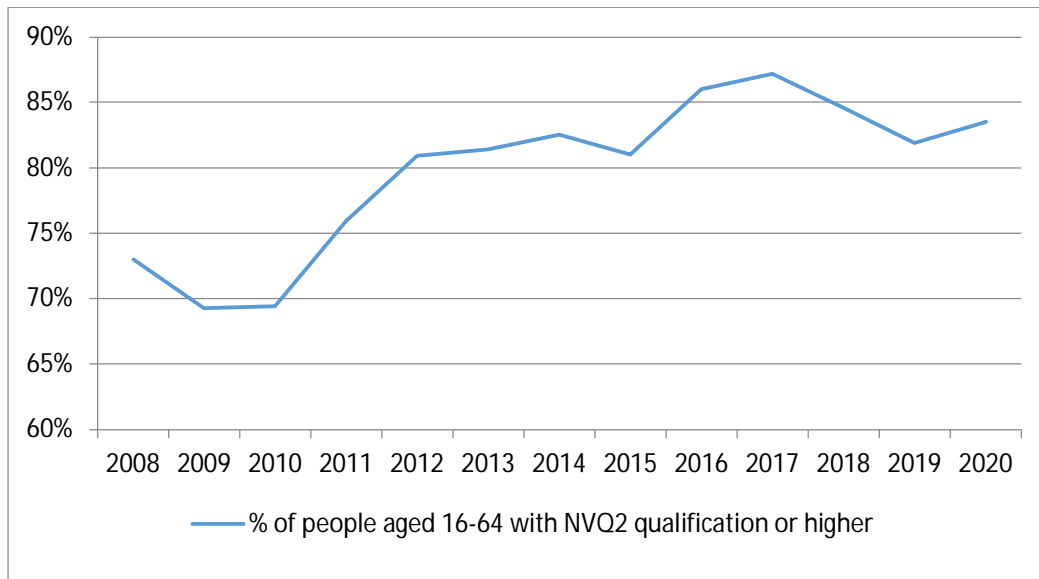
D12	16e	Proportion of working age population with 5 or more A*-C grade GCSEs or equivalent as highest qualification.
SA ref.		
Monitors:	Sustainability Objective 16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	

Result:

In 2020, 83.5% 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: Nomisk)



Explanation:

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

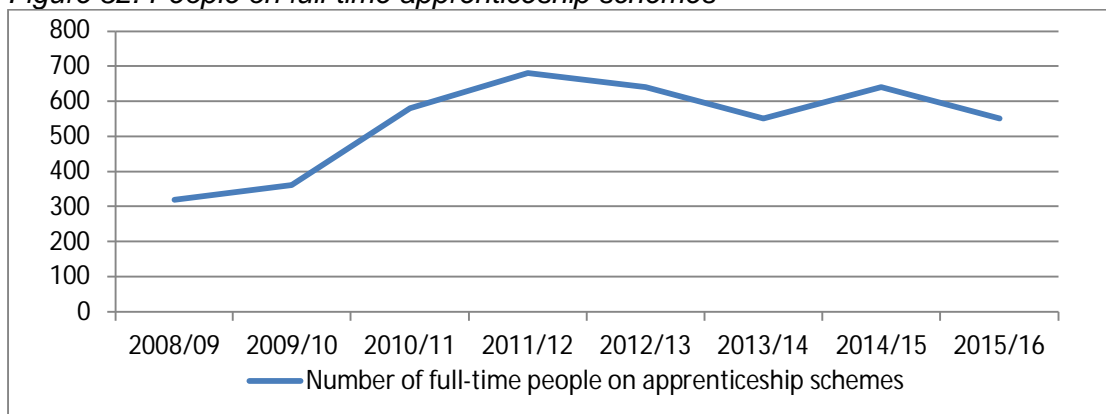
D13	16g	Number of people in vocational training
SA ref.		
Monitors:	Sustainability Objective 16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	

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	

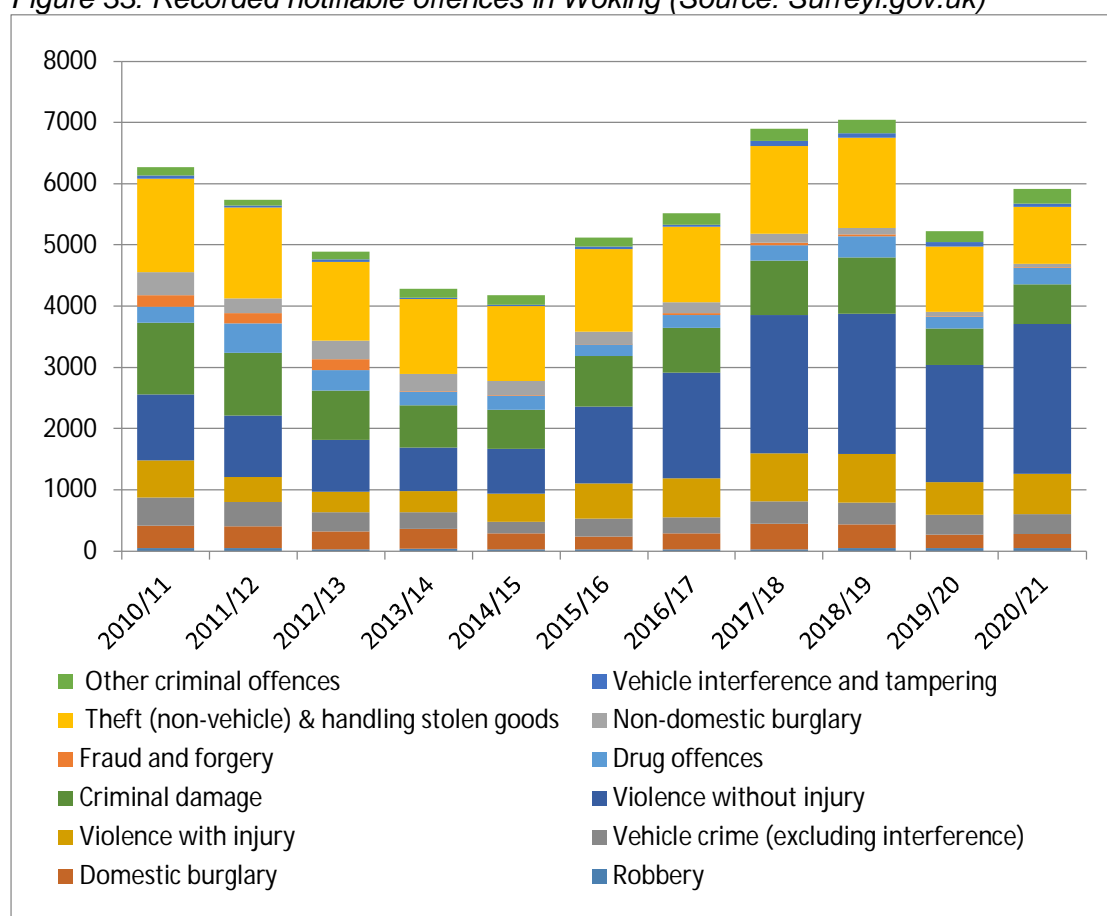
Result:

Table 37: Recorded notifiable offences in Woking for 2020/21 (April 2020 – March 2021)

Robbery	Domestic burglary	Vehicle crime (excluding interference)	Violence with injury	Violence without injury	Criminal damage
49	228	326	653	2452	644
Drug offences	Fraud and forgery	Non-domestic burglary	Theft (non-vehicle) & handling stolen goods	Vehicle interference and tampering	Other criminal offences
275	10	44	938	46	247

Trend:

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



Crime appears to have increased, however this is due to data only collected for 9 months from April 2019 to Dec 2019 last year instead of 12 months until March 2020, as this was the only data available at the time this report was compiled. Drug offences and violence without injury cases have increased.

E. Community benefits

Key Facts

£172,544 of Section 106 payments were agreed in the reporting year (or £2,342,366 if an overage clause for affordable housing is included). £2,474,056.59 in Community Infrastructure Levy payments were received in the reporting year, and £252,576.81 of Section 106 payments. £1,758,041.83 of Section 106 money was spent in the reporting year, the largest portion of which on education.

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:

£2,474,056.59 in Community Infrastructure Levy (CIL) payments were received during 2020/21. As of 31.03.21, the total CIL received by the borough was therefore brought to £6,978,909.79. The last year was the first in which CIL money was spent, on the following items:

- Administration - £348,962
- SANG reserve - £989,750
- Spent on local community projects - £13,848.68

Section 106 payments as per charts below:

Figure 34: Section 106 Funds Agreed

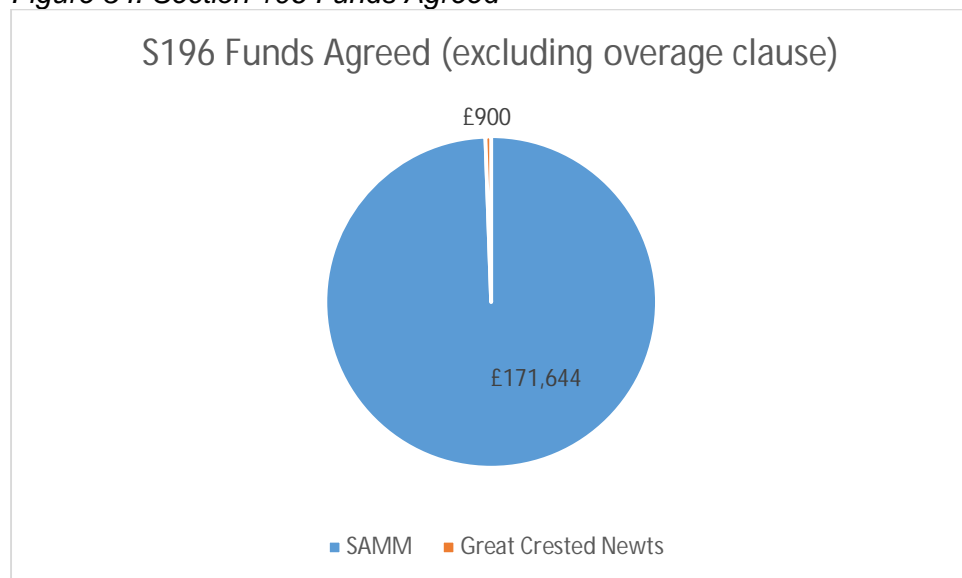


Figure 35: Section 106 Funds Received

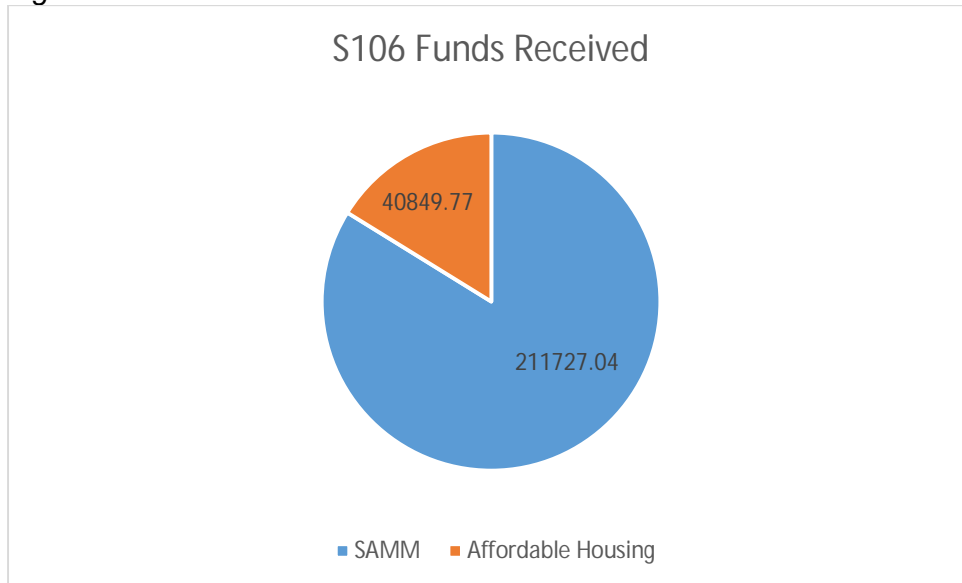
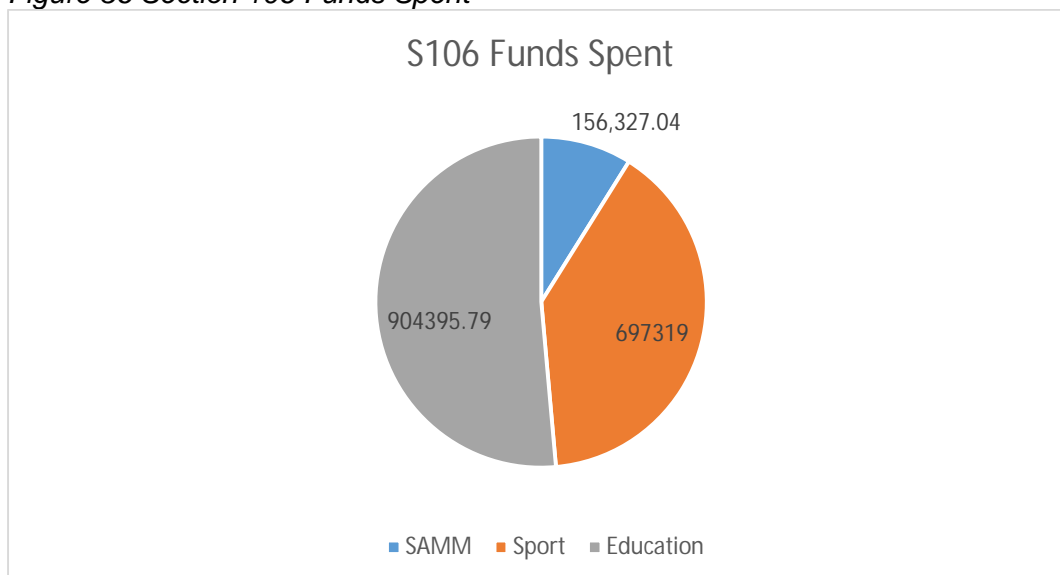


Figure 36 Section 106 Funds Spent



Explanation:

S106 and SPA Mitigation payments both contribute towards the delivery of policy CS8: Thames Basin Heaths Special Protection Area. The S106 (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.

F. Biodiversity and Nature

Key Facts

There was 818 dwellings worth of unallocated SANG capacity in the Borough as of March 2021. No dwellings were completed within 400m of the SPA in the reporting year. Among the SPA target species, the Dartford Warbler and Nightjar populations reached new highs. 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 improved at both the Borough's Air Quality Management Areas as a result of changed movement patterns. However, the number of complaints about most types of pollution to Environmental Health increased. No new development was permitted in the Green Belt in the categories monitored.

No dwellings were completed in Flood Risk Zones 2 or 3.

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 2021 there were 4 SANGs totalling 81ha. The total SANG capacity was 4701 dwellings. The remaining unallocated capacity was 818 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 new 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'.

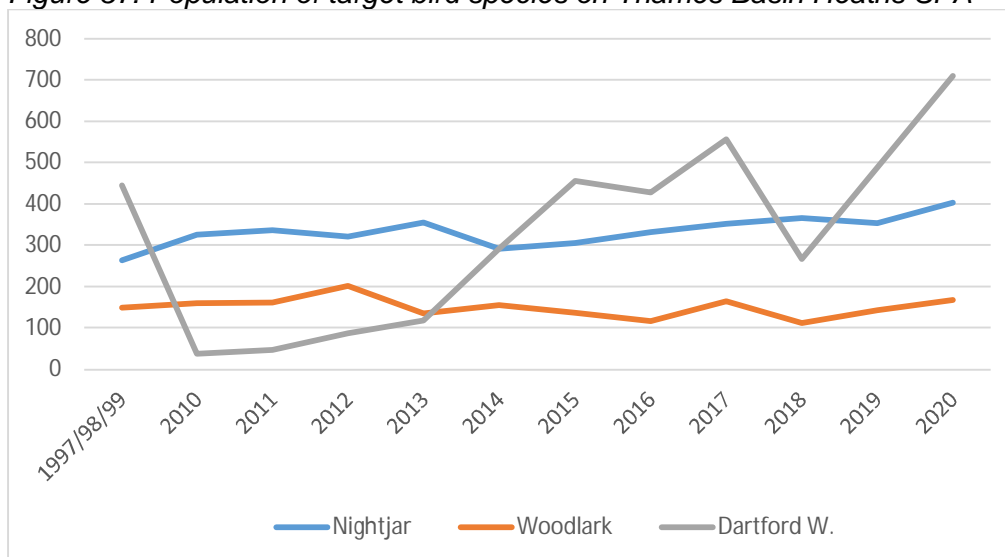
Populations of target bird species on the Thames Basin Heaths Special Protection Area (SPA) are also measured.

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	2020
Nightjar <i>Caprimulgus europaeus</i>	332	351	366	353	404
Woodlark <i>Lullula arborea</i>	117	164	112	143	167
Dartford Warbler <i>Sylvia undata</i>	427	556	266	488	711

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.

The populations of nightjar and Dartford warbler reached record levels in 2020. Woodlark numbers continued to recover from recent low points but remain some way below the total of 228 pairs reached in 2007. The reasons for the high population levels are a combination of management of the habitat to maintain the conditions in which these species thrive and a series of recent mild winters. Dartford Warbler in particular suffers high mortality during spells of cold and, especially, snowy weather but is able to quickly recover in years following mild winters, as in 2018/19 and 2019/20.

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 fifth year of habitat improvements at Westfield Common. Most of the works in accordance with the original Improvement Plan have been achieved as scheduled but with a few amendments. Ponds in both the north and the south of the area have improved in terms of their suitability to support newts, and the network of Great Crested Newt ponds across Westfield Common is now complete. However, actual occupancy of GCN ponds has not yet been met, and methods are proposed to remedy this; the project report published in January 2021, linked to below, has more details.

https://www.woking.gov.uk/sites/default/files/documents/nature/Improvement%20Plan%20for%20Great%20Crested%20Newts%20-%204th%20year%20review_Jan%202021%281%29.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:

In the Town Centre, living walls at Dukes Court and at Middle Walk on Commercial Way were completed during the reporting year, and construction continued on the landscaping in front of Dukes Court, and a living wall at the Red Car Park on Victoria Way.

The Council's continuing proactive management programme will help us 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).

Further details on countryside management are available on the new website, created in the reporting year, Planet Woking (<https://planetwoking.co.uk/>)

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	2020
Anchor Hill AQMA	41.5	34.6	39	38	28.4
Guildford Road AQMA	42.2	36.5	41.8	40	34.1

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 2021 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.

Levels of pollutants dropped significantly in 2020, probably due to changes in movement patterns caused by the Covid 19 pandemic. Therefore, despite these positive changes, the AQMAs will be retained for the time being.

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

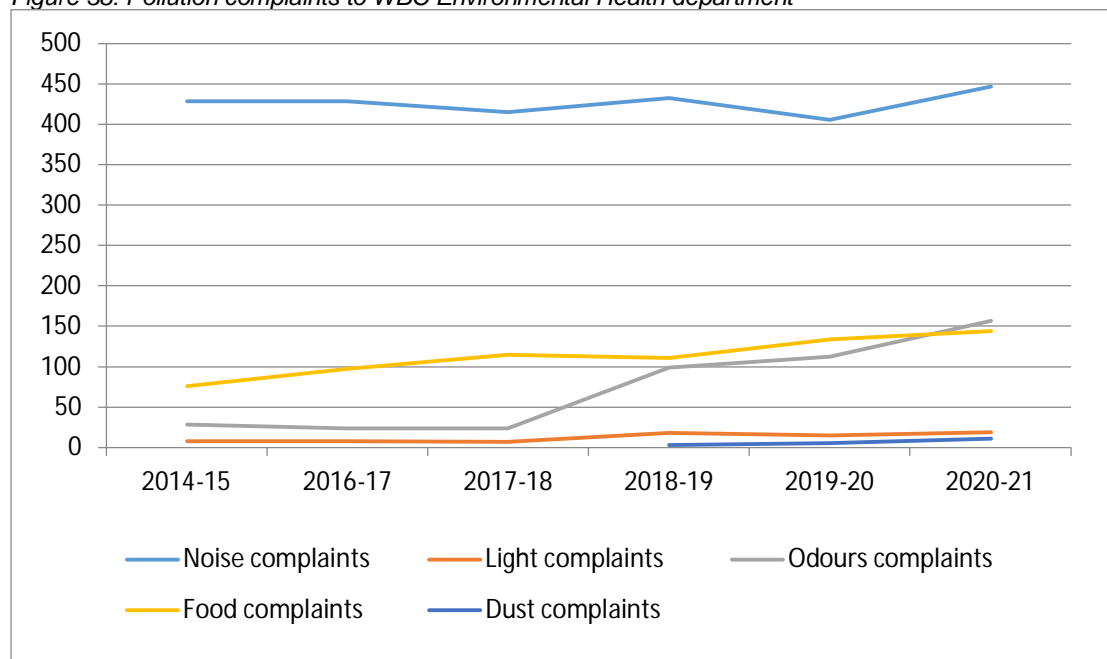
Result:

Table 42: Pollution complaints to WBC Environmental Health department, year 2020/21

	Noise	Light	Odours	Food	Dust
Number of complaints	447	19	157	144	11

Trend:

Figure 38: Pollution complaints to WBC Environmental Health department



Explanation:

The number of complaints in all categories grew in the reporting year. Numbers of noise, odour and dust complaints increased during lockdown for the first quarter of 2020/21 due to more people working from home and people doing extra gardening and burning garden waste due to tips and recycling centres being closed.

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:

No dwellings were delivered on open agricultural land in the reporting year. One farm building, in Horsell ward, was converted to a dwelling.

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, 2020/21

C use (units)	A use (m2)	B use (m2)	D use (m2)	Sui Generis (m2)
0	0	0	0	0

Explanation:

There were no permissions granted in Green Belt in the reporting year in any of the categories monitored by this AMR.

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 Bourne³ (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 Bourne ³ (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

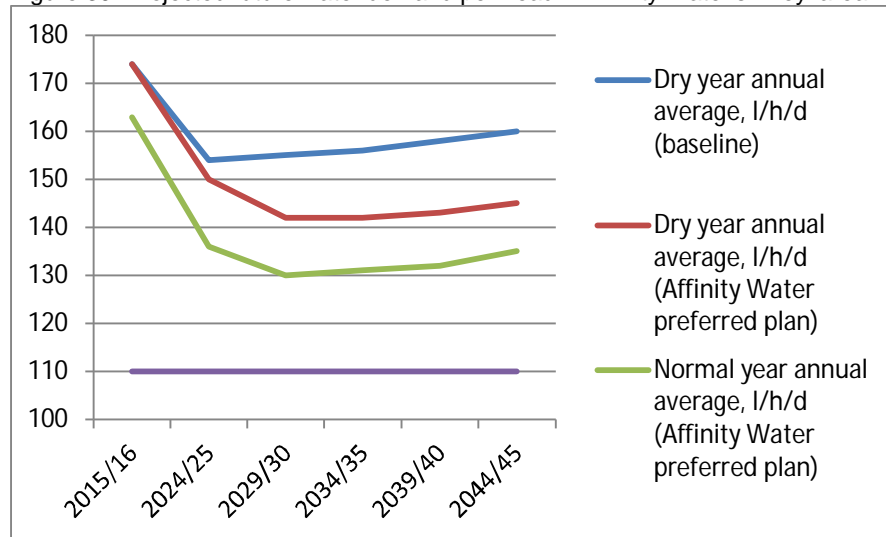
⁴ 'Mitigation measures assessment' means the watercourse failed to achieve good status because not enough measures are in place to mitigate the ecological effects of physical modification.

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://modern.gov.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.

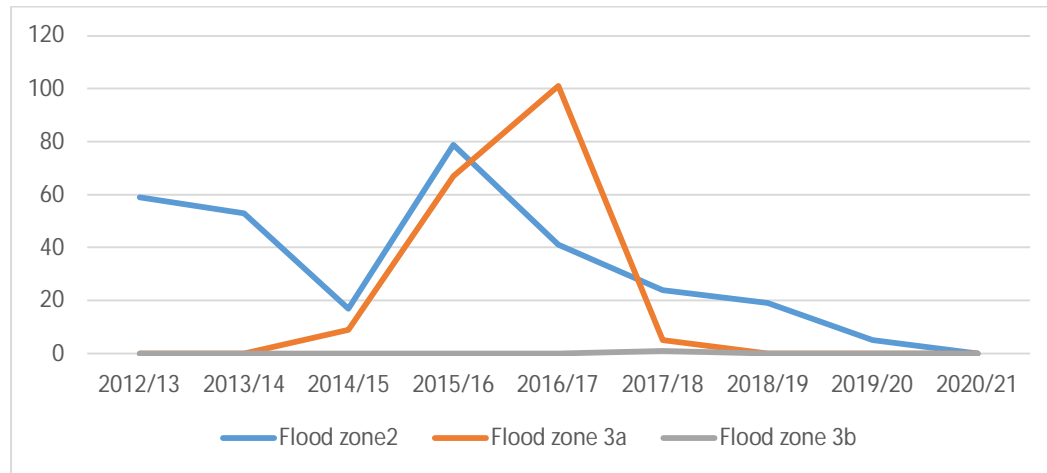
Result:

Table 45: Dwelling completions outside Flood Zone 1, 2020/21

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

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. No dwellings were completed in flood zones in the reporting year. A small patch of the Broadoaks site is mapped as in Flood Zone 2 but that appears to be a mapping error and actually occupies the site of a pond, isolated from any rivers; in any event the completed dwellings are on a different part of the Broadoaks site.

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

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. The Cemetery won a Green Flag Award.

Fourteen Listed Building Applications were validated and ten permitted. Nine new Grade II listed buildings have been designated since 2013 up to the end of the reporting year- including one in the year, Bridley War Memorial, at Grade II- 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, 2020/21

	Without new build	Archaeological assessment carried out, archaeologist confirms no evaluation needed	Archaeological evaluation carried out to County archaeologist satisfaction	New build, no archaeological assessment or evaluation
No. of sites	0	0	0	1

Explanation:

Five dwellings (gross; four net dwellings) were completed in an Area of High Archaeological Interest this year, all at 184 High Street, Old Woking. The planning permission on this site was granted in 2010 and included no conditions or even any reference in the committee report to its location in an area of high archaeological interest. The permission superseded a slightly older one which likewise made no reference to archaeology.

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, 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 a Green Flag Award recognising it as a high quality open space. A new burial site is being prepared at Brookwood Cemetery for those individuals archaeologically excavated and exhumed from St James's Gardens in Euston, London as part of the enabling works for the new High Speed 2 (HS2) Ltd station. In January 2021 the cemetery received a £25,000 Government grant to help pay for the ongoing restoration of the historic Columbarium building. Remodelling of the northern edge of the cemetery was completed in 2021.

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, 2020/21	Permitted, 2020/21
Number of applications	14	10

3 were withdrawn and 1 was refused.

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	Conser- vation Areas	Locally Listed Buildings
Grade II	Grade II*	Grade I				
175	10	5	6	4	25	311

Trend:

From 2013 up to the end of the reporting year, nine Grade II Listed Buildings in Woking borough have been designated for the first time (including six war memorials) and the Shah Jahan Mosque has been upgraded from Grade II* to Grade I.

One new designation of a listed building took place in the reporting year – Bridley War Memorial, Grade II, was listed on 02/04/2020.

H. Climate change and sustainable construction

Key Facts

Work progressed on the new CHP stations in the town centre in the reporting year, and 25 new dwellings connected to the system. Work continued on planning and delivering the Council's response to the climate and ecological emergency declared in 2019. A new county-wide scheme was launched to support domestic energy efficiency improvements. Renewable energy generated from the Council's solar panels was slightly lower than last year, but the Council nevertheless made a significant reduction to its own carbon emissions, and the territorial carbon emissions of the Borough continued to fall.

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:

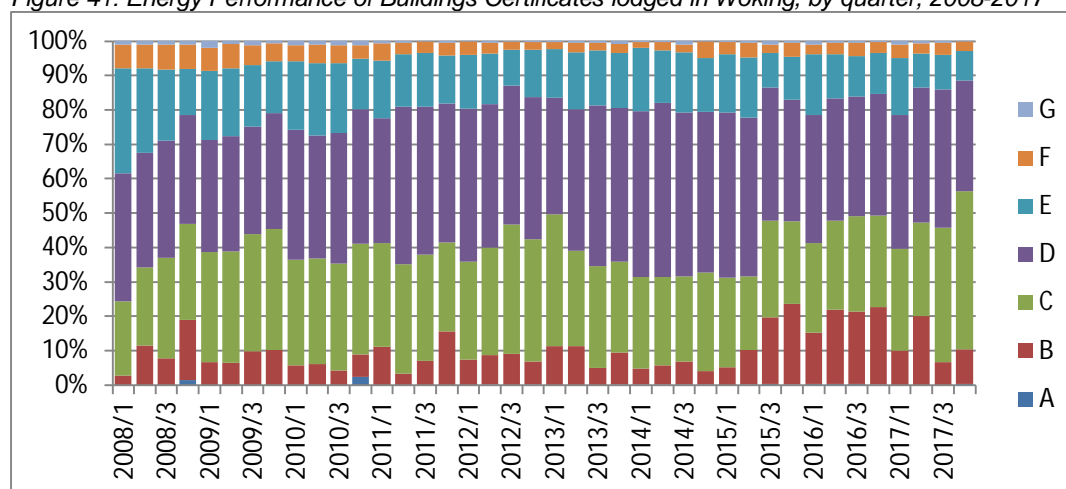
Code for Sustainable Homes is no longer applied, however, Energy Performance Certificates provide a proxy for measuring the energy efficiency of new dwellings.

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).

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:

Type of energy consumption	2018/19	2019/20
Residential sites and community sites - gas consumption (kWh)	14,717,210	15,907,118
Residential sites and community sites - gas consumption (kWh)	1,938,313	1,739,113

Explanation:

2018/19 has been set as the baseline year for monitoring the Council's actions in relation to the Climate and Ecological Emergency.

The data shown above relates to the Council's New Vision Homes (NVH) managed housing (communal heat systems and electricity for communal areas), and to residential and community centres supplied by Thameswey Combined Heat and Power (CHP). The increase in gas consumption amongst residential sites could be attributed to improved accuracy of meter readings and fewer sites without data returns.

New Vision Homes have made the following improvements to social housing properties between 1 April 2019 to 31 March 2021:

- Extracted and renewed Cavity Wall Insulation to 8 properties at a total cost of £26,491.11
- Upgraded doors and windows to 174 properties at a cost of £501,375.37
- Upgraded boilers and central heating systems to 496 properties at a cost of £1,269,180.03
- Undertaken 1312 updated EPCs
- Installed new solar powered LED street lighting to a road containing 4 properties

The reporting year saw the launch of a new scheme, 'Green Jump Surrey', which will help 600 Surrey households save money on their energy bills. Eligible households can receive up to £10,000 to improve the energy efficiency of their homes. Eligible owner-occupied households can use the funding to install energy efficiency improvements including loft, solid wall, cavity wall and park home insulation, to keep their home warm. Air source heat pumps and solar hot water systems can also be funded in addition to insulation works, to further help save on energy bills and reduce carbon emission. Private and social housing landlords can receive up to £5,000 to cover two-thirds the cost of installing solid wall insulation. Residents living in hard-to-heat homes and who

are either in receipt of a means tested benefit or have a total gross annual household income of less than £30,000 could be eligible for funding.

Since Green Jump Surrey launched in October 2020 (and by May 2021), it had identified 801 eligible households of which 566 were proceeding to installation. The funding had already helped 54 residents and installed 56 energy efficiency measures ranging from park home insulation to solar thermal systems.

Meanwhile, the following measures are planned during the next financial year (2021/22) for properties managed by New Vision Homes on behalf of the Council:

- 150 new gas boiler installations;
- 81 properties are due to receive upgraded windows; and
- 1 property is being trialed for a conversion to full solar PV Heating and hot water.

More broadly, there was a substantial 11% decline in greenhouse gas emissions across Council activities in 2019/20, as set out in the latest [Greenhouse Gas Emissions Report](#). More information on energy efficiency measures is contained in the latest [Home Energy Conservation Act Report](#).

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, 323,398 kWh of electricity was generated from photovoltaic panels in 2019/20, an decrease of 9% on the previous year. This coincided with 9% fewer hours of sunlight in 2019/20 compared with 2018/19, but annual degradation of PV may also have contributed.

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:

25 dwellings were completed in 2020/21 that connected to the district heat network, at 121 Chertsey Road.

Explanation:

The dwellings connected to the district heat network comprise an office changed to residential use under prior approval and a single storey upward extension. The development was by Thamesway Developments Ltd.

Construction continued this year on the new CHP station on Poole Road, with accompanying district heating main and electricity cables under nearby streets. The new building was completed in August 2021. The building has three engine halls, of which one was 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:

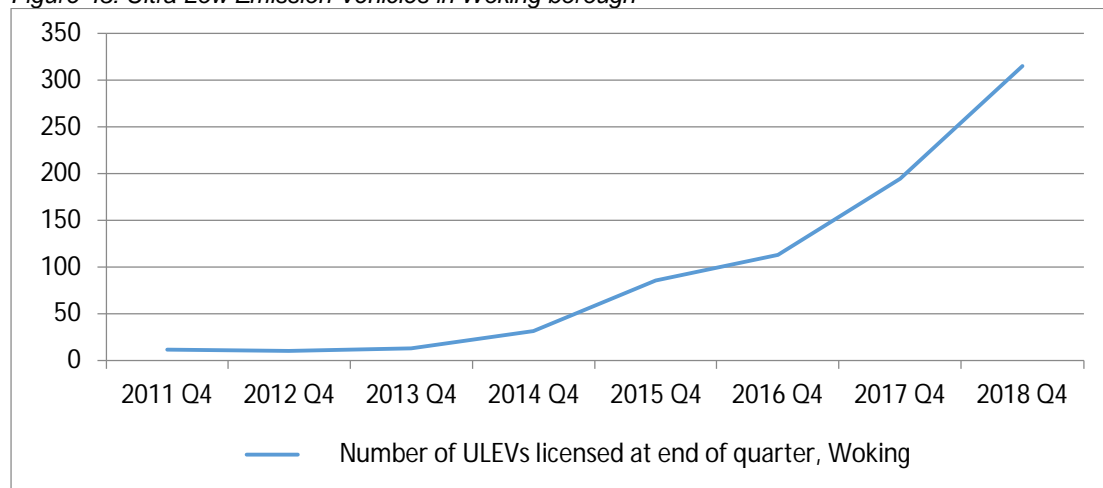
Details of when new development will be expected to provide or contribute to EV charging points, are set out in the Climate Change SPD.

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.

H06	Tonnes of CO₂ saved	
SA ref.	11a	Emissions of greenhouse gases from energy consumption, transport, land use and waste management
Monitors:	Policy CS22: Sustainable Construction	

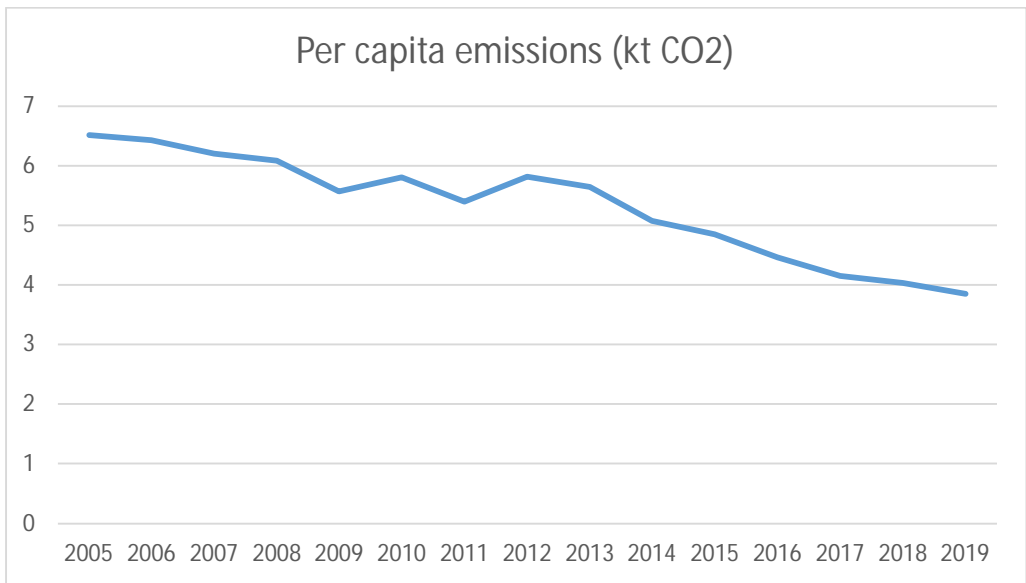
	Sustainability Objective 11. Reduce the causes of climate change and adapt to its impacts
--	---

Result:

Per capita emissions of CO₂ in the borough as of 2019 (the latest figure available): 3.86 kt

Trend:

Figure 44: Emissions of CO₂ per capita (based on territorial emissions for the borough of Woking)



Explanation:

Territorial CO₂ emission reductions (i.e. those derived from energy use, land use and transport within the Borough) have been achieved across nearly all sectors present in Woking since 2005, with by far the biggest reductions achieved within electricity use.

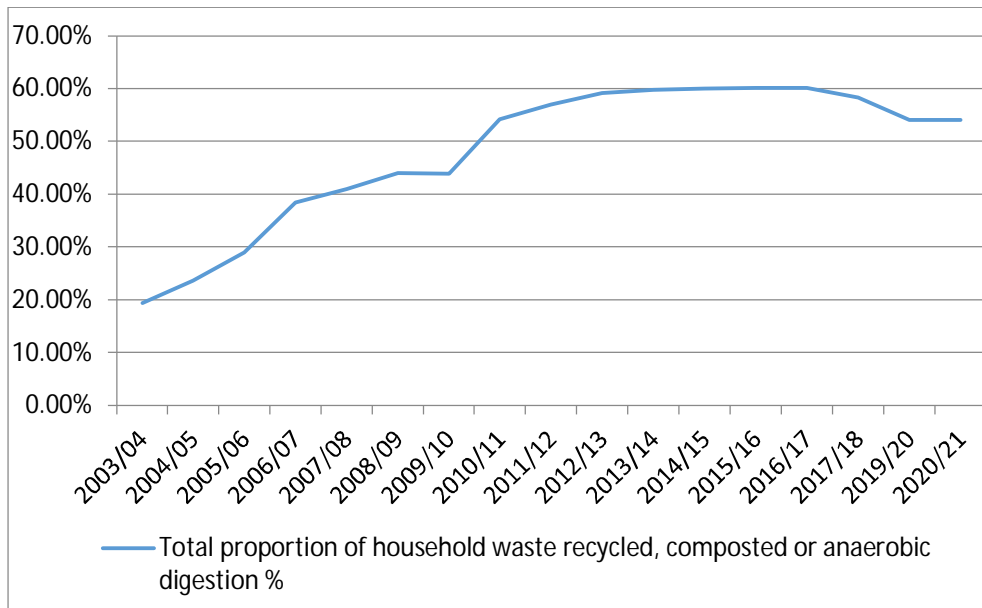
H07	13(a)	% municipal solid waste that has been recycled, composted, used for energy or landfilled.
SA ref.		
Monitors:	Sustainability Objective 13. Reduce waste generation and disposal and achieve sustainable management of waste	

Result:

In 2020/21, 54% of household waste arisings were either recycled, reused or composted (comprising 22% recycled and 32% composted or anaerobically digested). Of the remaining 46%, 42% were used as energy from waste and 4% was sent to landfill.

Trend:

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



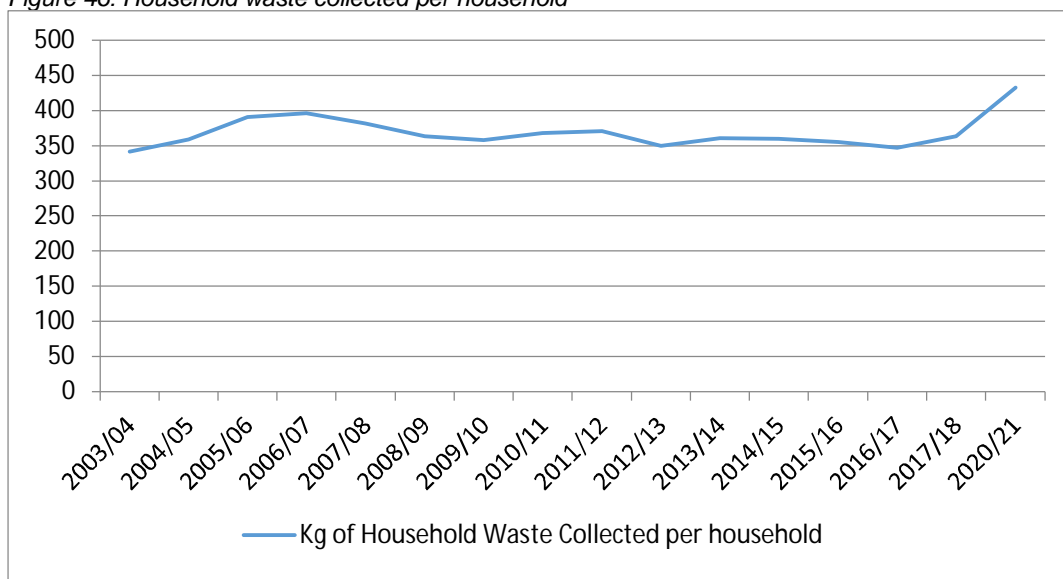
H08	13(b)	Total tonnage of household waste produced
SA ref.		
Monitors:	Sustainability Objective 13. Reduce waste generation and disposal and achieve sustainable management of waste	

Result:

For 2020/21, 433kg of residual (i.e. not recycled, composted etc) household waste were collected per household- representing a 19% increase since 2017/18. The total amount of household waste collected per household in 2020/21, across all waste types, was 0.95 tonnes, a 10% increase from the 0.86 tonnes collected in 2019/20.

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 2020/21 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
DM10	Development on Garden Land	2	0
DM13	Buildings In and Adjacent to the Green Belt	6	1

Explanation:

In all cases, the DM policies in table 51 were cited in reasons for refusal alongside Core Strategy policies. DM2 and DM10 were cited alongside policy CS21- Design, and DM13 alongside policy CS6: Green Belt. With regard to appeals in general in 2020/21, 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:

Poor standard of accommodation - by reason of the nature and placement of bedroom window openings, would fail to deliver a satisfactory standard of accommodation for future residents, to the detriment of their residential amenity. The proposal is therefore contrary to Woking Core Strategy (2012) policy CS21 'Design', Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' SPD (2008) and the NPPF (2019).

Loss of family homes - The proposed development comprises exclusively one bedroom units unsuitable for family occupation which would not reflect the identified local housing need and the proposal would lead to the loss of retail (A1 use) floor space in an area identified as a 'Priority Place', to the detriment of retail choice in the local area. The proposal is therefore contrary to Woking Core Strategy (2012) policies CS5 'Priority Places' and CS11 'Housing Mix'.

Tree Protection - The significant extent of the incursion of the proposal into the root protection area (RPA) of tree T1 would adversely affect the vigour/vitality and longevity of this protected tree, which is a large, mature Oak which makes a high level of positive landscape contribution and therefore is of high amenity significance. The proposal is therefore contrary to Policy CS21 of the Woking Core Strategy (2012), Policy DM2 of the Development Management Policies Development Plan Document (DMP DPD) (2016) and the provisions of the NPPF.

Appendix 1. Dwelling completions, 2020/21

PLANNING REFERENCE	ADDRESS	WARD	DESCRIPTION	NET INCREASE IN DWELLINGS
PLAN/2018/0606	REAR OF 19 - 21 WOODHAM WAYE WOODHAM WOKING SURREY GU21 5SW	CANALSIDE	CONSTRUCTION OF 1 NEW DWELLING	1
PLAN/2019/0879	33 LOCKWOOD PATH SHEERWATER WOKING SURREY GU21 5RH	CANALSIDE	EXTENSIONS AND SUB DIVISION INTO TWO FLATS.	1
PLAN/2017/0987	COMMON ROOM FOR 61-83 FRENCHS WELLS, FRENCS WELLS, WOKING, SURREY GU21 3AU	GOLDSWORTH PARK	CHANGE OF USE FROM A SHELTERED HOUSING COMMON ROOM TO A ONE BEDROOM, WHEEL CHAIR ACCESSIBLE FLAT (CLASS C3)	1
PLAN/2019/0622	14 TOWNSEND COTTAGES TOWNSEND LANE OLD WOKING WOKING SURREY GU22 9JD	HOE VALLEY	CHANGE OF USE FROM OFFICE (CLASS B1A) TO A DWELLING (CLASS C3).	1
PLAN/2016/0746	DAYDAWN NURSERIES MILFORD GREEN CHOBHAM WOKING SURREY GU24 8AS	HORSELL	CONVERSION OF BARN INTO ONE 3 BED DWELLING	1
PLAN/2019/0566	FLAT ABOVE 80 HIGH STREET HORSELL WOKING SURREY GU21 4SZ	HORSELL	CONVERSION OF FIRST FLOOR RETAIL UNIT TO FORM A TWO BEDROOM MAISONETTE	1
PLAN/2018/0049	LAND ADJ ORCHARD END ORCHARD DRIVE HORSELL WOKING SURREY GU21 4BN	HORSELL	ERECTION OF A NEW 3 BED DETACHED DWELLING	1
PLAN/2017/0986	COMMON ROOM FOR FLATS 53-75 COBBETTS CLOSE, COBBETTS CLOSE, HORSELL, WOKING, GU21 3AH	HORSELL	CHANGE OF USE FROM A SHELTERED HOUSING COMMON ROOM TO A ONE BEDROOM FLAT (CLASS C3)	1

PLANNING REFERENCE	ADDRESS	WARD	DESCRIPTION	NET INCREASE IN DWELLINGS
PLAN/2011/0359	LAND ADJ. TO SENLAC HOCKERING ROAD WOKING SURREY GU22 7HG	MOUNT HERMON	ONE NEW DWELLING	1
PLAN/2017/0356	LAND REAR OF THE CHELAN 36 EAST HILL WOKING SURREY GU22 8DN	MOUNT HERMON	DETACHED DWELLING	1
PLAN/2017/0378	LAND ADJACENT TO KENWOOD BRACKEN CLOSE WOKING SURREY GU22 7HD	MOUNT HERMON	NEW 4 BEDROOM DETACHED HOUSE	1
PLAN/2015/0520	PINE TREE COTTAGE PEMBROKE ROAD WOKING SURREY GU22 7DS	MOUNT HERMON	ERECTION OF NEW DWELLING	1
PLAN/2018/0810	FLAG STONES OAKCROFT ROAD WEST BYFLEET SURREY KT14 6JG	PYRFORD	NEW DWELLING	1
PLAN/2019/0549	183-183A BOUNDARY ROAD WOKING SURREY GU21 5BU	CANALSIDE	REFURBISHMENT OF COMMERCIAL UNIT AND TWO NEW RESIDENTIAL FLATS ABOVE	2
PLAN/2017/0561	52 HOWARDS ROAD KINGFIELD WOKING SURREY GU22 9AS	HOE VALLEY	2 STOREY EXTENSION AND SUB DIVISION INTO 4 FLATS	3
PLAN/2014/0928	GARAGES REAR OF 10-24 LOCKWOOD PATH SHEERWATER WOKING SURREY	CANALSIDE	TWO PAIRS OF SEMI DETACHED NEW DWELLINGS	4
PLAN/2014/0846	8 CHERTSEY ROAD WOKING SURREY GU21 5AB	CANALSIDE	CONVERSION OF FIRST AND SECOND FLOOR OFFICE INTO FOUR RESIDENTIAL FLATS	4

PLANNING REFERENCE	ADDRESS	WARD	DESCRIPTION	NET INCREASE IN DWELLINGS
PLAN/2009/1097	184 HIGH STREET, OLD WOKING	HOE VALLEY	DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF FIVE TERRACED DWELLINGS	4
PLAN/2017/0122	SYTHWOOD WOKING SURREY	HORSELL	10 UNITS CLASS C2 RESIDENTIAL	6
PLAN/2016/0105	23 - 27 WALTON ROAD WOKING SURREY GU21 5DL	CANALSIDE	NEW COMMERCIAL UNIT AND 10 FLATS ABOVE.	10
PLAN/2018/0359	BROADOAKS PARVIS ROAD WEST BYFLEET SURREY KT14 7AA	BYFLEET AND WEST BYFLEET	PHASE 1 OF NEW BUILD RESIDENTIAL, 20 X MIX OF 2 AND 3 STOREY HOUSES	20
PLAN/2018/1301, PLAN/2018/1320	121 CHERTSEY ROAD WOKING SURREY GU21 5BW	CANALSIDE	CONVERSION OF OFFICE BUILDING TO PROVIDE 17NO STUDIO APARTMENTS AND CREATION OF ADDITIONAL STOREY TO PROVIDE 8 X STUDIO APARTMENTS	25
PLAN/2018/1167, PLAN/2019/0038	111 CHERTSEY ROAD	CANALSIDE	CHANGE OF USE FROM OFFICE USE (USE CLASS B1(A)) TO DWELLINGHOUSE USE (USE CLASS C3) TO PROVIDE 49X ONE BED SELF-CONTAINED FLATS (LATER REDUCED TO 48); ADDITIONAL STOREY WITH 8 FLATS	56

Appendix 2. Dwellings granted planning permission, 2019/20

PLANNING REFERENCE	ADDRESS	WARD	DESCRIPTION	NET INCREASE IN DWELLINGS
PLAN/2019/0879	33 LOCKWOOD PATH, SHEERWATER, WOKING, SURREY	CANALSIDE	SUB-DIVISION OF A SINGLE DWELLING TO CREATE TWO FLATS	1
PLAN/2020/0135	BELFAIRS, POND ROAD, WOKING, SURREY	HEATHLANDS	ERECTION OF A PAIR OF SEMI-DETACHED DWELLINGS FOLLOWING DEMOLITION	1
PLAN/2018/0798	LITTLE PONDS, MOUNT ROAD, WOKING, SURREY,	HEATHLANDS	ERECTION OF A TWO STOREY DETACHED DWELLING	1
PLAN/2019/0403	GIFFORD, GUILDFORD LANE, WOKING, SURREY,	HEATHLANDS	PROPOSED CONSTRUCTION OF 2NO. DETACHED TWO STOREY DWELLINGS FOLLOWING DEMOLITION	1
PLAN/2020/0496	LAND TO EAST OF NO 14 WOODHAM WAYE, WOKING	CANALSIDE	ERECTION OF A DETACHED 5NO BEDROOM DWELLING	1
PLAN/2020/0701	20 WINDSOR WAY WOKING SURREY GU22 8DJ	PYRFORD	EXTENSION AND CONVERSION INTO 2 DWELLINGS	1
PLAN/2020/0756	LAND ADJOINING 12 KERRY TERRACE, WOKING, SURREY,	CANALSIDE	CONSTRUCTION OF A TWO STOREY 2-BEDROOM DETACHED HOUSE	1

PLANNING REFERENCE	ADDRESS	WARD	DESCRIPTION	NET INCREASE IN DWELLINGS
PLAN/2020/0640, PLAN/2019/0946	LAND ADJACENT TO , 19 EVELYN CLOSE, WOKING, SURREY	HEATHLANDS	ERECTION OF 1X TWO-STOREY THREE BEDROOM DETACHED HOUSE	1
PLAN/2020/0007	SPINDELBERRY 6 FRIARS RISE WOKING SURREY GU22 7JL	MOUNT HERMON	SUBDIVISION OF THE PLOT TO ERECT A NEW DWELLING AND ERECTION OF A TWO-STOREY FRONT EXTENSION AND SINGLE-STOREY REAR EXTENSION TO THE EXISTING DWELLING; FOLLOWING DEMOLITION OF THE EXISTING DWELLING'S TWO-STOREY SIDE EXTENSION	1
PLAN/2020/0159	RED LODGE CEDAR ROAD WOKING SURREY GU22 0JJ	HEATHLANDS	DEMOLITION OF THE EXISTING BUNGALOW AND THE ERECTION OF 2X TWO-STOREY THREE BEDROOM DWELLINGS	1
PLAN/2020/0366	BOXGROVE COTTAGE, HIGHFIELD ROAD, WEST BYFLEET, SURREY	BYFLEET AND WEST BYFLEET	SUBDIVISION OF PLOT AND ERECTION OF A TWO STOREY DWELLING	1
PLAN/2019/0777	NEW MERCIAN SPORTS, 151 - 152 MAYBURY ROAD, WOKING, SURREY	CANALSIDE	CHANGE OF USE OF ANCILLARY FIRST FLOOR OFFICES FROM RETAIL (USE CLASS A1) TO DWELLINGHOUSES (USE CLASS C3) TO CREATE 1NO. TWO BEDROOM FLAT AND 1NO. ONE BEDROOM FLAT.	2
PLAN/2020/0579	17 MONUMENT ROAD, WOKING, SURREY,	CANALSIDE	CHANGE OF USE FROM SHOP (CLASS A1) TO DWELLINGHOUSES (CLASS C3) TO PROVIDE X1 ONE BEDROOM FLAT AND X1 TWO BEDROOM FLAT	2

PLANNING REFERENCE	ADDRESS	WARD	DESCRIPTION	NET INCREASE IN DWELLINGS
PLAN/2021/0123	24 HIGH STREET, WOKING, SURREY	CANALSIDE	CHANGE OF USE FROM CLASS A2 (FINANCIAL AND PROFESSIONAL SERVICES) TO A USE FALLING WITHIN CLASS C3 (DWELLINGHOUSES) TO ACCOMMODATE X2 STUDIO FLATS	2
PLAN/2019/0206	117 PRINCESS ROAD, MAYBURY, WOKING, SURREY,	PYRFORD	ERECTION OF 2X TWO STOREY DWELLINGS (2X BED)	2
PLAN/2020/0611	17 WESTFIELD ROAD, WOKING, SURREY GU22 9LZ	HOE VALLEY	ERECTION OF 2NO. SEMI-DETACHED DWELLINGS	2
PLAN/2019/0554	146, 148 AND 150 ROBIN HOOD ROAD, KNAPHILL, WOKING, SURREY,	KNAPHILL	SUB-DIVISION OF X 3 DWELLING HOUSES INTO SEVEN FLATS	4
PLAN/2020/0662	LAND ADJACENT TO 2- 12 RYDENS WAY AND CENTRAL CAR PARK, RYDENS WAY OLD WOKING WOKING SURREY GU22 9DW	HOE VALLEY	ERECTION OF AN EXTENSION TO 2-12 RYDENS WAY TO CONTAIN 4 FLATS	4
PLAN/2019/0534	136 KINGSWAY, WOKING, SURREY GU21 6NR	ST JOHNS	ERECTION OF A TWO STOREY BUILDING WITH ACCOMMODATION IN THE ROOF SPACE COMPRISING 5X SELF-CONTAINED FLATS (3X TWO BED & 2X ONE BED) AND A GROUND FLOOR UNIT IN USE CLASS D1 (NON-RESIDENTIAL INSTITUTION) UNIT	5

PLANNING REFERENCE	ADDRESS	WARD	DESCRIPTION	NET INCREASE IN DWELLINGS
PLAN/2019/0856	HALLMARK HOUSE, 10 - 12 ST JOHNS ROAD, ST JOHNS, WOKING, SURREY,	ST JOHNS	PRIOR NOTIFICATION FOR CHANGE OF USE FROM OFFICE (CLASS B1(A)) TO X7 ONE BEDROOM RESIDENTIAL UNITS (CLASS C3).	7
PLAN/2020/0313	FORMER AMBULANCE STATION, BAGSHOT ROAD, WOKING, SURREY, ,	KNAPHILL	ERECTION OF 7X TWO STOREY DWELLINGS	7
PLAN/2020/0907	WOODLANDS, SHEERWATER ROAD, WEST BYFLEET, SURREY	BYFLEET AND WEST BYFLEET	ERECTION OF A THREE STOREY BUILDING INCLUDING ACCOMMODATION IN THE ROOF SPACE COMPRISING 8X SELF-CONTAINED FLATS FOLLOWING DEMOLITION	7
PLAN/2019/0748	FRIAR HOUSE, COPSE ROAD, ST JOHNS, WOKING, SURREY,	ST JOHNS	PRIOR NOTIFICATION FOR CHANGE OF USE OF AN EXISTING OFFICE (B1A USE) TO CREATE 8 NEW FLATS (C3 USE).	8
PLAN/2019/0722	LAND REAR OF, 151 - 152 MAYBURY ROAD, WOKING, SURREY	CANALSIDE	DEMOLITION OF EXISTING COMMERCIAL BUILDINGS AND ERECTION OF A BLOCK OF 6 FLATS	8
PLAN/2020/0309	30 - 38 HIGH ROAD, BYFLEET, WEST BYFLEET, SURREY	BYFLEET AND WEST BYFLEET	PRIOR NOTIFICATION FOR A PROPOSED CHANGE OF USE FROM OFFICES (USE CLASS B1A) TO 30X RESIDENTIAL UNITS	30
PLAN/2020/0244	FIRST, SECOND AND THIRD FLOORS, TECHNOLOGY HOUSE, 48 - 54 GOLDSWORTH ROAD, WOKING, SURREY	CANALSIDE	PRIOR APPROVAL FOR A PROPOSED CHANGE OF USE OF A BUILDING FROM OFFICE USE (CLASS B1(A)) TO A DWELLINGHOUSE (CLASS C3) TO PROVIDE 42 ONE-BED APARTMENTS.	42

PLANNING REFERENCE	ADDRESS	WARD	DESCRIPTION	NET INCREASE IN DWELLINGS
PLAN/2016/0834	7 YORK ROAD, WOKING, SURREY	MOUNT HERMON	DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF A SIX STOREY BUILDING COMPRISING 46X SELF-CONTAINED FLATS	46
PLAN/2020/0304	FORMER IAN ALLAN MOTORS, 63 - 65 HIGH STREET & COPTHORNE, PRIORS CROFT, OLD WOKING, WOKING, SURREY,	HOE VALLEY	ERECTION OF A 48 UNIT 'INDEPENDENT LIVING' EXTRA CARE HOUSING SCHEME	48
PLAN/2019/0904	12-16, 25-31 PORTUGAL ROAD AND, LOK N STORE MARLBOROUGH ROAD, WOKING, SURREY	CANALSIDE	ERECTION OF 3X 3-4 STOREY BLOCKS COMPRISING A TOTAL OF 72X SELF-CONTAINED FLATS	67
SECTION 73 PERMISSION PLAN/2020/0801 AMENDING OUTLINE PERMISSION PLAN/2017/0128	LAND TO THE NORTH OF OLD WOKING ROAD AND EAST OF STATION APPROACH	BYFLEET AND WEST BYFLEET	SECTION 73 APPLICATION FOR VARIATION OF CONDITIONS 04 AND 05 (APPROVED PLANS/DOCUMENTS) OF PLAN/2017/0128 ... TO RECONFIGURE THE UPPER FLOOR LAYOUT OF BLOCK B TO PROVIDE AN H SHAPED FORM, MAKE CHANGES TO CLASSES A1-A5, B1(A), C3 AND C2 FLOORSFACE PARAMETERS	109