



**Woking Borough Council**

**Local Development Documents**

**Annual Monitoring Report 2021-2022**

December 2022



**Produced by the Planning Policy Team**

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

## **Contents**

4	Headline information
6	Introduction
7	Woking in context
9	Spatial vision of Woking from the Core Strategy 2027
11	Progress on preparing a planning policy framework and Neighbourhood Plans
15	Part A – Well designed homes
30	Part B – Commercial and employment development
42	Part C – Improving access to key services, facilities and jobs
48	Part D – Provision of community infrastructure
56	Part E – Community benefits
57	Part F – Biodiversity and nature
68	Part G – Protecting heritage and conservation
71	Part H – Climate change and sustainable construction
77	Appendix 1 – Housing completions
83	Appendix 2 – Housing permissions

## **Headline information**

### **Well designed homes**

The reporting year saw a strong rebound in housing completions after the previous year's low point. 386 dwellings were completed, on a range of sites spread across the borough, including the first dwellings on the Sheerwater redevelopment site, and three other sites allocated in the Site Allocations DPD. 145 of the completed dwellings were affordable, the second highest number in recent history. 48 specialist housing units were completed, and one Gypsy pitch. Increased delivery on suburban sites meant that the average density reduced compared with recent years. 1,177 dwellings received planning permission, the majority of these being on Land North and South of Goldsworth Road (929 dwellings).

### **Commercial and employment development**

The year saw some major completions and permissions in this category of development. The largest was the completion of the retail units in Victoria Square- the biggest retail development in the Borough in many years. The overall development includes 9,967sqm of retail floorspace, 480sqm of A3 and 8,208sqm of space with permission for A1 or D2 use, following the demolition of 3,809sqm of offices and 8,289sqm of A1 space (most of the latter was in the vacant Toys R Us unit). Other landmarks include the completion of the Thameswey energy centre and offices at Poole Road; permission for the loss of 5,555sqm of B1 offices and 1,304sqm of A2 offices, and the construction of 2,710sqm of flexible commercial space at Land North and South of Goldsworth Road. Office to residential conversions continued to be significant.

Permission was granted for a new home for Woking Community Transport. There were various permissions showing how the Borough's commercial space adapted to meet the specific circumstances of this period, including a Meals on Wheels kitchen, a charity kitchen, and the provision of covered outdoor seating areas at venues around the borough. The number of retail businesses registered in the Borough increased by over 50%.

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

The Woking Integrated Transport Project is now complete, with numerous improvements made to the street network around the Town Centre. The year also saw the opening of the new public open space at Victoria Square. Road traffic bounced back following the lockdowns of the previous year, as did usage of the Borough's railway stations to a certain extent, although cycle movements towards and away from Woking station continued to decline.

### **Provision of Community Infrastructure**

The year saw a huge development in this field, with the completion of the new 6,064sqm Eastwood Leisure Centre in Sheerwater. Other developments included the final completion of the rebuilt Mayford Village Hall, expansions to Woking College, and the permitted new home for the York Road Project on Church Street West. Work on the rest of the Sheerwater Regeneration Scheme continued, with further completions expected in 2023

### **Biodiversity and Nature**

There was 638 dwelling's worth of unallocated SANG capacity in the Borough as of March 2022. No dwellings were completed within 400m of the SPA in the reporting year; a net loss of three dwellings was permitted. Among the SPA target species, the Woodlark and Nightjar populations continued to grow, while Dartford Warbler numbers dropped again after their recent sharp growth. 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 pollution remained below the relevant threshold at both the borough's Air Quality Monitoring Areas. Several minor new developments were permitted in the Green Belt. Two dwellings were completed in Flood Risk Zones 2.

### **Protecting heritage and conservation**

Brookwood Cemetery remained on the register of heritage assets at risk, but the condition of the registered park and garden on the site was amended from 'extensive significant problems' to 'generally satisfactory but with significant localised problems'. Improvement works there continued. Two planning applications were approved for substantial new memorials within the cemetery.

A development site in Old Woking Area of High Archaeological Potential was completed following archaeological evaluation.

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

### **Climate change and sustainable construction**

The new district heating centre at Poole Road was completed, as well as the district cooling centre in Victoria Place. 94 flats were built with connections into the district heating system, and a planning application was approved for major expansion of the pipe network. Work continued on planning and delivering the Council's response to the climate and ecological emergency declared in 2019. The territorial carbon emissions of the Borough continued to fall, and electric vehicle ownership to rise quickly.

## **Introduction**

This Annual Monitoring Report (AMR) covers the monitoring period of 1 April 2021 to 31 March 2022.

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 and Site Allocations 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.

The latest 2021 census data<sup>1</sup> revealed Woking's population increased by 4.7% which is lower than the increase for the South East (7.5%). There has been an increase of 15.2% in people aged 65 years and over, an increase of 2.1% in people aged 15 to 64 years, and an increase of 4.5% in children aged under 15 years. Woking has 103,900 residents, with a population density of 1634 persons per square kilometre.

Woking has a fairly young population. It is the Borough with the fifth highest proportion of children under the age of 15 in Surrey. It is also the Borough with the third lowest number of over 65's in the county. Within the Borough approximately 64% of the population are aged between 15-64, slightly above the Surrey average.

The previous census data in 2011 showed 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 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.

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<sup>1</sup> The latest census data 2021 is being released in stages, at the time of writing this report June 2022 this was the information available.

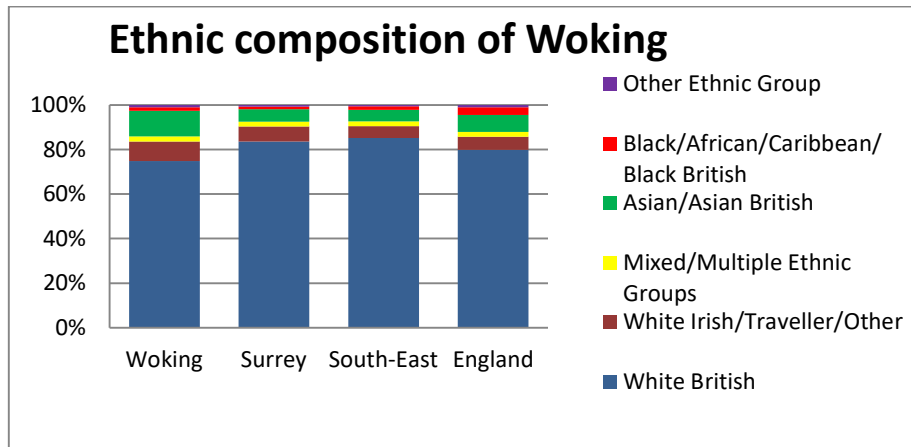


Figure 1: *Ethnic composition of Woking* (Source: ONS)

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 77.7 % (2021) 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 increased to 1580 (March 2022), which is 2.6% of the Borough. It is hoped



that this figure will 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 2021 was £655. Lower quartile property prices (£342,500 for the year ending September 2021) is below the Surrey average (£368,500), but higher than the regional average (£270,000) and double the national averages (£185,000). 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 42,360 (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 6<sup>th</sup> January 2017 and 27<sup>th</sup> March 2017. Overall, 3,018 individuals and organisations made comments comprising 32,164 separate representations. Over the course of 2017/18, the council analysed and prepared responses to the representations. The draft Site Allocations DPD was published for Regulation 19 consultation from 5<sup>th</sup> November 2018 to the 17<sup>th</sup> December 2018. A total of 2,797 individuals and organisations made comments comprising of 3,583 separate representations. Of the individuals and organisations who made comments, 971 were in support of the DPD, 1,783 objected, 41 made comments which were neither in objection nor support and 2 objected and supported various parts of the DPD.

At Council meeting on 25 July 2019, the Council resolved to approve the draft Site Allocations DPD and its supporting documents for submission to the Secretary of

State. The draft Site Allocations DPD, Proposals and Insets Maps, and a series of supporting documents was submitted to the Planning Inspectorate on 31 July 2019. Hearing sessions were held on 3-11 December 2019.

The Examination hearings began on Tuesday 3<sup>rd</sup> December 2019 and ended Wednesday 11<sup>th</sup> December 2019. The details of the examination including the Inspector's closing statement are on the [examination webpage](#).

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.

In 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.

The third edition of the Infrastructure Capacity Study and Delivery Plan (IDP) was published in February 2022. 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 been through a targeted consultation.

On 10 February 2022, the Council adopted a number of revised documents: the revised Statement of Community Involvement, the revised Outlook, Amenity, Privacy and Daylight Supplementary Planning Document, the revised Thames Basin Heaths Special Protection Areas Avoidance Strategy, and the revised Infrastructure Delivery Plan.

In 2021, the Council committed to preparing a newly defined town centre masterplan for Woking to help steer future development in partnership with local communities.

The masterplan will establish an overarching vision for Woking Town Centre that will enable sustainable development including new homes, a thriving retail and business environment, as well as strengthening Woking's cultural and recreational offer.

It will provide a long-term vision of what Woking could look like by 2030 and beyond by working with residents and key stakeholders.

Informed by robust evidence and wide community engagement, the masterplan will set out detailed standards and principles that deliver the shared vision of Woking Town Centre, such as building heights and density.

The Council agreed to consult on the Masterplan at the Executive meeting on the 14<sup>th</sup> July 2022. The public consultation took place for 12 weeks starting from the 25<sup>th</sup> July 2022. 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 Pyrford 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.

On 2 December 2021, the Council approved the re-designation of Byfleet Residents' Neighbourhood Forum for a further five years, following public consultation. For more information and a link to the application, please see our Byfleet Neighbourhood Planning page.

Extant Neighbourhood Plans in Woking Borough as of 01.04.2022 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.

	<b>Site Allocations DPD</b>	<b>Proposals Map</b>
<b>Public Consultation (Regulation 18)</b>	June – July 2015	N/A
<b>Public Consultation (Regulation 19)</b>	October – November 2018	N/A
<b>Submission to PINS</b>	June/July 2019	N/A
<b>Public Examination</b>	Winter 2019	N/A
<b>Adoption</b>	Early 2020	Early 2020

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

### Duty to Co-operate

Under the Duty to Cooperate, the Council has also engaged with relevant neighbouring authorities, statutory consultees and key stakeholders before and during the consultation 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 2021 and March 2022, 100% of major planning applications were decided in 13 weeks, 95% 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 38% of planning appeals against refusal of planning applications were allowed. This is a slight increase compared to last year figure of 32%. The previous monitoring periods; the figure were 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 77% of complaints in the reporting year being answered within 7 working days.

## A. Well designed homes

### Key Facts

The reporting year saw a strong rebound in housing completions after the previous year's low point. 386 dwellings were completed, on a range of sites spread across the borough, including the first dwellings on the Sheerwater redevelopment site, and three other sites allocated in the Site Allocations DPD. 145 of the completed dwellings were affordable, the second highest number in recent history. 48 specialist housing units were completed, and one Gypsy pitch. Increased delivery on suburban sites meant that the average density reduced compared with recent years. 1,177 dwellings received planning permission, the majority of these being on Land North and South of Goldsworth Road (929 dwellings).

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

### **Target:**

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

### **Result:**

*Table 2: Housing permissions and completions*

<b>Location</b>	<i>Indicative number annualised (CS10)</i>	<i>Dwelling completions , 2021/22</i>	<i>Dwelling permissions , 2021/22</i>
Woking Town Centre	116	94	980
West Byfleet District Centre	10	0	70
Infill development in the Local Centres	15	15	43
Poole Rd/Butts Rd employment area	19	0	0
Infill development in rest of urban area	44	195	40
Green Belt	n.a.	12	8
High Density Residential Area	12	7	34
Green Belt Release Sites	92	63	0
<b>Borough of Woking</b>	<b>292</b>	<b>386</b>	<b>1177</b>

**Trend:**

Figure 2: Net dwelling completions in relation to housing requirements

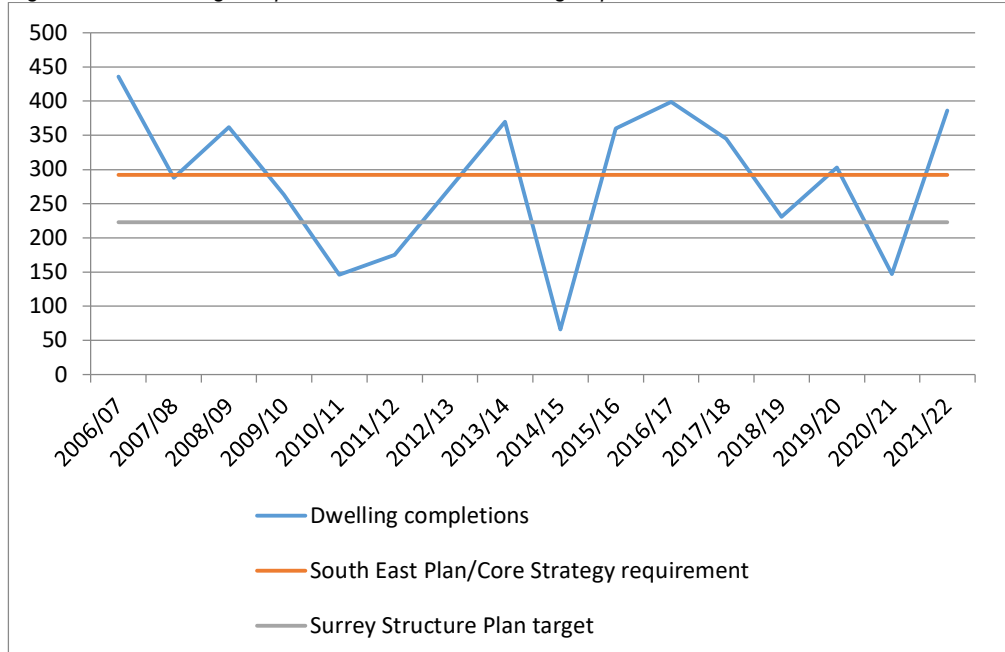


Figure 3: Net dwelling completions by Core Strategy zone

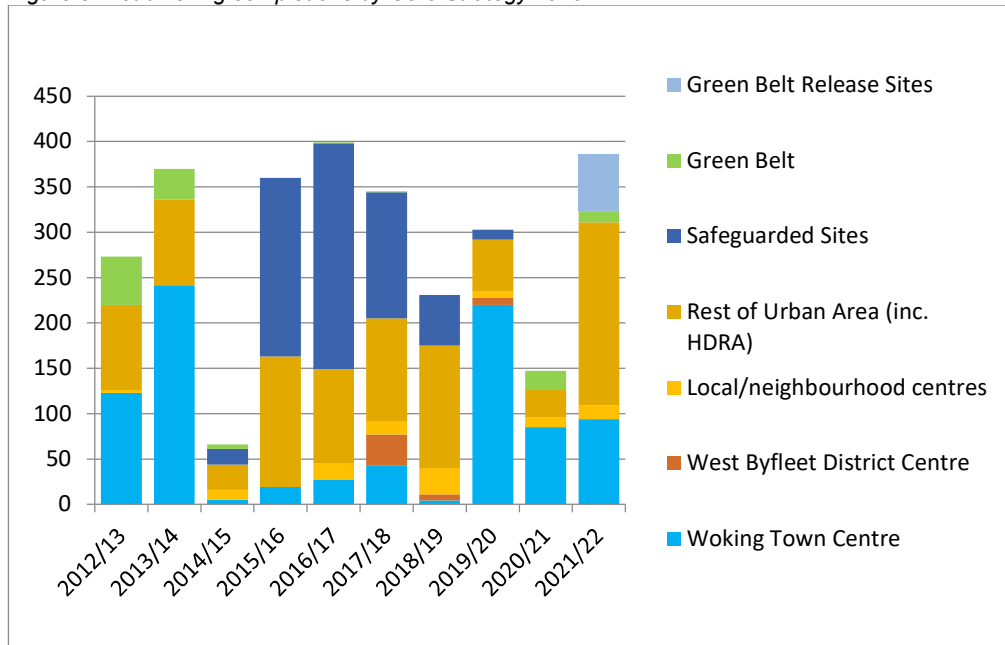
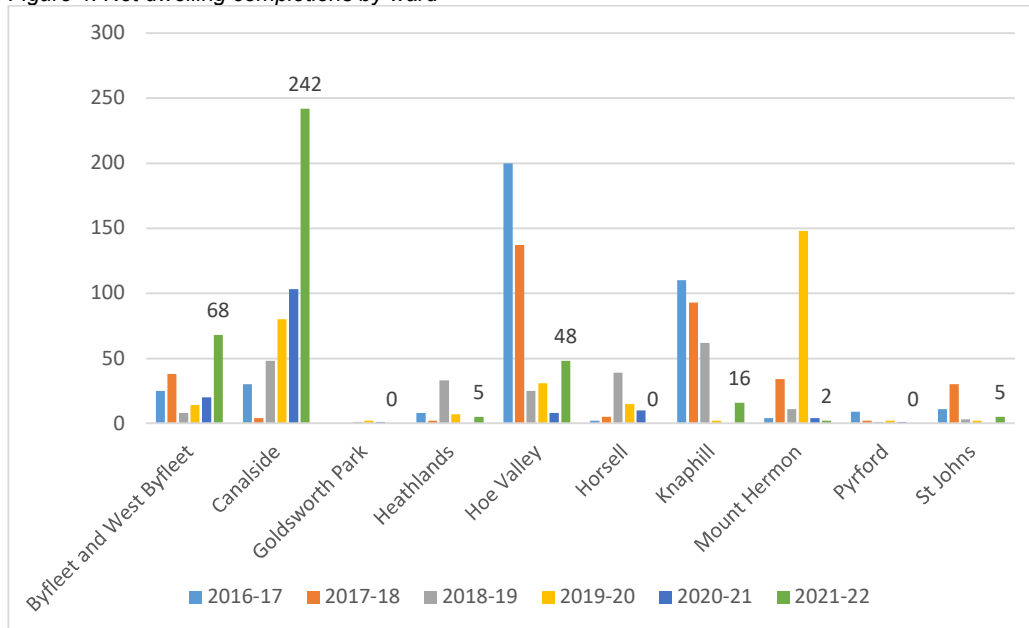




Figure 4: Net dwelling completions by ward



**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 284 dwellings per year has been delivered within the borough. Since Core Strategy adoption in 2012, the average is 288.

The number of dwelling completions in the Borough surged back last year, following the end of pandemic-related lockdowns, and reached its highest level for five years. Major developments took place around the borough. The first dwellings were completed on the Sheerwater Regeneration Scheme (the 'Purple' phase of the scheme, with 83 dwellings), while the rate of completions increased on the major brownfield site at Broadoaks, with 62 dwellings. Large office-to-residential conversion schemes were carried out under the Permitted Development regulations at The Cornerstone in the town centre (94 dwellings) and River Court, on Albert Road (63 dwellings). 48 specialist socially rented flats were constructed at Hale End Court in Old Woking. All of these sites bar River Court were allocated in the Site Allocations Development Plan Document.

Dwelling permissions in the reporting year were dominated by the approval at appeal of 929 flats on Land North and South of Goldsworth Road. Other major approvals included the upward extension of blocks at New Central on Guildford Road (37 dwellings- also at appeal), and permitted development projects at Phoenix House (32) and Rosemount House (33 dwellings) in central West Byfleet, and Emerald House in Byfleet (23 dwellings), although the latter represents a reduction on the number of dwellings in the previously approved scheme. The former Greenfield School site was approved for redevelopment with 49 C2 (residential institution) units; for the purposes of this indicator this number has been divided by 1.8 to give the equivalent number of dwellings (27), as per national guidance.

Not included in the figures above are the 196 C2 units on the Sheer House site in West Byfleet, which received reserved matters permission this year; these figures were reported last year when the most recent outline permission was granted on the site.

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

To complete at least as many dwellings as the housing requirement when considered over the last three years. When a local authority fails to meet certain percentage thresholds below the requirement or need, various consequences are triggered, as set out in the National Planning Policy Framework. Since Woking has a 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. 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. In 2020/21, a reduction by 122 days' worth was applied.

**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			
2019/20	290	0	0	24	13	303	292	269
2020/21	141	0	0	10	6	147	292	194
2021/22	386	0	0	0	0	386	292	292
<b>Total</b>	<b>817</b>	<b>0</b>	<b>0</b>	<b>34</b>	<b>19</b>	<b>836</b>	<b>876</b>	<b>755</b>
Total delivery as % of requirement								111%

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

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

**Result:**

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

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

**Explanation:**

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

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

**Target:**

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

**Result:**

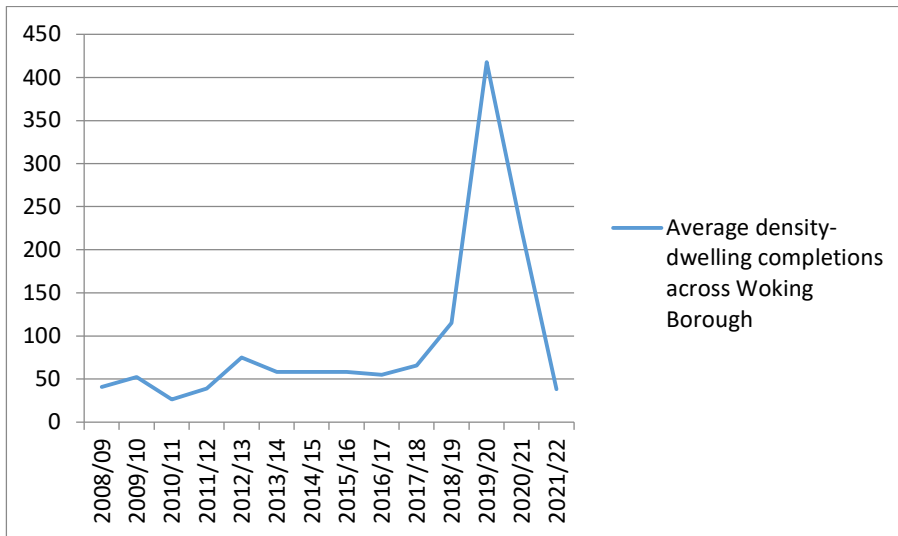
The average housing density was 38 dph. Table 5 below shows results in specific locations.

*Table 5: Housing density by location*

<b>Location</b>	<b>Indicative density range, dph (CS10)</b>	<b>Density achieved 2021/22, dph</b>
Woking Town Centre	>200	324
West Byfleet District Centre	50-100	n/a
Infill development in the Local Centres	30-60	107
Poole Rd/Butts Rd employment area	>200	n/a
Infill development, rest of the urban area	30-40	35
Moor Lane site, Westfield	30-50	n/a
Brookwood Farm, Brookwood	30-50	n/a
Woking Town Centre- broad location	>200	153
Green Belt	30-50	7
Green Belt release sites	30-40	18
<b>Borough of Woking</b>		<b>38</b>

**Trend:**

*Figure 5: Density of dwelling completions*



**Explanation:**

The town centre is the most sustainable location for high density developments as it provides the best access to key services and facilities, followed by district and then local centres. The reporting year saw densities around or above the indicative levels in the Core Strategy for many of the zones. The average density was much lower than last year due to a greater proportion of dwellings coming forward on suburban sites, in particular Sheerwater and Broadoaks, both of which contain a large amount of green space (although the parts of the sites developed in the last year are not in themselves low density).

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

**Target:**

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

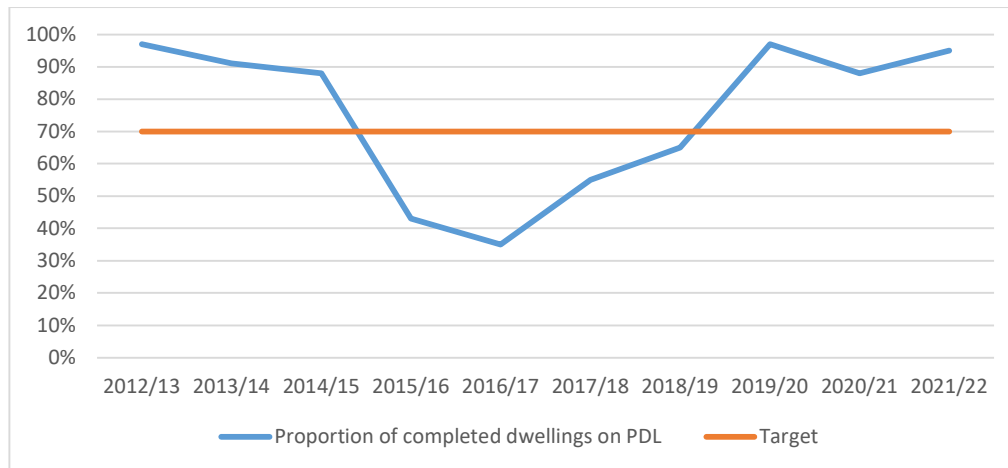
**Result:**

Table 6: Completions on PDL

Location	Target	Completed	Permitted
Number of dwellings on previously developed land	--	367	1148
Proportion of dwellings on previously developed land	70%	95%	97%

**Trend:**

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



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

**Target:**

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

**Result:**

Table 7: Proportion of 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	76	81%	12	13%	6	6%	0	0%
West Byfleet District Centre	0	0%	0	0%	0	0%	0	0%
Local Centres	11	73%	0	0%	4	27%	0	0%
Rest of urban area	108	55%	77	39%	7	4%	3	2%
Green Belt	0	0%	0	0%	7	58%	5	42%
High Density Residential Area	6	86%	2	29%	-1	-14%	0	0%
<b>Green Belt release sites</b>	20	32%	40	63%	1	2%	2	3%
<b>Borough of Woking</b>	<b>221</b>	<b>57%</b>	<b>131</b>	<b>34%</b>	<b>24</b>	<b>6%</b>	<b>10</b>	<b>3%</b>
<b>Need, 2015 SHM A</b>	<b>Market</b>	<b>10%</b>	<b>30%</b>	<b>40%</b>	<b>20%</b>			
	<b>Affordable</b>	<b>40%</b>	<b>30%</b>	<b>25%</b>	<b>5%</b>			

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

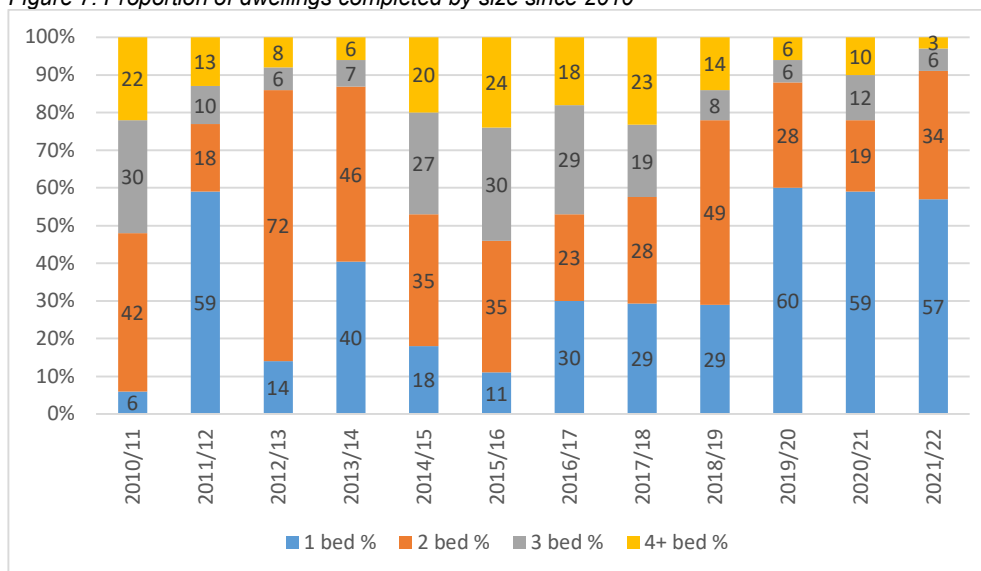
Dwellings permitted	1 bedroom	2 bedroom	3 bedroom	4+ bedroom
Woking Town Centre	60%	38%	2%	0%
West Byfleet District Centre	89%	11%	0%	0%
Local Centres	67%	22%	7%	4%
Rest of urban area	-29%	76%	29%	24%
Safeguarded sites	0%	0%	0%	0%
Green Belt	0%	50%	50%	0%
High Density Residential Area	57%	43%	14%	-14%
<b>Borough of Woking</b>	59%	37%	4%	1%
<b>Need, 2015 SHMA</b>				
<b>Market</b>	<b>10%</b>	<b>30%</b>	<b>40%</b>	<b>20%</b>
<b>Affordable</b>	<b>40%</b>	<b>30%</b>	<b>25%</b>	<b>5%</b>

Table 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	101%	-5%	0	3%
Green Belt	0	58%	0	42%
High Density Residential Area	143%	-14%	-29%	0
Green Belt release sites	98%	0	2%	0
<b>Borough of Woking</b>	<b>97%</b>	<b>0</b>	<b>1%</b>	<b>2%</b>

**Trend:**

Figure 7: Proportion of dwellings completed by size since 2010



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

**Target:**

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

**Result:**

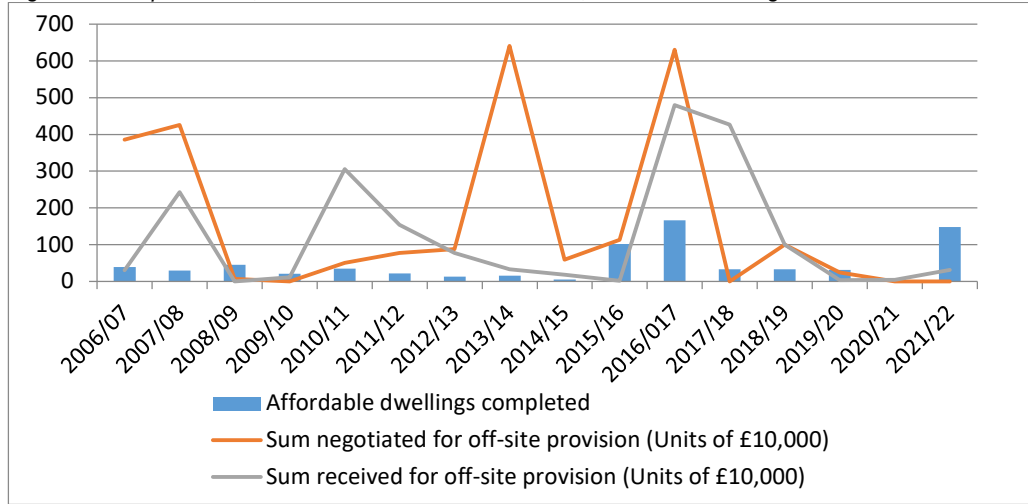
*Table 10: Affordable housing by location, tenure and size*

Location	Tenure	No. bed-rooms	Completed 2021/22	Permitted 2021/22
High Density Residential Area	Affordable Rent	1	0	6
Woking Town Centre	Shared Ownership	1	0	25
		2	0	23
Rest of Urban Area	Social Rent (equivalent)	1	59	1
		2	28	5
		2 or 3 bed	-3	0
		3	7	1
Green Belt Release	Affordable Rent	1	20	0
		2	16	0
	Shared Ownership	1	10	0
		2	8	0
<b>Woking Borough</b>	Total affordable		<b>145</b>	<b>55</b>
<b>% of all housing</b>	Total affordable		<b>38%</b>	<b>5%</b>

£302,492.50 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 overage clauses, on the sites at Goldsworth Road and New Central, should sales values there be higher than expected. £309,986.38 was spent on affordable housing (at Hale End Court) and a further £6,055,634 was allocated but not spent

**Trend:**

Figure 8: Completions of, and S106 contributions towards, affordable housing



**Explanation:**

The year saw the greatest delivery rate of affordable housing since 2017, and the second greatest in over fifteen years. This was largely a consequence of delivery starting on the Sheerwater regeneration scheme, the construction of the council-run specialist housing at Hale End Court (the former Ian Allan Motors site) and also the delivery of all the affordable dwellings on Broadoaks this year.

The number of affordable housing permissions was similar to last year, but this year, this represented a much smaller proportion of the total. The main issue was the Goldsworth Road site, where the developer successfully argued that only a relatively small number of affordable dwellings would be viable. Most of the other major permitted housing sites this year were also prior approval sites, where the Council is not able to impose a requirement for affordable housing. A WBC socially rented development with 7 dwellings was approved on former garages at Bonsey Lane.

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

**Target:**

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

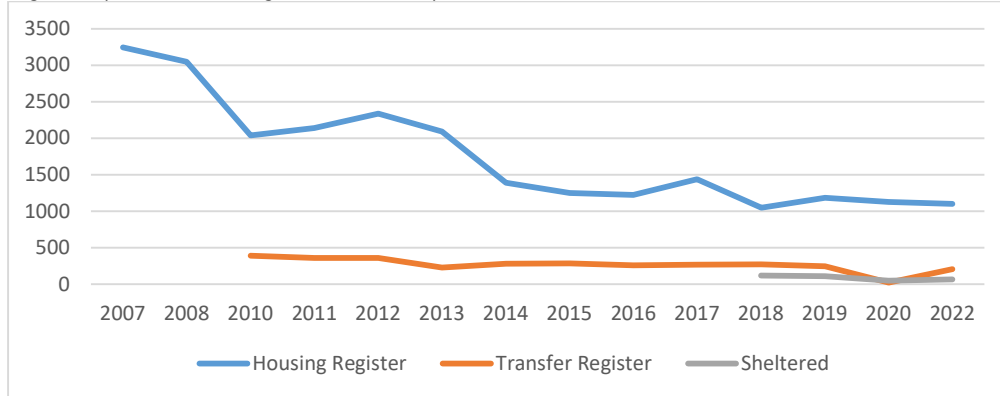
**Result:**

In 2022 there were 1101 households on the housing register, including 207 on the Transfer Register and 64 on the Sheltered/ Supported Housing Register.



**Trend:**

Figure 9: 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. The overall number on the register has remained similar over the last few years, while the number on the transfer register (within the overall number) has increased back to nearly its previous level, meaning the number on the standard register is less than in 2020.

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

**Target:**

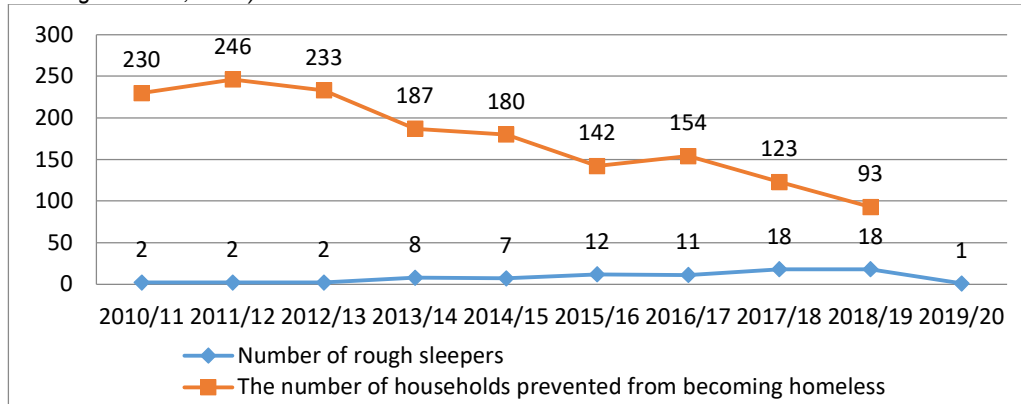
No target. The construction of affordable and specialist housing should help to reduce homelessness and rough sleeping.

**Result:**

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



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

**Target:**

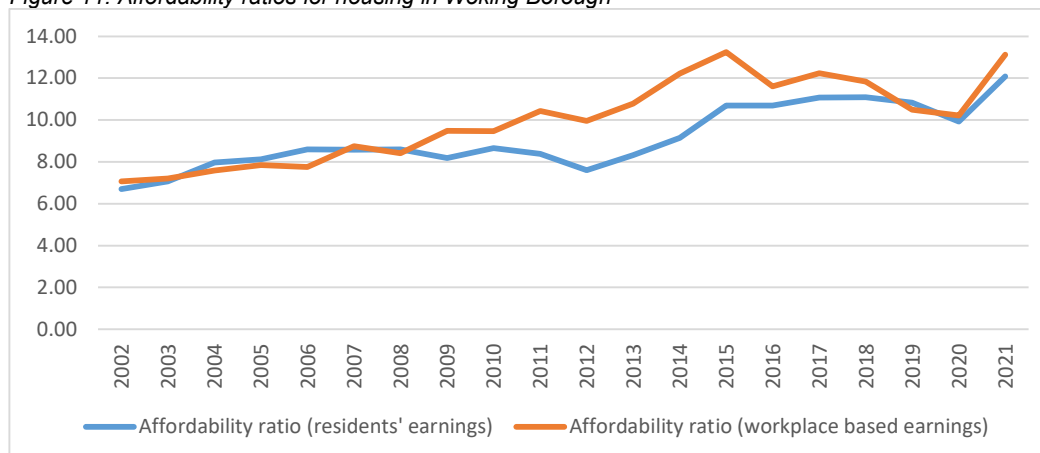
No specific target, though it is preferable that earnings grow faster than house prices, to reduce the affordability ratio (make it easier for people to afford to buy a home). The term 'house price' here also includes flats and other dwellings.

**Result:**

In March 2022, the average house price in Woking was £448,500, while the 2022 average earnings for full-time workers in Woking was £34,176 and for residents of Woking, £37,142. The affordability ratio (house prices against earnings) for residents of Woking as of March 2021, as published by the ONS, was 12.08), while that for people who work in Woking was 13.12).

**Trend:**

Figure 11: 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, slowed down and went slightly into reverse in recent years, before rebounding in the reporting year to its highest level in recent history (for Borough residents) or second-highest (for Borough workers). This was caused by both a sharp downturn in earnings, and an unusually sharp spike in house prices- the largest annual rise since at least 2002.

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

**Target:**

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

**Result:**

One planning permission for a permanent Gypsy pitch was granted in the reporting year.

**Trend:**

Table 11. Gypsy and Traveller pitch provision against planned figure

	Planned pitch provision	Net additional permanent pitches delivered	Cumulative delivery (1dp)
2006/2007	GTAA (2006) 1 pitch per annum	0	-1
2007/2008		0	-2
2008/2009		7	+4
2009/2010		0	+3
2010/2011		3	+5
2011/2012		0	+4
2012/2013	TAA (2013) 1.3 pitches per annum	0	+2.7
2013/2014		0	+1.3
2014/2015		0	0
2015/2016		0	-1.3
2016/2017		0	-2.7
2017/2018		0	-4
2018/2019		-3	-8.3
2019/2020		4	-5.6
2020/2021		0	-6.9
2021/2022		1	-7.2

**Explanation:**

In terms of permanent pitches, Woking currently has one publicly owned Gypsy and Traveller site at the Hatchington, 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 in the reporting year, allocates additional pitch provision sufficient to address outstanding need to 2027 and beyond the plan period. On one of the sites released from the Green Belt by the SADPD, at Hillview in Sutton Green, permanent permission for a Gypsy pitch was granted in the reporting year (the site previously had temporary permission).

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

**Target:**

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

**Result:**

Table 12. Specialist and communal housing

	Completed, 2021/22	Permitted, 2021/22
Total C3 dwellings for older people or vulnerable groups	48	0
Proportion of those which are 2+ bedroom units	6%	0
Total C4 House in Multiple Occupation bedrooms	0	0
Total C2 residential institution bedrooms	0	49

**Explanation:**

The year saw the completion of 48 self-contained extra care WBC flats at Hale End Court (the former Ian Allan Motors site), and permission for a private, 49 unit C2 extra care scheme on the former Greenfield School site.

In addition, the reserved matters application on the Sheer House site was approved, with 196 C2 units- around the middle of the range allowed for in the outline permission. At Woodham Place in Horsell, eighteen wheelchair accessible flats were granted planning permission (replacing an old building that contained 20 bedsits); however, neither the previously existing nor the proposed units were treated as specialist housing during the planning process.

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

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

**Result:**

Table 13: 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 14: Progress towards Self Build duty

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

	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. Guidance on a new category called First Homes was introduced during the reporting year, but no developments including First Homes have yet been permitted.

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

### Key Facts

The year saw some major completions and permissions in this category of development. The largest was the completion of the retail units in Victoria Square- the biggest retail development in the Borough in many years. The overall development includes 9,967sqm of retail floorspace, 480sqm of A3 and 8,208sqm of space with permission for A1 or D2 use, following the demolition of 3,809sqm of offices and 8,289sqm of A1 space (most of the latter was in the vacant Toys R Us unit). Other landmarks include the completion of the Thameswey energy centre and offices at Poole Road; permission for the loss of 5,555sqm of B1 offices and 1,304sqm of A2 offices, and the construction of 2,710sqm of flexible commercial space at Land North and South of Goldsworth Road. Office to residential conversions continued to be significant.

Permission was granted for a new home for Woking Community Transport. There were various permissions showing how the Borough's commercial space adapted to meet the specific circumstances of this period, including a Meals on Wheels kitchen, a charity kitchen, and the provision of covered outdoor seating areas at venues around the borough. The number of retail businesses registered in the Borough increased by over 50%.

<b>B01</b>	<b>Net change in retail floorspace (A class; m2, by precise use class and by location)- permitted and completed</b>
Monitors:	Policies CS2: Woking Town Centre, CS3: West Byfleet District Centre, CS4: Local and Neighbourhood Centres and Shopping Parades, CS5: Priority Places.

**Target:**

Town Centre: Potential for up to 75,300m2 of additional A class floorspace. Detailed targets for A1 floorspace, see table 14 below.

*Table 15: 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.

The amendments to the Use Class Order in 2020 saw the use class A abolished, and mainly replaced by use class E (partly also by use class F2 and sui generis). Since most of the reporting year's permissions, and nearly all the completions, were applied for under the previous use classes, those are still the ones referred to here.

**Result:**

*Table 16: Retail floorspace completed, sqm*

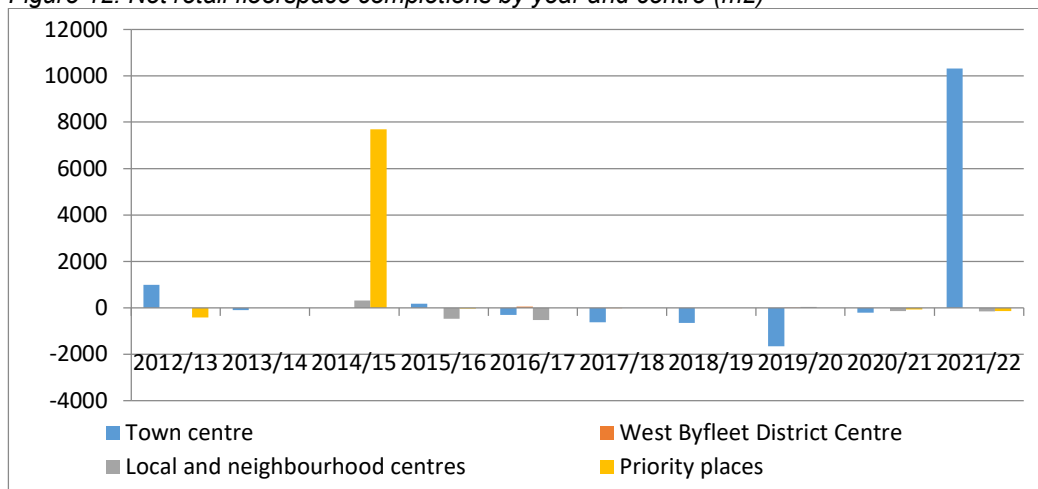
Location	A1	A2	A3	A4	A5	A Mixed	Mixed A / other	Total
Woking Town Centre	+1532	-	+480	-	-	+100	+8208	+10,320
District and local centres	-	-160	-	-	-	-	-	-160
Priority places	-131	-	-	-	-	-	-	-131
Neighbourhood centres / shopping parades	-150	-	-	-	-	-	-	-150
Other locations	-	-	-	-	-	-	-	0
<b>Borough of Woking</b>	<b>+1251</b>	<b>-160</b>	<b>+480</b>	<b>-</b>	<b>-</b>	<b>+100</b>	<b>+8208</b>	<b>+9,879</b>

Table 17: Retail floorspace permitted, sqm

Location	A1	A2	A3	A4	A5	A Mixed	Mixed A / other	Total A	'Retail-style' SG
Woking Town Centre	-363	-1342	-49	11	-66	0	2710	901	+80
District and local centres	8	-257	-94	0	0	0	0	-343	+716
Priority places	-788	-76	47	0	47	0	0	-770	+580
Neighbourhood centres / shopping parades	0	0	0	0	0	0	0	0	0
Outside centres	-315	0	315	0	0	0	0	0	
<b>Borough of Woking</b>	<b>-1458</b>	<b>-1675</b>	<b>219</b>	<b>11</b>	<b>-19</b>	<b>0</b>	<b>2710</b>	<b>-212</b>	<b>+1376</b>

**Trend:**

Figure 12: Net retail floorspace completions by year and centre (m2)



**Explanation:**

This was the most significant year in at least the last decade for retail developments in Woking: it saw the completion of the retail element of the Victoria Square development scheme in the town centre. The originally permitted parts of the site (after two revisions to the planning permission) involved the loss of 3,489sqm of former retail space, and the construction of 9,967sqm of A1 space and 480sqm of A3, with the largest units being Marks & Spencer and Boots. After its closure, the adjacent Toys R Us site was also redeveloped, with the loss of 4,800sqm of A1 floorspace and the provision of 8,208sqm with permission for A1 or D2 use. 46sqm of A1 space was lost in the reconfiguration of the entrance to the Peacocks Centre, giving a net total across the development area of 1,632sqm A1 use or 10,320sqm retail uses.

The biggest retail permission was at Land North and South of Goldsworth Road, with the loss of 1,304sqm of A2 floorspace, and the gain of 2,710sqm floorspace with permission for use classes A1, A2, A3, A4, B1, or D. Sui generis developments akin to retail have also been noted this year: these included a games shop and playing venue in the Town Centre, a community café and workshop in the old Byfleet Fire Station building, and a low-cost food shop and kitchens in Sheerwater.

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

**Target:**

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

**Result:**

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

Location	Gross gain of A1, 2021/22 (m2)	Loss of A1, 2021/22 (m2)	Net completed change (m2)
Woking Town Centre- Primary frontage	+9967	-8335	+1632
Woking Town Centre- Secondary frontage	0	-100	-100
West Byfleet District Centre- Primary shopping area	0	0	0

Table 19: Planning permissions for A1 floorspace change in designated shopping frontages

Location	Gross gain of A1, 2021/22 (m2)	Loss of A1, 2021/22 (m2)	Net permitted change (m2)
Woking Town Centre- Primary frontage	0	-363	-363
Woking Town Centre- Secondary frontage	0	0	0
West Byfleet District Centre- Primary shopping area	+160	-227	-66



**Explanation:**

This year saw major changes to A1 floorspace at Victoria Square (discussed under indicator B01), which is in the town centre's primary shopping frontage. Permissions granted in the year included the conversion of a shop to a gym in the town centre, and the redevelopment of 9 Old Woking Road, West Byfleet, with a reduced amount of retail floorspace.

The figures for West Byfleet do not include the reserved matters application granted on the Sheer House site, which include the loss of 3200sqm of A1 floorspace and the provision of 1,515sqm of flexible retail/food and drink uses in its stead. This figure is just above the bottom of the range (1500-3000sqm) specified in the outline permission.

<b>B03</b>	<b>Net change in permitted and completed employment (B use) floorspace, by location</b>	
SA ref.	17(d)	Amount of commercial and industrial floorspace
Monitors:	Policies CS2: Woking Town Centre, CS3: West Byfleet District Centre, CS4: Local and neighbourhood centres and shopping parades, CS15: Sustainable economic development Sustainability Objective 17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance the economies of town, district, local and neighbourhood centres.	

**Target:**

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

The amendments to the Use Class Order in 2020 saw the use class B1 abolished, and replaced by use class E. Since most of the reporting year's permissions, and nearly all the completions, were applied for under the previous use classes, those are still the ones referred to here.

**Result:**

Table 20. Employment floorspace permitted and completed

Location	Use Class	Completed, 2021/22 (m <sup>2</sup> )	Permitted, 2021/22 (m <sup>2</sup> )
Woking Town Centre	B1 Business	-9,823	-6,094
West Byfleet District Centre	B1 Business	0	-3,909
District / Local Centres	B1a Office	-104	-390
Poole Road/Butts Road employment area	B1 Business	2,658 <sup>3</sup>	0
Monument Way East and West and Forsyth Rd employment areas	All B uses	0	943
Borough of Woking	B1a Office	-12,254	-14,155
Borough of Woking	B1c Light Industrial	-513	-2,310
Borough of Woking	Mixed B1 Business	0	0
Borough of Woking	B2 General Industry	270	328

<sup>3</sup> Flexible B1/sui generis energy centre. The site previously housed two small office/storage buildings which were demolished earlier, under prior notification.

Borough of Woking	B8 Storage / distribution	223	-66
Borough of Woking	Mixed B1/B8 use	0	2,903
Borough of Woking	Flexible B1/Sui Generis	2,658	0
Borough of Woking	Flexible B1/A/D	0	2,710
<b>Borough of Woking</b>	<b>All B uses</b>	<b>-9,616</b>	<b>-10,590</b>

**Explanation:**

The completion figures for the year include, as usual, the loss of office space to prior approval residential conversions (mainly at the Cornerstone and River Court). Losses and gains in other types of floorspace balanced each other out. 2,658sqm of flexible office/sui generis floorspace was completed at Thamesway's new energy centre on Poole Road. 3,809sqm of office floorspace was lost (in practice, several years ago) in the Victoria Square development. Three new industrial buildings were completed on the Goldsworth Park Trading Estate.

Permissions include the loss of office floorspace to residential development, both through prior approval conversion and in the redevelopment of Land North and South of Goldsworth Road, where 5,555sqm of B1a office floorspace will be replaced by 2710sqm of flexible B1/A/D use and also the 1728 sqm York Road Project, which is a sui generis use that includes some offices but is not included in the figures above.

Other employment developments that received permission included the construction of 943sqm of office and industrial space for Woking Community Transport, the change of use of the 2918sqm T and T Tubecraft factory at Forsyth Road (B1c) into a warehouse (B1c/B8), and the conversion of 328sqm of vacant offices and joinery shop at Monument Way East into a Meals on Wheels kitchen (B2)

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

**Target:**

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

**Result:**

*Table 21: Additional hotel (use class C1) bedrooms in town centre, 2021/22*

	<b>Completions</b>	<b>Permissions</b>
Hotel bedrooms in town centre, 2021/2022	0	0

**Explanation:**

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

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

	support and enhance the economies of town, district, local and neighbourhood centres.
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**Target:**

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

**Result:**

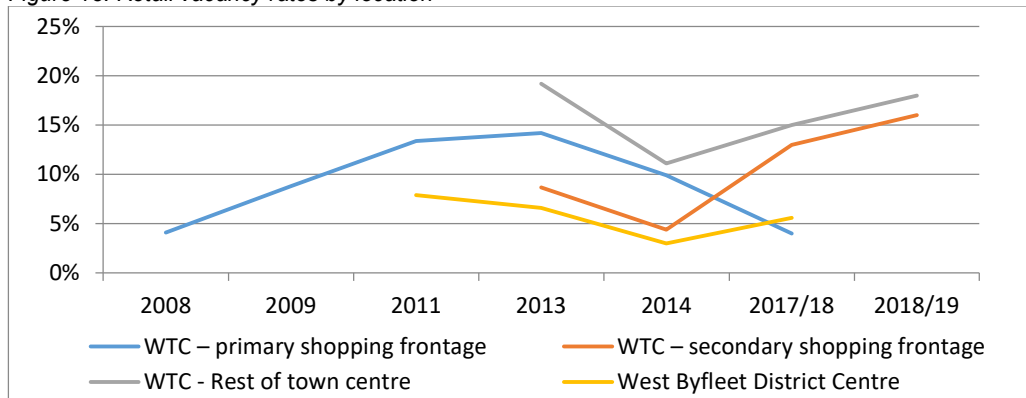
Table 22: Vacant floorspace by location (2018)

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

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

**Trend:**

Figure 13: Retail vacancy rates by location



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

**Target:**

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

**Result:**

Significant improvements to the permanent market on Market Walk were carried out this year, including the installation of a new ventilation system.

<b>B07</b>	<b>VAT registrations by industry</b>	
SA ref.	17(a)	Increase and decrease in the number of VAT registered businesses in Woking
Monitors:	Policy CS15: Sustainable economic development Sustainability Objective 17: Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance the economies of town, district, local and neighbourhood centres.	

**Target:**

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

**Result:**

5450 businesses were registered for VAT in the borough in 2021.

**Trend:**

Figure 14. VAT and/or PAYE enterprises by broad industry group. Source: ONS

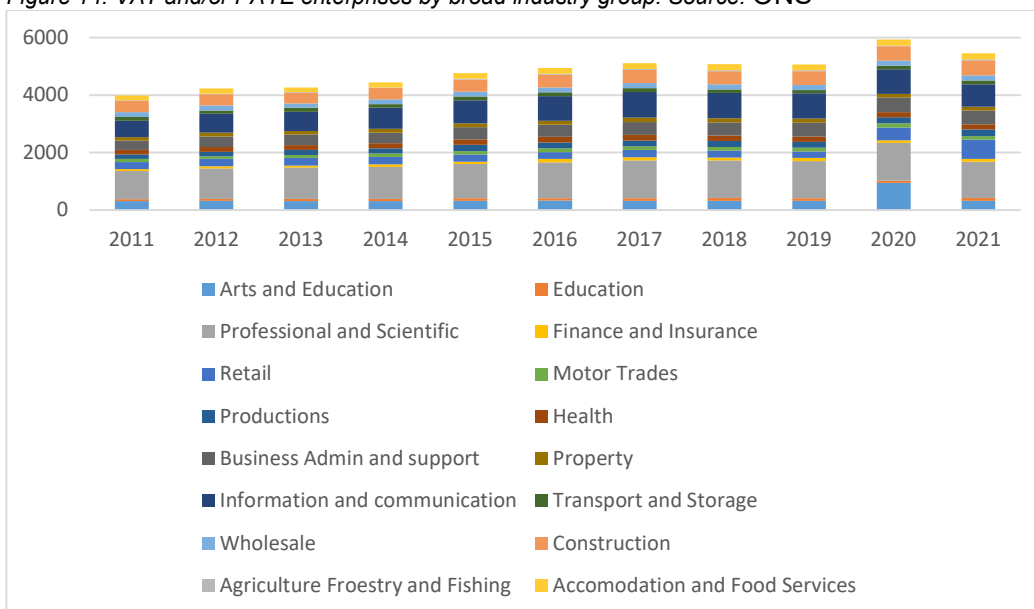


Table 22: Number of enterprises by broad industry group, 2021

Broad industry group	No. VAT and/or PAYE enterprises, 2021	Broad industry group	No. VAT and/or PAYE enterprises, 2021
Agriculture Forestry & Fishing	30	Information & Communication	775
Production	225	Finance & Insurance	95
Construction	525	Property	140
Motor Trades	130	Professional Scientific & Technical	1275
Wholesale	175	Business Administration & Support Services	480
Retail	665	Education	85

Transport & Storage	130	Health	180
Accommodation & Food Services	210	Arts Entertainment Recreation and Other Services	320

**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 440 last year to 665 this year. The total number of businesses decreased slightly in 2021.

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

**Target:**

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

**Result:**

The monitoring of this indicator is being reviewed.

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

**Target:**

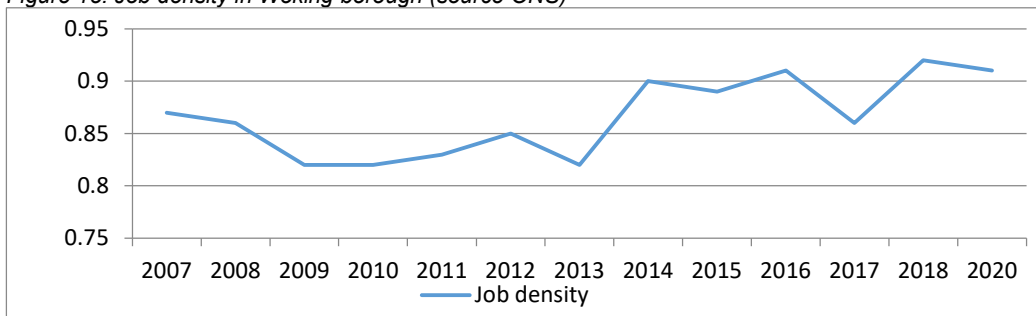
No specific target. The Core Strategy aims to support an increase in the number of jobs alongside population growth.

**Result:**

The latest figure (2020) for job density is 0.91. Job density is the ratio of the total number of jobs in the borough to the population aged 16-64

**Trend:**

Figure 15: Job density in Woking borough (source ONS)



**Explanation:**

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

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

**Target:**

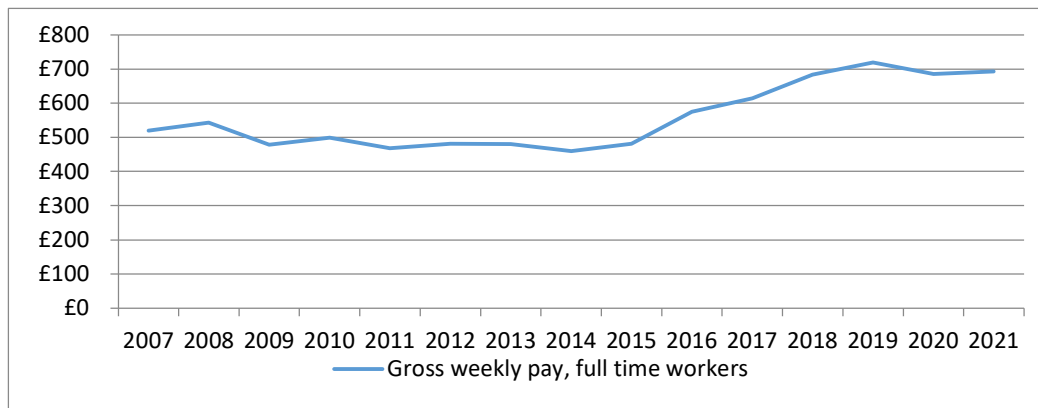
No specific target. However, increasing earnings will help support increased quality of life for Woking residents

**Result:**

Gross weekly pay for full time workers in 2021 was £693.1. This is higher than last year.

**Trend:**

Figure 16: Gross weekly pay in Woking borough



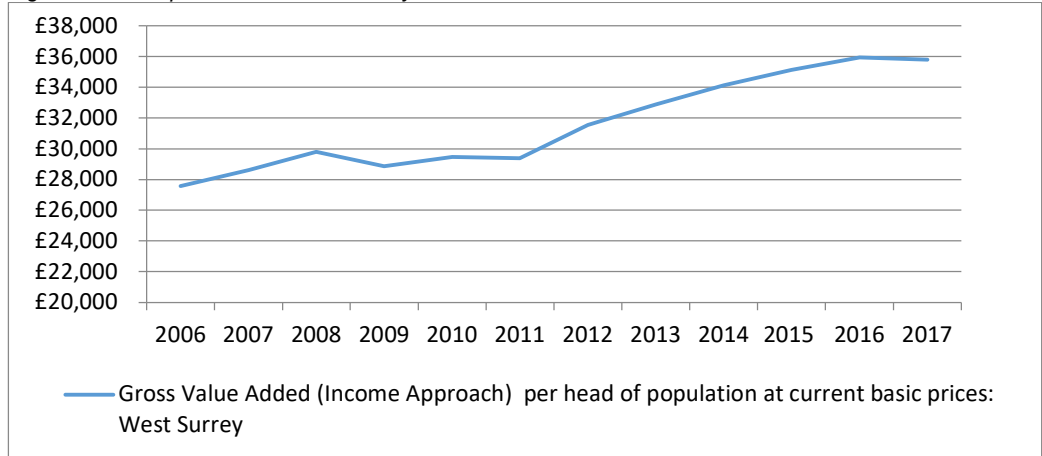
<b>B12</b>	<b>Productivity: Gross Value Added (GVA)</b>
SA ref. 16d	
Monitors:	Sustainability Objective 16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all

**Result:**

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

**Trend:**

Figure 17: GVA per head in West Surrey



**Explanation:**

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

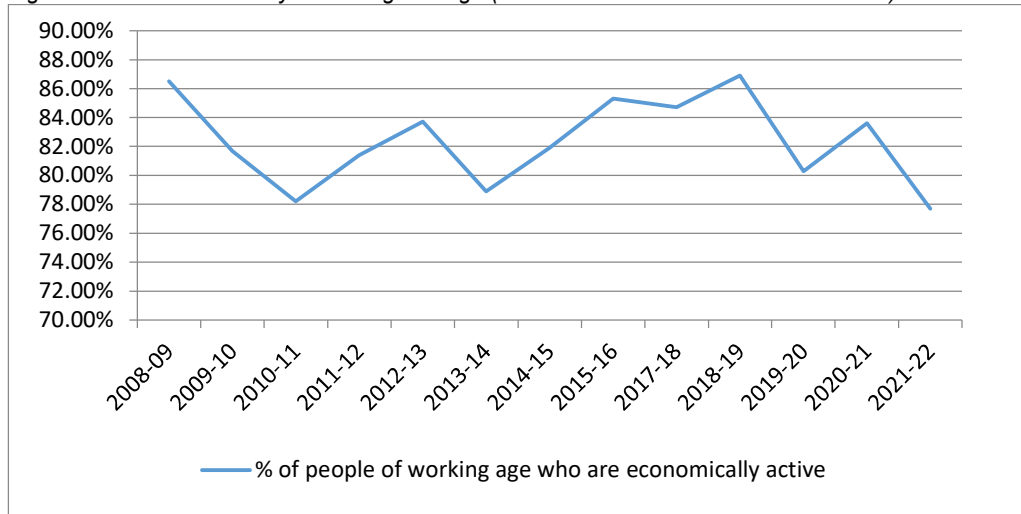
<b>B13</b>	<b>Economically active population</b>
<b>SA ref. 16a</b>	
Monitors:	Sustainability Objective 16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all

**Result:**

In 2021/22, 77.7% of working-age Woking residents were economically active.

**Trend:**

Figure 18: 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. This figure is steadily declining each year. There is no figure for 2016-17.

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

**Result:**

The Surrey Produce Directory is defunct.

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

**Result:**

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

	<b>Completed 2021/22</b>	<b>Approved 2021/22</b>
Number of sites	3	6
Office floorspace loss	-8,583m <sup>2</sup>	-8,861m <sup>2</sup>
Additional dwellings	160	97

**Trend:**

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

	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
Office floorspace loss completed	4,340	4,534	2,630	3,478	2,881	8,583
Additional dwellings completed	33	64	23	58	83	160
Average floorspace per dwelling/sqm (n.b. would include corridors etc.)	132	71	114	60	35	54

**Explanation:**

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



introduce an Article 4 direction to restrict this permitted development right in specific areas.

The number of dwellings through Class O permitted development completed in the reporting year was yet again substantially higher than the previous year. The floorspace granted prior approval was higher still, although the number of dwellings granted prior approval in that floorspace was much lower. It is worth noting in this regard that 2021/22 was the first year when the national minimum space standards for residential dwellings became applicable to this type of development.

This year also saw further prior approvals granted under Class M (retail to residential), and one under Class AB (upward extension); the latter was proposed as an addition to a permitted development office conversion.

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

### Key Facts

The Woking Integrated Transport Project is now complete, with numerous improvements made to the street network around the Town Centre. The year also saw the opening of the new public open space at Victoria Square. Road traffic bounced back following the lockdowns of the previous year, as did usage of the Borough's railway stations to a certain extent, although cycle movements towards and away from Woking station continued to decline.

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

### Target:

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

### Result:

The monitoring of this indicator is being reviewed.

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

### Target:

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

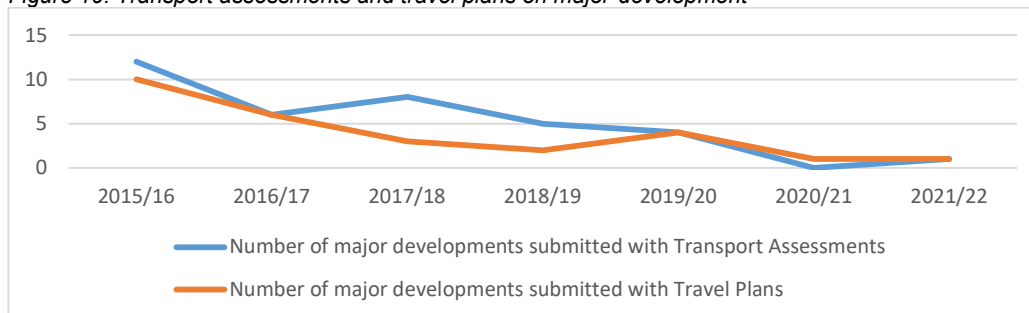
### Result:

Table 25: Transport assessments and travel plans on major development

	Major developments permitted with transport assessments	Major developments permitted with travel plans
No. applications, 2021/22	0	1

### Trend:

Figure 19: Transport assessments and travel plans on major development



**Explanation:**

Only one of the six major developments granted permission or prior approval in the reporting year was accompanied by a transport assessment and travel plan: the development at Land North and South of Goldsworth Road. The remaining five major developments- three of them being prior approvals for office to residential conversion- were accompanied by transport studies.

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

**Result:**

Table 26: Section 106 monies received and spent on transport schemes, 2021/22

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

**Explanation:**

Some Section 106 money was allocated, but not yet spent, on transport projects: £264 on footpath improvements and £9,461.36 on a highways project.

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

**Target:**

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

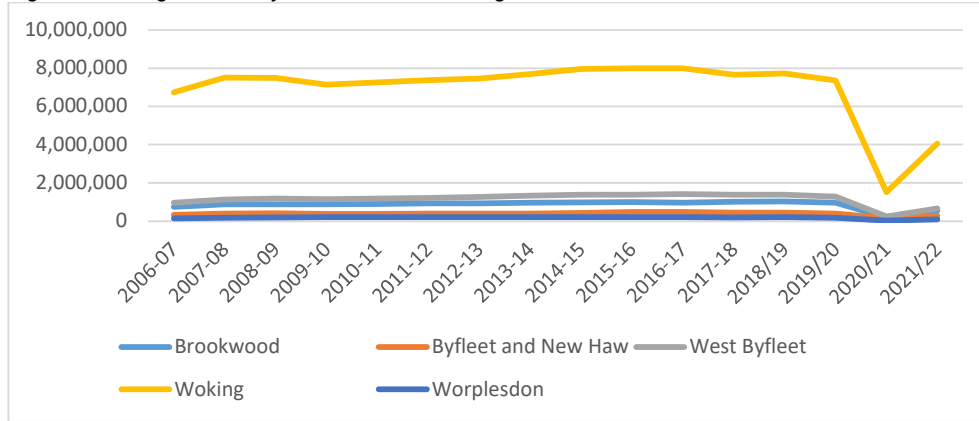
**Result:**

Table 27: Usage of railway stations in the Borough

Station name	Woking	West Byfleet	Brookwood	Byfleet & New Haw	Worplesdon
Total number of entries and exits, 2021/22	4,070,300	668,186	551,946	277,930	100,692
2021/22 number as a % of that for 2018/19	52%	48%	53%	62%	48%

**Trend:**

Figure 20: Usage of railway stations in the Borough



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

**Target:**

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

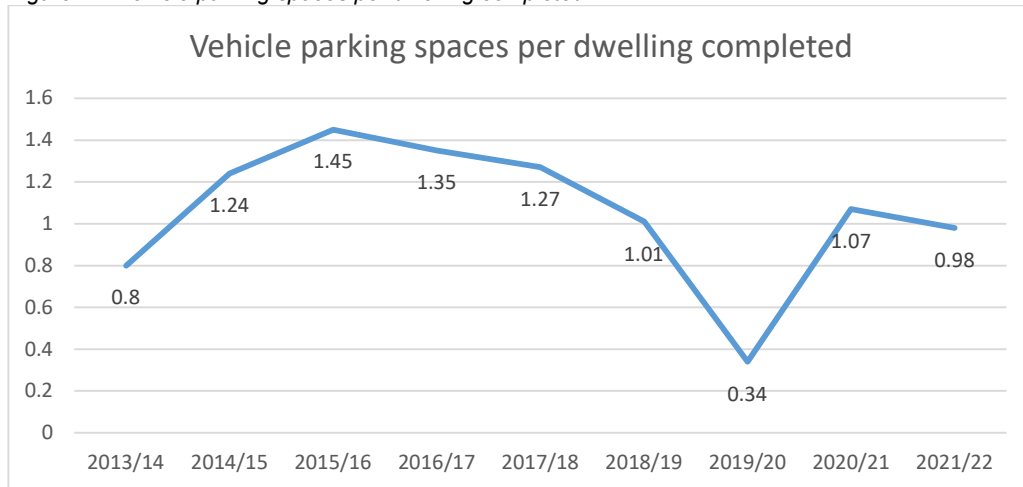
**Result:**

Table 28: Vehicle parking spaces completed, 2021/22

	Vehicle parking	
	Whole borough	Parking High Accessibility Zone
Residential parking spaces completed	578	45
Parking spaces per dwelling	0.98	0.45

**Trend:**

Figure 21: Vehicle parking spaces per dwelling completed



**Explanation:**

The average number of vehicle parking spaces per dwelling declined slightly last year compared to the previous year, reflecting the high proportion of smaller dwellings among completions, even though many of them were outside the town centre.

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 Parking Standards SPD should begin to be seen in completions within the next few years.

The monitoring of cycle parking is being improved.

The replacement Red Car Park in the town centre has now been completed, with net gains of 445 parking spaces overall, 25 disabled parking spaces, 46 parent/child space, 66 active EV charging spaces and 134 passive charging spaces.

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

**Target:**

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

**Result:**

The Woking Integrated Transport Project has now been completed. A summary of the achievements is as follows:

- Created a new public plaza outside Duke's Court with a Green wall and restaurant complete with green roof.
- Created a pedestrian footbridge across the Basingstoke Canal at Chobham Road
- Improvements to Maybury Road junction with Stanley Road.
- Created new bus lane and Town Wharf bus stop along Victoria Way.
- Removed planters and widened Church Path before resurfaced with granite block paving.
- Created new pedestrian public plaza outside railway station.
- Relocated the taxi rank to The Broadway.
- Resurfaced Chapel Street with granite block paving.
- Rebuilt and resurfaced The Broadway and bus bays with granite block paving.
- Reconfigured High Street to a one-way bus lane, widened the pedestrian footpath, incorporated a contra-flow cycle lane and resurfaced the highway.
- Extended High Street and created new junction with Victoria Way.
- Adapted Goldsworth Road to incorporate new box junction and reconfiguration of junction with Victoria Way.
- Rebuilt and resurfaced Stanley Road.

The year also saw the opening of the new public open space (for pedestrians) at Victoria Square, amounting to 2.68ha.

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

**Target:**

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

**Result:**

*Table 29: Length of cycle routes in the borough*

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

**Explanation:**

Cycle routes have been remapped in the last couple of years before 2018 which may explain any discrepancies in the figures. The figure has not been updated for 2021/22

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

**Target:**

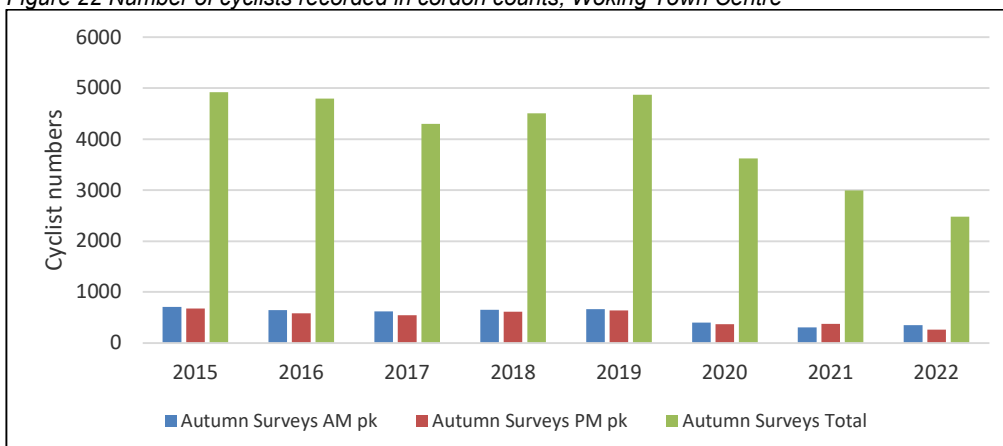
Core Strategy paragraph 5.161 states: ‘There is significant scope to influence a shift in the mode of travel from car-based journeys to public transport and cycling’.

**Result:**

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 2022 showed a total of 2485 movements- a further decline following the sharp drop in movements seen in 2020, and the decline in 2021.

**Trend:**

*Figure 22 Number of cyclists recorded in cordon counts, Woking Town Centre*



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

**Target:**

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

**Result:**

*Table 30: Average speed on A roads in Woking*

<b>Road Name</b>	<b>Average speed, 2021</b>	<b>Change in last year %</b>
A245	23.1	-4.5%
A247	23.1	-10.1%
A3046	27.1	3.0%
A320	26.7	-9.8%
A322	25.1	-8.1%
A324	27.2	-7.8%

**Explanation:**

The reporting year (2021) showed substantial declines in traffic speeds, representing a return to more normal traffic levels following the lockdowns of 2020. 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 metres) is considered reliable enough to publish. Due to changes in the traffic flow weighting in 2017, a step change was 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

The year saw a huge development in this field, with the completion of the new 6,064sqm Eastwood Leisure Centre in Sheerwater. Other developments included the final completion of the rebuilt Mayford Village Hall, expansions to Woking College, and the permitted new home for the York Road Project on Church Street West. Work on the rest of the Sheerwater Regeneration Scheme continued, with further completions expected in 2023

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

### Target:

Resist the loss of social and community facilities other than in specific circumstances. Encourage provision of new community facilities in accessible locations. Non-residential institutions such as health and education facilities, halls and places of worship used to be in use class D1, whereas sites for 'assembly and leisure' such as cinemas, music or sports facilities were classed as D2. The new use classes for community facilities are F1 and F2, whose definitions overlap with the previous D classes and are hence grouped with them in the table below; where the intended use does not fall within the overlap, this is noted.

### Result:

Table 31: Community facilities permitted and completed, 2021/22

Location	Permitted (m2)		Completed (m2)	
	D1/F1	D2/F2	D1/F1	D2/F2
Woking Town Centre	-478	0	0	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	21	0	0	0
Vicinity of Sheerwater and Lakeview	-580	0	0	+6,064
Other neighbourhood centres / shopping parades	0	0	0	0
Rest of urban area	+983	-476	0	0
Green belt	+381	+203	+25	0
<b>Total</b>	<b>+327</b>	<b>-273</b>	<b>+25</b>	<b>+6,064</b>

### Explanation:

The year saw a major community facility completion in the form of the new Eastwood Leisure Centre (6,064sqm), part of the Sheerwater redevelopment. The centre includes a 25 metre pool with viewing gallery, steam room and sauna; a teaching pool with moveable floor and hoist; a five-court sports hall with dividing wall and underfloor heating; two climate-controlled studios with sprung floors; a 65 station gym with group cycling studio; a full-size floodlit 3G football pitch with covered spectator seating for 100 fans; two new grass football pitches and a junior rugby pitch; five outdoor tennis courts and four netball courts, as well as a café and function room.



The rebuilding of Mayford Village Hall after a fire ten years ago also received its final completion certificate this year. Around half the facility had to be rebuilt, amounting to 201sqm, a net gain of 25sqm compared to the old hall.

Permissions granted in the year notably included expansions of Woking College, both on-site (mainly through modular classrooms) and through the expansion and conversion of parts of Old Woking Community Centre for use by the college. At Land North and South of Goldsworth Road in the Town Centre, the loss of 478sqm of training floorspace by the York Road Project is included in the figures above, but not the permitted gain of a new centre for the project at 1,728sqm, since the latter is classed as sui generis.

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

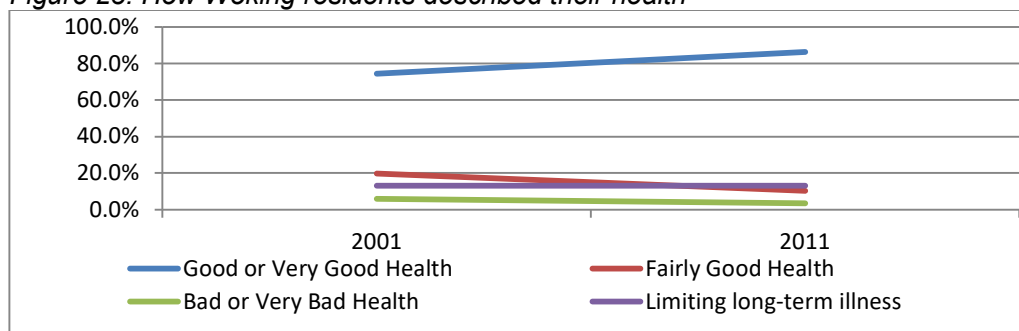
**Result:**

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

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

**Trend:**

*Figure 23: 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.

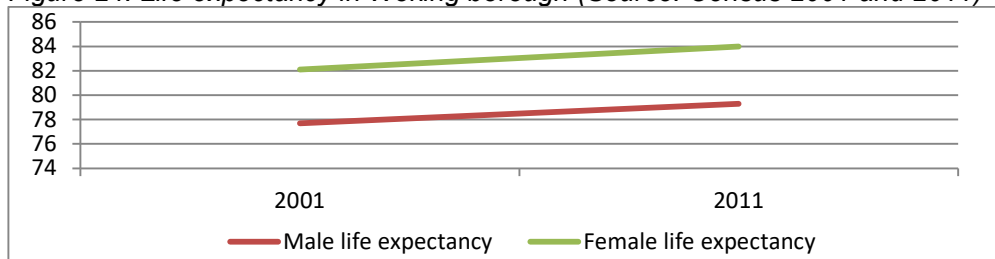
<b>D03</b>	<b>2(d)</b>	<b>Life expectancy</b>
<b>SA ref.</b>		
Monitors:	Sustainability Objective 2: Facilitate the improved health and wellbeing of the population and reduce inequalities in health	

**Result:**

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

**Trend:**

Figure 24: Life expectancy in Woking borough (Source: Census 2001 and 2011)



**Explanation:**

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

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

**Result:**

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

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

Cardiovascular disease has lowered but cancer has risen slightly in Woking but this is not considered to be a significant increase. No new data is available for this indicator.

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

**Target:**

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

**Result:**

The monitoring of this data is being reviewed.

<b>D06</b>	<b>Total number of play areas; new play areas opened</b>
<b>Monitors:</b>	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 2021.

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

**Target:**

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

**Result:**

*Table 35: Allotments, 2020/21*

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

**Trend:**

In the last eight 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 in 2019, to 162 in 2020, to 243 in 2021. This is attributed to increased interest in allotments arising from the COVID-19 pandemic.

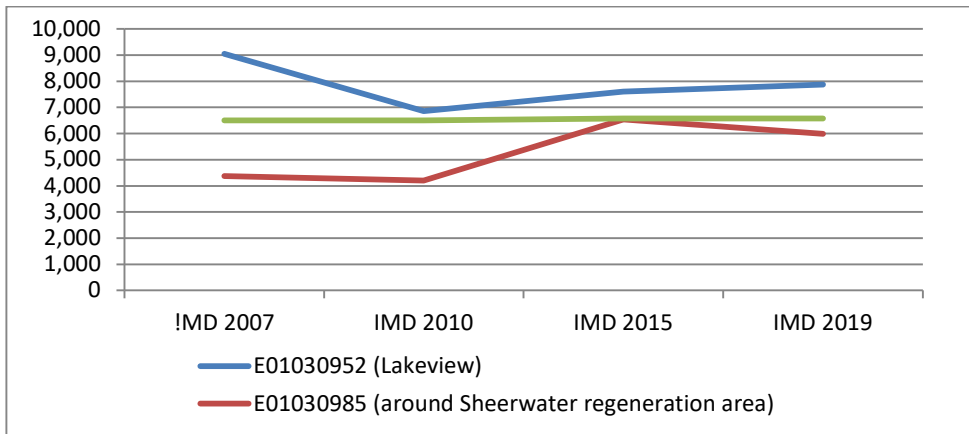
<b>D08</b>	<b>4b</b>	<b>Number of areas within Woking that are within the top 20% deprived areas nationally</b>
<b>SA ref.</b>		
Monitors:	Policy CS5: Priority Places Sustainability Objective 4. Reduce poverty, crime and social exclusion	

**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 25: 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 5,986<sup>nd</sup> out of 32,844 across England (well within the 20% most deprived). Lakeview in Goldsworth Park has become comparatively less deprived than it was (7,871<sup>st</sup>) 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.

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

**Target:**

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

**Result:**

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

25 x two bedroom 3 socially rented affordable dwellings.

7 x three-bedroom social rented affordable dwellings.

1 x one-bedroom social rented specialist elderly flat.

58 x 1-bedroom private market dwellings.

60 x 2-bedroom private market dwellings  
 4 x three-bedroom private market dwellings.

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

**Target:**

In the Priority Places, the Infrastructure Development Plan 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, including the ‘Ceres’ cycle route between the Town Centre and West Byfleet, and enhanced pedestrian corridors around Maybury.
- Quality bus corridor improvements in Sheerwater area
- 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 Site Allocations DPD).
- Development of Community Hub as part of Sheerwater Regeneration Scheme, to include Youth and Community Centre.
- New decentralised energy network within Sheerwater Regeneration Area.
- 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 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, and again in February 2022. 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 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 405m<sup>2</sup> 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 and the leisure centre were completed during the reporting year. The Red phase (which includes retail elements) and the Copper phase are expected to complete in 2023 and the Yellow phase, which includes the 'community hub', is well underway..

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.

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

**Target:**

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

**Result:**

*Table 34: 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.

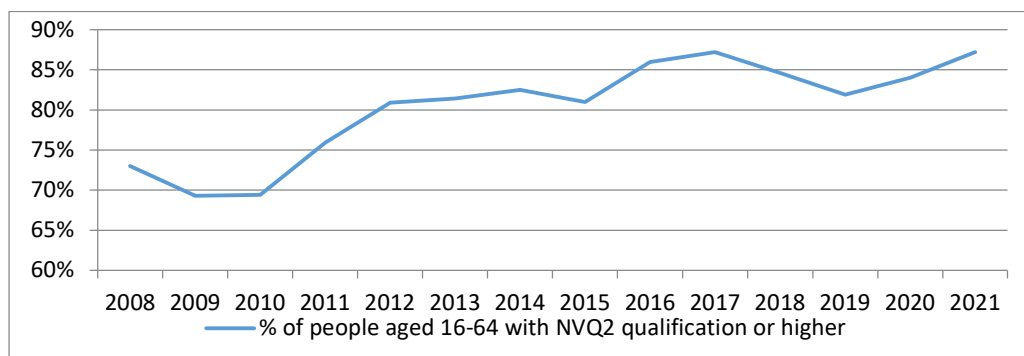
<b>D12</b>	<b>16e</b>	<b>Proportion of working age population with 5 or more A*-C grade GCSEs or equivalent as highest qualification.</b>
<b>SA ref.</b>		
Monitors:	Sustainability Objective 16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development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

**Result:**

In 2021, 87.2% of Woking's working age population (age 16-64) had a qualification at NVQ level 2 or higher.

**Trend:**

*Figure 26: Percentage of people with NVQ2 qualifications (Source: Nomis)*



**Explanation:**

NVQ2 is equivalent to 5 or more GCSEs with at least grade 4 in the modern grading system or grade C in the previous one.

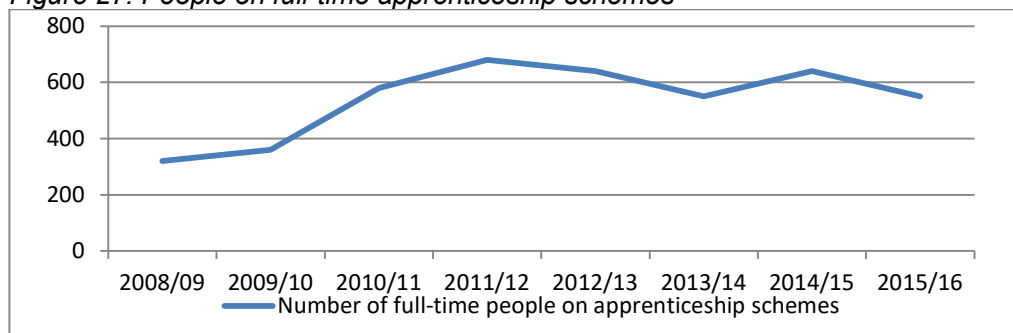
<b>D13</b>	<b>16g</b>	<b>Number of people in vocational training</b>
<b>SA ref.</b>		
Monitors:	Sustainability Objective 16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	

**Result:**

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

**Trend:**

*Figure 27: People on full-time apprenticeship schemes*



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

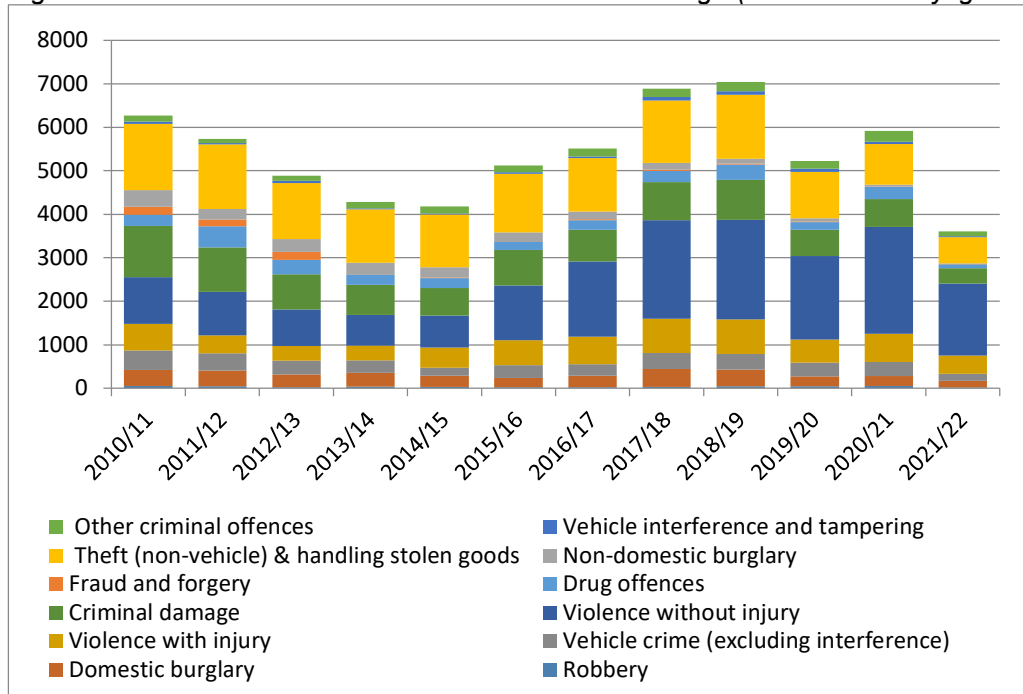
**Result:**

*Table 35: Recorded notifiable offences in Woking for 2021/222 (April 2021 – Jan 2022)*

Robbery	Domestic burglary	Vehicle crime (excluding interference)	Violence with injury	Violence without injury	Criminal damage
17	148	171	411	1662	352
Drug offences	Fraud and forgery	Non-domestic burglary	Theft (non-vehicle) & handling stolen goods	Vehicle interference and tampering	Other criminal offences
66	9	34	603	20	110

**Trend:**

Figure 28: Recorded notifiable offences in Woking (Source: Surrey.gov.uk)



Crime appears to have lowered, however this is due to data only collected for 10 months from April 2021 to Jan 2022 last year instead of 12 months until March 2022, as this was the only data available at the time this report was compiled.

**E. Community benefits**

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

**Target:**

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

**Result:**

The data in this indicator is now covered by the [Infrastructure Funding Statement](#).



## F. Biodiversity and Nature

### Key Facts

There was 638 dwelling's worth of unallocated SANG capacity in the Borough as of March 2022. No dwellings were completed within 400m of the SPA in the reporting year; a net loss of three dwellings was permitted. Among the SPA target species, the Woodlark and Nightjar populations continued to grow, while Dartford Warbler numbers dropped again after their recent sharp growth. 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 pollution remained below the relevant threshold at both the borough's Air Quality Monitoring Areas. Several minor new developments were permitted in the Green Belt. Two dwellings were completed in Flood Risk Zone 2.

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

### **Target:**

In order to protect the Thames Basin Heaths Special Protection Areas, the Council is in the process of providing additional SANGS (suitable alternative natural green space) land in various places throughout the borough as part of the Site Allocations DPD process. Policy CS8 states that a minimum of 8 hectares of SANG land should be provided per 1,000 new occupants.

### **Result:**

As of March 2022 there were 4 SANGs totalling 81ha. The total SANG capacity was 4701 dwellings. The remaining unallocated capacity was 638 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 and Heather Farm SANG are nearing capacity.

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

### **Target:**

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

### **Result:**

Eighteen two bedroom wheelchair accessible flats were granted permission in the reporting year within 400m of the Thames Basin Heaths Special Protection Area (at Woodham Place, Carlton Road, Horsell). However, the development also involved the demolition of an old building containing 20 bedsit units, and an adjacent house, so there was a net loss on the site of three dwellings. This therefore met the target of no net new residential development.

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

**Result:**

*Table 36: Status of selected farmland bird species in Surrey*

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

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

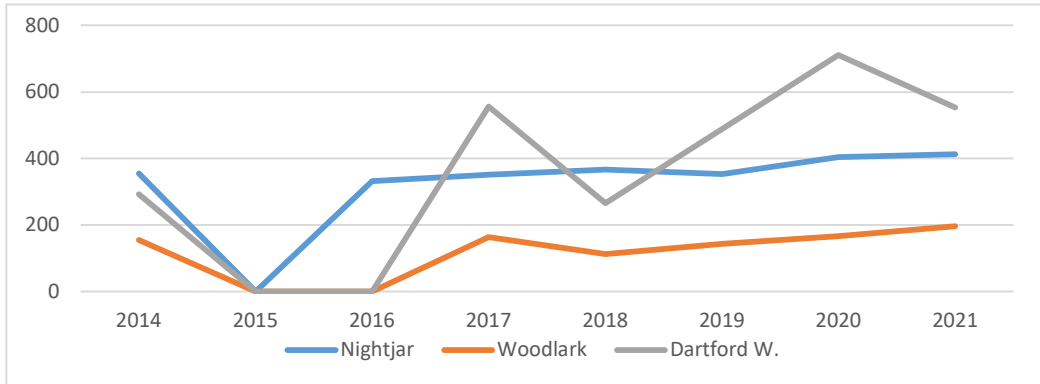
Populations of target bird species on the Thames Basin Heaths Special Protection Area (SPA) are also measured.

*Table 37: Population of target bird species on Thames Basin Heaths SPA*

<b>Thames Basin Heaths SPA target species</b>	<b>Number of birds recorded in survey (year)</b>					
	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
<b>Nightjar</b> <i>Caprimulgus europaeus</i>	332	351	366	353	404	413
<b>Woodlark</b> <i>Lullula arborea</i>	117	164	112	143	167	196
<b>Dartford Warbler</b> <i>Sylvia undata</i>	427	556	266	488	711	553

**Trend:**

*Figure 29: 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.

The nightjars had a particularly good season with 413 territories recorded in 2021, the highest on record, up from the previous high of 404 in 2020. The number of woodlarks are increasing gradually. The picture for Dartford warblers is more complicated, the number of territories is down on the previous season when exceptionally high numbers were recorded, but it's not a cause for concern. Their numbers were steady on most sites although there were significant reductions on Chobham Common and Ash Ranges. At Chobham, wildfires in 2020 reduced the area of suitable habitat, while on Ash, restricted access may have resulted in an underestimate. A brief spell of severe wintry weather may also have affected the population, particularly on large sites such as Ash where there is limited shelter from snow.

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

**Target:**

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

**Result:***Table 38: Condition of SSSI units in Woking borough*

Condition	Favourable	Unfavourable recovering	Unfavourable no change	Unfavourable declining
Number of SSSI units	6	9	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. One unit assessed in 2020 was upgraded from 'unfavourable recovering' to 'favourable'. The 'Unfavourable- no change' site is the Basingstoke Canal SSSI.

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

**Target:**

Favourable conservation status achieved for target species.

**Result:****Great Crested Newts**

The Council is working with Natural England to 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 has completed its fifth and final 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. In part this reflects that the baseline Great Crested Newt population on part of the site was very low. Based on recent results, it would be expected that three ponds in this area may take another four to five years to be colonised. The project report published in December 2021, linked to below, has more details.

[https://www.woking.gov.uk/sites/default/files/documents/Nature/Improvement%20Plan%20for%20Great%20Crested%20Newts%20-%205th%20year%20review\\_Dec%202021.pdf](https://www.woking.gov.uk/sites/default/files/documents/Nature/Improvement%20Plan%20for%20Great%20Crested%20Newts%20-%205th%20year%20review_Dec%202021.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.

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

**Result:**

In the Town Centre, the landscaping in front of Dukes Court, and a living wall at the Red Car Park on Victoria Way were both completed.

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 website, Planet Woking (<https://planetwoking.co.uk/> )

<b>F07</b>	<b>Local air quality in the Borough</b>	
SA ref.	7(b)	Annual mean concentrations (ug/m3) of Nitrogen Dioxide in Air Quality Management Areas (AQMA's) 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 39: Level of Exceedance for Nitrogen Dioxide levels in AQMA's (ug/m3)*

	At Declaration	2017	2018	2019	2020	2021
Anchor Hill AQMA	41.5	34.6	39	38	28.4	29.4
Guildford Road AQMA	42.2	36.5	41.8	40	34.1	30.8

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

**Explanation:**

The 2022 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.

COVID-19 will have had an impact on the reduction of the annual average NO2 concentrations at all monitoring sites during 2019 and 2020. Following guidance

provided by Defra, consideration of the revocation of AQMAs in WBC will not be based upon compliance being achieved in 2020.

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

**Result:**

The monitoring of this indicator is being reviewed.

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

**Result:**

The monitoring of this indicator is being reviewed.

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

**Result:**

The monitoring of this indicator is being reviewed.

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

**Result:**

No dwellings were delivered on open agricultural land in the reporting year. Three dwellings were completed on the sites of former agricultural buildings which had already changed to industrial or storage uses.

<b>F12</b>	<b>Development permitted in the Green Belt, m2, by use class. Development completed on Major Developed Sites in the Green Belt.</b>
<b>SA ref. 3a, 3b</b>	
Monitors:	Policy CS6: Green Belt

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

**Result:**

*Table 40: Development permitted in the Green Belt, 2021/22*

C use (units)	A use (m2)	B use (m2)	D use (m2)	Sui Generis (m2)
8	15	76	584	174

**Explanation:**

Permissions in the Green Belt included: 8 dwellings on land at Hunts Farm, within the Mayford settlement area; a portacabin at The Priory Hospital in Knaphill; the change of use of part of 3Js Nursery to a shop; an extension to an industrial unit at Studley Court; developments at Woking College and Pyrford Golf Club; and finally, a new stable building (sui generis).

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

**Target:**

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

**Result:**

Table 41: Condition of main rivers/ canal in Woking Borough, as of 2016

	<b>Basing-stoke Canal</b>	<b>Addlestone Bourne<sup>4</sup> (West End to Mimbridge)</b>	<b>Hoe Stream (Pirbright to River Wey)</b>	<b>Wey Navigation (Pyrford reach)</b>	<b>Wey (Shalford to River Thames)</b>
Waterbody type and designation	Canal, artificial	River, not designated artificial or heavily modified	River, not designated artificial or heavily modified	River, artificial	River, heavily modified
Ecological Status	Moderate	Moderate	Moderate	Moderate	Moderate
Chemical Status	Fail	Fail	Fail	Fail	Fail
Reasons for not achieving good status (Classification element)	Mitigation measures assessment <sup>5</sup> ; Polybrominated diphenyl ethers (PBDE)	Phosphate: Sewage discharge (continuous) (x2) Perfluorooctane sulphonate (PFOS) (unknown source, pending investigation) Polybrominated diphenyl ethers (PBDE) (No sector responsible)	Phosphate: Sewage discharge (continuous) Macrophytes and Phytobenthos combined: Sewage discharge (continuous); Perfluorooctane sulphonate (PFOS) (unknown source, pending investigation)	Phosphate: Sewage discharge (continuous); Benzo(g-h-i)perylene (unknown source, pending investigation); Mitigation measures assessment (physical modification, recreation); Mitigation measures assessment	Phosphate: Sewage discharge (continuous); Macrophytes and Phytobenthos combined: Sewage discharge (continuous); Perfluorooctane sulphonate (PFOS) (unknown source, pending investigation) Fish (Reservoir/impoundment- non-flow related; Inland boating and structures; Barriers-ecological discontinuity; Urbanisation- urban

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

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

	Basing-stoke Canal	Addlestone Bourne <sup>4</sup> (West End to Mimbridge)	Hoe Stream (Pirbright to River Wey)	Wey Navigation (Pyrford reach)	Wey (Shalford to River Thames)
			Polybrominated diphenyl ethers (PBDE) (No sector responsible)	(physical modification, navigation); Polybrominated diphenyl ethers (PBDE) (No sector responsible)	development; Impoundment-u/s elevated water level); Mitigation measures assessment (physical modifications, recreation, navigation, local and central government Polybrominated diphenyl ethers (PBDE) (No sector responsible)
Reasons for not achieving good status by business sector	Physical modification (Recreation)	Pollution from waste water (water industry)	Pollution from waste water (water industry) x2	Pollution from waste water (water industry); Physical modifications for recreation and for navigation	Pollution from waste water (water industry); Physical modifications (recreation; navigation (x2); local and central government)

**Trend:**

The chemical status of all the watercourses was downgraded to 'fail' in 2019, due to the identification of polybrominated diphenyl ethers (PBDEs - a group of brominated flame retardants), and in some cases, Perfluorooctane sulphonate (PFOS) from an unknown source. The assessments have not been reviewed since 2019.

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

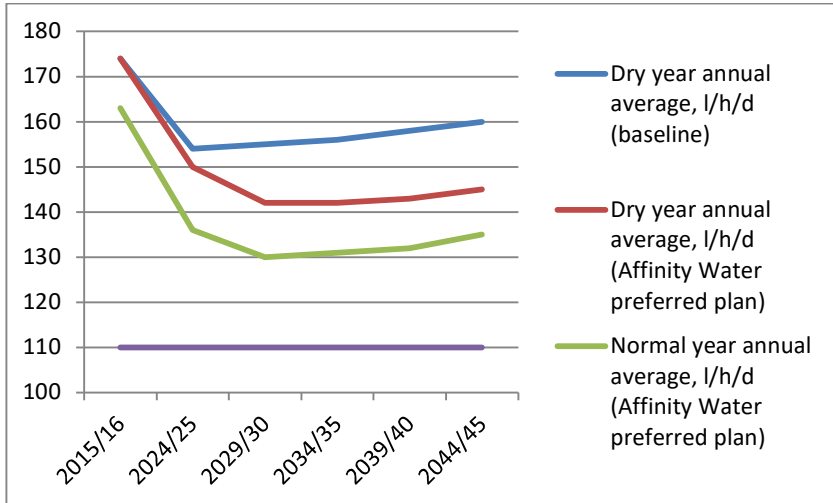
**Target:** Policy CS22, as clarified by the Guidance Note for its Implementation following the Housing Standards Review demands new residential development to be designed to a level of water efficiency that requires estimated water use of no more than 110 litres per head per day (l/h/d), including external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

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

**Trend:**

Figure 30: 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.”*

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

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

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

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

**Target:**

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

**Result:**

The reporting year saw the submission of an application for commons consent for the Horsell Common SANG Scheme, and some preparatory works. The consent was received and construction began a few months after the end of the reporting year. This project, on Wheatsheaf Common, will create three holding ponds with a combined capacity of over 16 million litres of surface water from the Rive ditch system. The aim of this project is not only to increase capacity of the drainage system to alleviate local flooding, but to improve accessibility and introduce new wetland ecosystems to enhance the biodiversity of the area.

The Environment Agency is taking forward the Sanwey-Byfleet Flood Alleviation Scheme, intended to protect vulnerable properties in the east and south-east of Byfleet. Public engagement was carried out in February 2019, and May-June 2022.

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

**Target:**

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

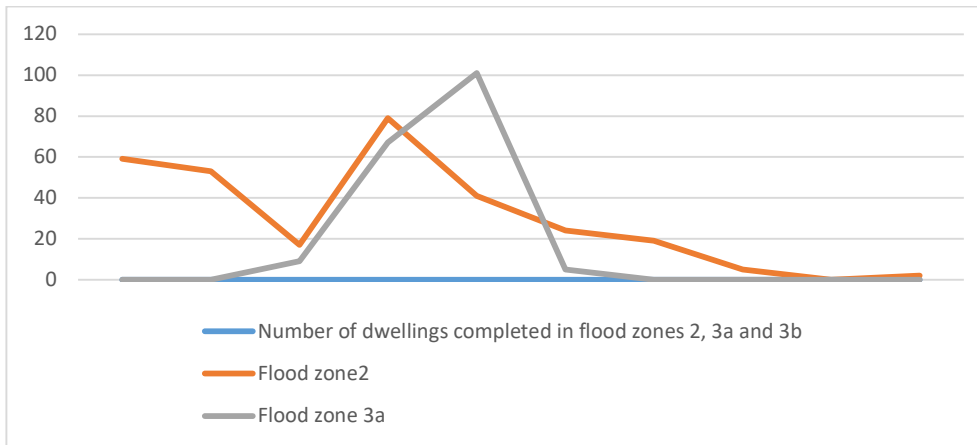
**Result:**

Table 42: Dwelling completions outside Flood Zone 1, 2021/22

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

**Trend:**

Figure 31: Number of dwellings completed in flood zones 2, 3a and 3b



**Explanation:**

The flood zones above relate to the zone in each dwelling site was located at the time it received planning permission. Most dwellings granted planning permission in Zone 3, as per Figure 46, were raised into Zone 1 or 2 in the course of development. The majority were at the former Westfield Tip site, which also delivers significant flood risk benefits to the surrounding neighbourhood, as were most dwellings constructed in Zone 2. In the reporting year, two dwellings were completed in Flood Risk Zone 2. On both of those applications, the drainage and flood risk engineer made no objection subject to conditions.

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

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

**Result:**

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 the condition of the registered park and garden on the site was amended from 'extensive significant problems' to 'generally satisfactory but with significant localised problems'. Improvement works there continued. Two planning applications were approved for substantial new memorials within the cemetery.

A development site in Old Woking Area of High Archaeological Potential was completed following archaeological evaluation.

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

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

### **Target:**

Policy CS20 requires that within Areas of High Archaeological Potential, development must include submission of an archaeological assessment of the site and, where

archaeological importance of the site has been identified, a programme setting out a full archaeological survey of the site.

**Result:**

*Table 43: Sites where development was completed in Areas of High Archaeological Interest, 2021/22*

	Without new build	Archaeological assessment carried out, County 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	1	0

**Explanation:**

The Hale End Court (Ian Allan Motors site) development occurred in an Area of High Archaeological Interest in Old Woking. An archaeological evaluation with five trial trenches was carried out to the County archaeologist’s satisfaction, in support of a previous application.

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

**Target:**

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

**Result:**

There are four heritage assets on the risk register for Woking, at two locations. The Grade I registered park and garden at Brookwood Cemetery, previously described as having ‘Extensive significant problems’, is now described as ‘generally satisfactory but with significant localised problems’ and ‘improving’. This site covers nearly all of Brookwood Cemetery Conservation Area with its condition described as ‘Very bad’ with ‘medium’ vulnerability and ‘improving’, 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 2020/21, 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. Planning permission was granted in the reporting year for a substantial memorial, garden and burial site 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. Permission was also granted for a memorial to Dr Mohamed Said Farsi, former Lord Mayor of

Jeddah in Saudi Arabia. These developments show how Brookwood Cemetery, one of the Borough's most significant heritage assets, is successfully being brought back into use for its original purpose.

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

**Result:**

*Table 44: Listed Building Consent applications*

<b>Listed Building Consent applications</b>	<b>Validated, 2021/22</b>	<b>Permitted, 2021/22</b>
Number of applications	12	8

The remaining 4 applications; 2 were pending and 2 were refused.

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

**Result:**

*Table 45: 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. No new designations took place in the reporting year in Woking borough.

## H. Climate change and sustainable construction

### Key Facts

The new district heating centre at Poole Road was completed, as well as the district cooling centre in Victoria Place. 94 flats were built into the district heating system, and a planning application was approved for major expansion of the pipe network. Work continued on planning and delivering the Council's response to the climate and ecological emergency declared in 2019. The territorial carbon emissions of the Borough continued to fall, and electric vehicle ownership to rise quickly.

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

### **Target:**

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

### **Result:**

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

Table 46: Energy Performance of Buildings Certificates 2021/22 (cumulative figures) (energy efficiency rating)

Energy Performance Certificate rating	A	B	C	D	E	F	G	Not Recorded
Number of certificates issued	12	551	1589	1184	274	21	7	0

**Trend:**

Trend data is available from the Government on an interactive dashboard at [this link](#)

**Explanation:**

The trend is for an improvement in the sense that there is a slow increase in the proportion of dwellings achieving a certificate at level C, accompanied by a decline in the proportion achieving a level D or E. There has been little change recently in the proportion achieving very high or very low ratings.

The figures are for all certificates lodged. Data on certificates specifically for new dwellings has not been published since 2020.

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:**

Table 47: Energy consumption by Council residential and community sites

Type of energy consumption	2018/19	2019/20	2020/21	2021/22
Residential sites and community sites - gas consumption (kWh)	14,717,210	15,907,118	14,464,598	14,610,945
Residential sites and community sites - electricity consumption (kWh)	1,938,313	1,739,113	1,369,673	1,940,300

**Explanation:**

2018/19 has been set as the baseline year for monitoring the Council's actions in relation to the Climate and Ecological Emergency. Year on year comparison since then has been made difficult by the Covid lockdowns and the related fluctuations in council building usage. For this reason, it was expected that there would be an increase in energy consumption to 2021/22.

In June 2022, consultancy firm Anthesis was commissioned to undertake an independent carbon footprint assessment of the Council's corporate emissions. While the [Greenhouse Gas Emissions Report data](#) above assists in monitoring our progress and shows general trends against the baseline year of 2018/2019, it is a representation



rather than full footprint, covering only key operational buildings and business mileage by car. The independent assessment will improve the Council's knowledge of this footprint helping to further identify key areas of focus, particularly in reaching our net zero target by 2030.

Further information on the way the Council is dealing with the Climate Emergency, including progress reports, can be found at this link: <https://woking.gov.uk/nature-and-sustainability/climate-change/climate-emergency-action-plan> .

<b>H03</b>	<b>Capacity for production of energy from renewable sources : permitted and completed</b>	
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:**

Prior approval was granted for two large solar panel installations on Surrey County Council buildings, at Quadrant Court (265.5 kWp) and the Surrey History Centre (150 kWp)

The completed leisure centre in Sheerwater included two air source heat pumps and a photovoltaic array, which between them reduced the building emissions rate by 40% compared with 2013 building regulations rates.

On council owned sites, 260,972 kWh of electricity was generated from photovoltaic panels in 2021/22, compared to 332,532 kWh in 2020/21 and 323,398 kWh in 2019/20. The decrease can be attributed to a degradation of the PV systems over time.

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

**Target:**

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

**Result:**

94 dwellings were completed in 2021/22 that connected to the district heat network, at The Cornerstone. The development also included on-site thermal storage.

**Explanation:**

The reporting year saw the completion of the new district heat network station on Poole Road. The new building, with 2,658sqm floorspace and three thermal store vessels and above ground pipework, 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.

The Victoria Square/Red Car Park development also includes a new District Cooling Centre, with approximately 400sqm of floorspace, completed in the reporting year.

Planning permission was granted for a major extension to the pipe network around the Town Centre. This would have two main elements: firstly, along Victoria Way between Civic Offices and west side of Peacocks Centre, to connect the old Victoria Way Car Park-based network into the new generators at Poole Road and Victoria Square; and secondly, from outside Technology House on Goldsworth Road, under Victoria Arch, to Oriental Road and Heathside Crescent, allowing new developments to be connected to the system.

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

**Target:**

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

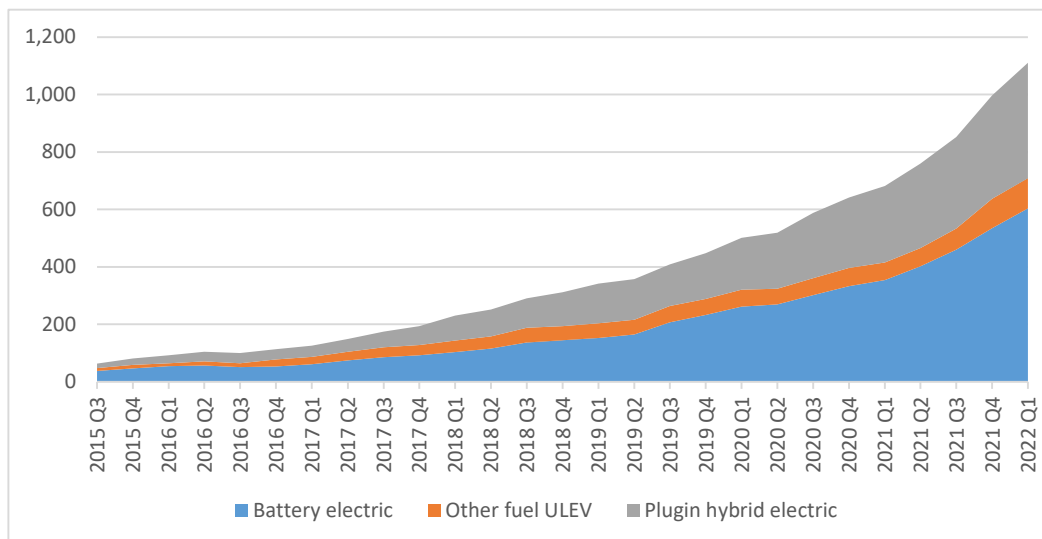
**Result:**

Government experimental statistics (sourced from Zap-Map) show that as of October 2021, there were 19 publicly available EV charging devices in the borough (one of which was for rapid charging).

This will have been increased by the new Red Car Park in the Town Centre, which includes 66 active EV charging points, and 134 passive EV charging spaces (i.e. parking spaces equipped to allow the easy installation of EV charging at a later date). 1,114 Ultra Low Emission Vehicles (ULEVs) were licensed in Woking by the end of Quarter 1, 2022, of which 604 were battery electric powered and 401 were plug-in electric hybrids.

**Trend:**

Figure 32: Ultra Low Emission Vehicles in Woking borough (by fuel)



**Explanation:**

The monitoring of this indicator is currently being improved.

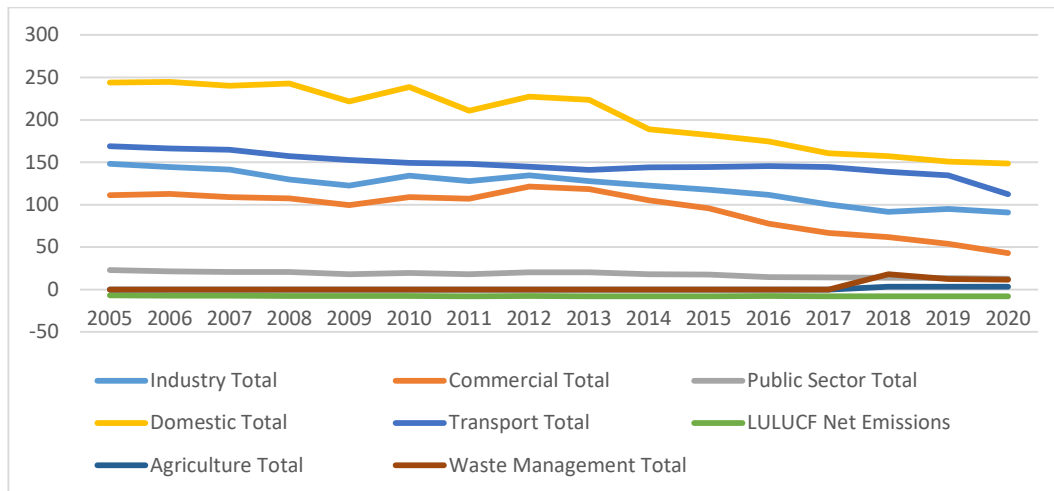
<b>H06</b>	<b>Tonnes of CO<sub>2</sub> saved</b>	
SA ref.	11a	Emissions of greenhouse gases from energy consumption, transport, land use and waste management
Monitors:	Policy CS22: Sustainable Construction Sustainability Objective 11. Reduce the causes of climate change and adapt to its impacts	

**Result:**

Per capita emissions of greenhouse in the borough as of 2020 (the latest figure available): 4.1 tCO<sub>2</sub>e (down from 4.7 in 2018)

**Trend:**

Figure 33: Emissions of greenhouse gas by sector (based on territorial emissions for the borough of Woking)



**Explanation:**

Territorial greenhouse gas 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.

Emissions for agriculture and waste management are only shown since 2018, since that is when non-CO<sub>2</sub> greenhouse gases began to be monitored for these purposes.

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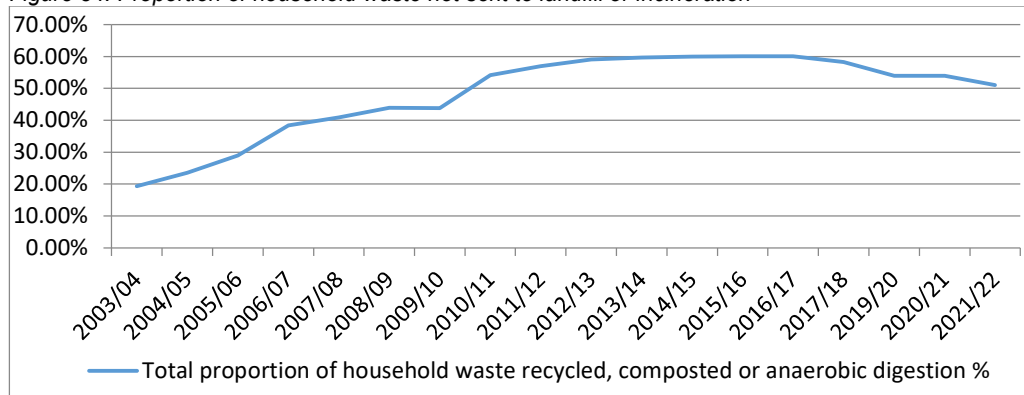
<b>SA ref.</b>	<b>% municipal solid waste that has been recycled, composted, used for energy or landfilled.</b>
Monitors:	Sustainability Objective 13. Reduce waste generation and disposal and achieve sustainable management of waste

**Result:**

In 2021/22, 51% of household waste arisings were either recycled, reused or composted. Of the remaining 49%, 31% were used as energy from waste and 17% was sent to landfill (representing a big increase in the proportion to landfill)

**Trend:**

Figure 34: Proportion of household waste not sent to landfill or incineration



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

**Result:**

For 2020/21, 400kg of residual (i.e. not recycled, composted etc) household waste were collected per household- representing a 7.5% decrease since 2020/21. The total amount of household waste collected per household in 2020/21, across all waste types, was 0.83 tonnes, a 13% decrease from the 0.95 tonnes collected in 2020/21, and even an improvement on the figure of 0.86 tonnes collected in 2019/20.

<b>H9</b>	<b>Appeals won and lost on Development Management policies</b>
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 48: Appeals won and lost by WBC in 2021/22 on applications where particular DM policies were cited in reasons for refusal.

<b>Policy ref.</b>	<b>Policy name</b>	<b>Appeals won</b>	<b>Appeals lost</b>
DM2	Trees and Landscaping	2	1
DM10	Development on Garden Land	3	1
DM13	Buildings In and Adjacent to the Green Belt	6	2

**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 2021/22, 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 outlook and privacy** – The Inspector stated ‘In summary, the proposal would not secure adequate living conditions for future occupiers owing to the relationship between Flat 1 and the pavement, and the layout of Flat 2 relative to the parking area and access to the first floor flats. It would be contrary to Policy CS21 of the Woking Core Strategy’

**Character of the area** – The Inspector stated ‘Overall, despite some flexibility at reserved matters, the proposal would still harm the character and appearance of the area as a whole through the siting of a single dwelling and the loss of open space. It would therefore conflict with Policies CS17, CS21 and CS24 of the Woking Core Strategy 2012, the Woking Design Supplementary Planning Document 2015, and Paragraph 99 of the Framework.’

**Green Belt Protection by removing Permitted development rights** -. The Inspector concluded ‘There is a sound development plan policy and national policy justification to impose condition to protect land in the Green Belt.

**Appendix 1. Dwelling completions, 2021/22**

<b>PLANNING REFERENCE</b>	<b>ADDRESS</b>	<b>WARD</b>	<b>DESCRIPTION</b>	<b>NET INCREASE IN DWELLINGS</b>
PLAN/2016/0868	LAND ADJ GORSE HILL TRAINING CENTRE HOOK HEATH ROAD, WOKING	HEATHLANDS	ERECTION OF A DETACHED FOUR BEDROOM DWELLING	1
PLAN/2017/0115	BURNT BARN COTTAGE CARHOUSE LANE HORSELL WOKING SURREY GU21 4XT	KNAPHILL	ERECTION OF NEW DWELLING	1
PLAN/2013/0137	ROUNDBRIDGE PARK OLD WOKING ROAD WOKING SURREY GU22 8JH	MOUNT HERMON	CONVERSION OF LISTED FARMHOUSE FROM TWO TO ONE DWELLING, DEMOLITION OF OTHER BUILDINGS ON THE SITE AND ERECTION OF FOUR DETACHED DWELLINGS.	1
PLAN/2018/0229	13 KILRUSH TERRACE, WOKING GU21 5EG	CANALSIDE	SUBDIVISION OF EXISTING DWELLING INTO 2X SELF-CONTAINED TWO BEDROOM FLATS AND ERECTION OF A PART TWO STOREY, PART SINGLE STOREY REAR EXTENSION	1
PLAN/2020/0791	HILLVIEW BLANCHARDS HILL SUTTON GREEN GUILDFORD SURREY GU4 7QP	HEATHLANDS	CHANGE OF USE OF LAND TO ONE PITCH WITH RESIDENTIAL ACCOMMODATION FOR A GYPSY FAMILY AND ASSOCIATED WORKS (PERMANENT PERMISSION REPLACES A TEMPORARY ONE)	1
PLAN/2018/0801	LAND ADJACENT SOUTH HURSTGATE HOOK HEATH	HEATHLANDS	ERECTION OF DETACHED TWO STOREY DWELLING	1

PLANNING REFERENCE	ADDRESS	WARD	DESCRIPTION	NET INCREASE IN DWELLINGS
	ROAD WOKING SURREY GU22 0DT			
PLAN/2021/0088	FLAT 2 MELDRETH COLEY AVENUE WOKING SURREY GU22 7BS	MOUNT HERMON	ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION TO FLAT 2 AND SUBDIVISION INTO TWO FLATS.	1
PLAN/2013/1307	BERECROFT HIGHFIELD ROAD WEST BYFLEET SURREY KT14 6QX	BYFLEET AND WEST BYFLEET	ERECTION OF NEW DWELLING	1
PLAN/2017/0735	LAND AT COPTHORNE MEADOWS FARM CHOBHAM ROAD KNAPHILL WOKING SURREY GU21 2TU	KNAPHILL	TWO NEW TWO STOREY DETACHED HOUSES	2
PLAN/2019/0414	34- 36 WALTON ROAD, WOKING SURREY GU21 5DL – CONVERSION OF 2 SEMI INTO 4 NEW FLATS.	CANALSIDE	ERECTION OF PART TWO STOREY, PART SINGLE STOREY REAR EXTENSION AND CONVERSION OF X2 EXISTING DWELLINGS (TWO BEDROOM) INTO X4 FLATS (X2 TWO BEDROOM AND X2 ONE BEDROOM).	2
PLAN/2017/0486, PLAN/2019/0421	SPOTS DRY CLEANERS 112 HERMITAGE ROAD ST JOHNS WOKING SURREY GU21 8TT	ST JOHNS	ERECTION OF TWO STOREY BUILDING CONTAINING 2 NO. 1 BED RESIDENTIAL UNITS	2

PLANNING REFERENCE	ADDRESS	WARD	DESCRIPTION	NET INCREASE IN DWELLINGS
PLAN/2018/0907	LAND REAR OF BERNISDALE AND OAKWOOD HOOK HEATH ROAD WOKING SURREY GU22 0LE	HEATHLANDS	ERECTION OF TWO THREE STOREY DWELLINGS	2
PLAN/2009/0010	18 LOWER GUILDFORD ROAD KNAPHILL WOKING SURREY GU21 2EE	KNAPHILL	CONVERT TWO NO: OFFICES INTO TWO NO. RESIDENTIAL UNITS	2
PLAN/2009/0525	4 ST JOHNS ROAD ST JOHNS WOKING SURREY GU21 7SE	ST JOHNS	ERECTION OF A TWO STOREY REAR EXTENSION AND CHANGE OF USE OF THE FIRST FLOOR FROM B1 (OFFICE) USE TO 2, SELF CONTAINED ONE BEDROOM FLATS AND CHANGE OF USE OF THE GROUND FLOOR FROM A2 (FINANCIAL & PROFESSIONAL SERVICE) TO A1 (RETAIL) AND 1, SELF CONTAINED ONE BEDROOM FLAT	3
PLAN/2019/1035	24 MONUMENT ROAD WOKING SURREY GU21 5LS	CANALSIDE	INTERNAL ALTERATIONS TO PROVIDE 4NO SELF CONTAINED RESIDENTIAL UNITS AND NEW SHOP FRONT AND INTERNAL ALTERATIONS TO EXISTING RETAIL UNIT	4
PLAN/2019/0276	BINKOT ENGLEFIELD ROAD KNAPHILL WOKING SURREY GU21 2EB	KNAPHILL	ERECTION OF 4NO: TERRACED DWELLINGS (3NO: THREE STOREY AND 1NO: TWO STOREY)	4
PLAN/2018/1281, PLAN/2019/1259	LAND REAR OF 76-82 CHERTSEY ROAD – ERECTION	BYFLEET AND WEST BYFLEET	<a href="#">DEMOLITION OF NO.78 CHERTSEY ROAD AND THE ERECTION OF 6X TWO STOREY DWELLINGS (4X THREE BEDROOM &amp; 2X FOUR BEDROOM) ON LAND TO</a>	5



PLANNING REFERENCE	ADDRESS	WARD	DESCRIPTION	NET INCREASE IN DWELLINGS
	OF 6 NEW DWELLINGS.		<a href="#">THE REAR OF NO'S 76-82 CHERTSEY ROAD AND ASSOCIATED PARKING, ACCESS AND LANDSCAPING AND ERECTION OF A DETACHED GARAGE TO THE REAR OF NO.76 CHERTSEY ROAD</a>	
PLAN/2019/0777, PLAN/2019/0718	151-152 MAYBURY ROAD	CANALSIDE	CONVERSION OF EXISTING SHOP TO 6 FLATS	6
PLAN/2020/0313	1-7 FORBURY CLOSE KNAPHILL WOKING SURREY	KNAPHILL	ERECTION OF 7X TWO STOREY DWELLINGS FOLLOWING DEMOLITION OF EXISTING VACANT AMBULANCE STATION BUILDINGS (USE CLASS SUI GENERIS)	7
PLAN/2020/0304	FORMER IAN ALLAN MOTORS 63 - 65 HIGH STREET AND COPTHORNE, PRIORS CROFT OLD WOKING WOKING SURREY GU22 9LN	HOE VALLEY	ERECTION OF A 48 UNIT 'INDEPENDENT LIVING' EXTRA CARE HOUSING SCHEME IN A BUILDING RANGING BETWEEN 1 AND 4 STOREYS IN HEIGHT	48
PLAN/2018/0359	BROADOAKS PARVIS ROAD WEST BYFLEET SURREY KT14 7AA	WBNA	DEMOLITION OF THE VACANT SHERWOOD HOUSE OFFICE BUILDING (B1 USE CLASS); ERECTION OF 115 NEW MARKET DWELLINGS AND 54 AFFORDABLE DWELLINGS; CONVERSION OF BROADOAKS HOUSE TO CREATE 2 NEW MARKET DWELLINGS, THE 2 LODGE HOUSES AS NEW INDEPENDENT MARKET DWELLINGS, REUSE OF THE MOTOR HOUSE TO CREATE 6 NEW MARKET DWELLINGS; RESTORATION OF THE MODEL DAIRY; RESTORATION OF THE 2 EXISTING SUMMER HOUSES 1 OF WHICH IS TO BE REPOSITIONED; THE ERECTION OF 75 UNIT ASSISTED	62

PLANNING REFERENCE	ADDRESS	WARD	DESCRIPTION	NET INCREASE IN DWELLINGS
			LIVING ACCOMMODATION (C2 USE CLASS) ACROSS 2 NEW BUILDINGS; THE ERECTION OF A NEW 80-BED CARE HOME BUILDING (C2 USE CLASS): ERECTION OF A NEW 900SQM OFFICE BUILDING (B1 USE CLASS).	
PLAN/2018/0849; PLAN/2018/0850	RIVER COURT SHEERWATER WOKING SURREY GU21 5RP	CANALSIDE	PRIOR NOTIFICATION FOR PROPOSED CHANGE OF USE FROM OFFICE USE (CLASS B1(A)) TO DWELLINGHOUSE USE (CLASS C3)	63
PLAN/2018/0337	SHEERWATER ESTATE ALBERT DRIVE SHEERWATER WOKING SURREY GU21 5JZ	CANALSIDE	HYBRID PLANNING APPLICATION (PART OUTLINE, PART FULL PLANNING APPLICATION) FOR THE DEMOLITION OF 573 RESIDENTIAL UNITS AND EXISTING NON-RESIDENTIAL BUILDINGS AND REDEVELOPMENT OF THE SITE TO BE IMPLEMENTED IN PHASES TO PROVIDE A MIXED-USE DEVELOPMENT COMPRISING OF 869 RESIDENTS UNITS, 134 SPECIALIST RESIDENTIAL UNITS, 904 SQM COMMUNITY CENTRE, 929 SQM NURSERY/CHILDREN'S CENTRE, 312 SQM HEALTH CENTRE, 290 SQM ADDITIONAL CLASSROOMS, 1,728 SQM OF RETAIL, 117 SQM MANAGEMENT OFFICE AND 321 SQM DENTIST, A NEW ENERGY CENTRE, ETC	72
PLAN/2019/0645	CORNERSTONE HOUSE DUKE STREET WOKING SURREY GU21 5AS	CANALSIDE	CHANGE OF USE TO FORM 94 FLATS	94
				386

**Appendix 2. Dwellings granted planning permission, 2021/22**

<b>PLANNING REFERENCE</b>	<b>ADDRESS</b>	<b>WARD</b>	<b>DESCRIPTION</b>	<b>NET INCREASE IN DWELLINGS</b>
PLAN/2017/0972	WOODHAM PLACE, CARLTON ROAD, HORSELL	HORSELL	DEMOLITION OF 20NO EXISTING BEDSITS ACCOMMODATED WITHIN A THREE STOREY LATE VICTORIAN BUILDING WITH 1970S EXTENSION, AND AN ADJACENT POST-WAR CHALET BUNGALOW. REDEVELOPMENT OF THE SITE TO PROVIDE 18NO WHEELCHAIR ACCESSIBLE UNITS WITHIN 2NO TWO STOREY BUILDINGS	-3
PLAN/2017/1364	LAND AT PUMPING STATION, BONNERS CLOSE, WESTFIELD, WOKING, SURREY, ,	HOE VALLEY	PROPOSED CONSTRUCTION OF A 4NO BEDROOM DETACHED HOUSE	1
PLAN/2019/0834	TAMARISK, GOLF CLUB ROAD, WOKING, SURREY, GU22 0LS,	HEATHLANDS	PROPOSED DEMOLITION OF EXISTING DWELLING AND ERECTION OF TWO 5 BEDROOM DETACHED HOUSES WITH ASSOCIATED WORKS.	1
PLAN/2019/1249	2 - 4 EVE ROAD, WOKING, SURREY, GU21 5JT	CANALSIDE	PART CHANGE OF USE OF GROUND FLOOR FROM A1 (RETAIL) TO C3 (DWELLINGHOUSES) AND ERECTION OF SINGLE STOREY EXTENSION AND PITCHED ROOF TO EXISTING FLAT ROOF ELEMENT TO FORM 1NO. ONE BEDROOM FLAT.	1
PLAN/2020/0629	NEW BUNGALOW, 4A OAK LANE, WOKING, SURREY, GU22 8BX	PYRFORD	ERECTION OF TWO SEMI-DETACHED DWELLINGS AND ASSOCIATED ACCESS, PARKING AND LANDSCAPING FOLLOWING DEMOLITION OF THE EXISTING BUNGALOW	1

PLANNING REFERENCE	ADDRESS	WARD	DESCRIPTION	NET INCREASE IN DWELLINGS
PLAN/2020/0791	HILLVIEW BLANCHARDS HILL SUTTON GREEN GUILDFORD SURREY	HEATHLANDS	CHANGE OF USE OF LAND TO ONE PITCH WITH RESIDENTIAL ACCOMMODATION FOR A GYPSY FAMILY	1
PLAN/2020/0864	LAND ADJACENT TO 17 RAINBOW COURT, WOKING	GOLDSWORTH PARK	SUBDIVISION OF PLOT OF 17 RAINBOW COURT, RETENTION OF EXISTING DWELLING AND ERECTION OF NEW DWELLING AND ALTERATION TO FRONT BOUNDARY WALL	1
PLAN/2020/0952	2 LINKWAY, MAYBURY, WOKING, SURREY, GU22 8DH	PYRFORD	ERECTION OF 1X TWO-STOREY TWO BEDROOM ATTACHED HOUSE AND DROPPED KERB	1
PLAN/2020/1044	HEATHSIDE, 42 MADEIRA ROAD, WEST BYFLEET, SURREY, KT14 6DE,	PYRFORD	ERECTION OF THREE BEDROOM DWELLING TO FORM A TERRACE OF THREE DWELLINGS	1
PLAN/2021/0088	FLAT 2 MELDRETH COLEY AVENUE WOKING SURREY	MOUNT HERMON	ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION TO FLAT 2 AND SUBDIVISION INTO TWO FLATS.	1
PLAN/2021/0128	LONG REACH, WESTFIELD AVENUE, WESTFIELD, WOKING, SURREY, GU22 9PN	HOE VALLEY	ERECTION OF 2X DETACHED TWO STOREY DWELLINGS FOLLOWING DEMOLITION OF EXISTING DWELLING	1
PLAN/2021/0394	16 OMEGA ROAD, WOKING	CANALSIDE	ERECTION OF 1 X TWO-STOREY TWO BEDROOM ATTACHED DWELLING	1
PLAN/2021/0615	SHRUBBERY COTTAGE, TRIGGS LANE, WOKING	HEATHLANDS	ERECTION OF 2X TWO STOREY SEMI-DETACHED DWELLINGS FOLLOWING DEMOLITION OF EXISTING BUNGALOW	1

PLANNING REFERENCE	ADDRESS	WARD	DESCRIPTION	NET INCREASE IN DWELLINGS
PLAN/2021/0645	LAND ADJ TO PICKETTS, HORSELL PARK, HORSELL	HORSELL	SUBDIVISION OF PLOT AND ERECTION OF A DETACHED DWELLING AND ASSOCIATED PARKING AND LANDSCAPING FOLLOWING DEMOLITION OF EXISTING GARAGE AND SHEDS	1
PLAN/2021/0724	CHESTNUT LODGE, FOREST ROAD, PYRFORD, WOKING	PYRFORD	SUBDIVISION OF EXISTING DWELLING INTO TWO DETACHED DWELLINGS FOLLOWING DEMOLITION OF PARTS OF EXISTING DWELLING AND EXTERNAL ALTERATIONS	1
PLAN/2021/0771	2 EVE ROAD, WOKING	CANALSIDE	CHANGE OF USE OF GROUND FLOOR FROM RETAIL (CLASS E) TO RESIDENTIAL (CLASS C3) AND ASSOCIATED WORKS TO FORM 1NO. FLAT	1
PLAN/2021/0872	LEE PLACE, HAZEL ROAD, WEST BYFLEET	BYFLEET AND WEST BYFLEET	ERECTION OF DETACHED DWELLING ON LAND WEST OF LEE PLACE	1
PLAN/2021/0926	1 CLAREMONT AVENUE, WOKING, SURREY, GU22 7SF	HOE VALLEY	PRIOR APPROVAL UNDER THE CLASS MA PROVISION FOR CHANGE OF USE OF CLASS E INTO CLASS C3 (RESIDENTIAL DWELLING)	1
PLAN/2021/1083	ETHELDENE HOUSE, ANCHOR HILL, KNAPHILL	KNAPHILL	SUBDIVISION INTO X2 DWELLINGS	1
PLAN/2020/0774	194 OLD WOKING ROAD WOKING SURREY GU22 8HR	MOUNT HERMON	DEMOLITION OF EXISTING DWELLING AND ERECTION OF 2XDWELLINGS	1
PLAN/2021/0752	BROOKLYNS HOUSE 116 CONNAUGHT ROAD BROOKWOOD WOKING SURREY	HEATHLANDS	PRIOR APPROVAL FOR CHANGE OF USE FROM SHOP (CLASS A1) TO DWELLINGHOUSES (CLASS C3) TO PROVIDE X1 FLAT.	1

PLANNING REFERENCE	ADDRESS	WARD	DESCRIPTION	NET INCREASE IN DWELLINGS
PLAN/2021/0878	26 HIGH STREET WOKING SURREY GU21 6BW	CANALSIDE	PRIOR APPROVAL FOR CHANGE OF USE FROM CLASS A2 TO A USE FALLING WITHIN CLASS C3 (DWELLINGHOUSES) TO ACCOMMODATE 1 X1 BEDROOM FLAT TO REAR OF GROUND FLOOR OF NO.26 HIGH STREET.	1
PLAN/2020/1202	ADVERT SITE NO 5903 ADJACENT 1, HERMITAGE ROAD, ST JOHNS, WOKING, SURREY, GU21 8TE,	ST JOHNS	ERECTION OF A 2.5 STOREY BLOCK OF 2NO. TWO BEDROOM FLATS WITH ASSOCIATED PARKING AND LANDSCAPING	2
PLAN/2021/0188	LAND RO SUSSEX COURT, HIGH STREET, KNAPHILL, WOKING	KNAPHILL	ERECTION OF 2X 2 BEDROOM SINGLE STOREY DWELLINGS	2
PLAN/2021/0222	17 AND 19 EAST HILL, WOKING	PYRFORD	EXTENSION AND RECONFIGURATION TO FORM 2NO SELF-CONTAINED 3 BEDROOM FLATS	2
PLAN/2021/1261	LAND ADJACENT TO ADELINA DE LARA WAY, WOKING	ST JOHNS	ERECTION OF A PAIR OF SEMI-DETACHED TWO STOREY DWELLINGS WITH ADJOINING SINGLE STOREY GARAGES AND ASSOCIATED AMENITY SPACES	2
PLAN/2021/0869	FIRST FLOOR 26 HIGH STREET WOKING SURREY GU21 6BW	CANALSIDE	PRIOR APPROVAL FOR CHANGE OF USE OF THE EXISTING BUILDING FROM OFFICES (CLASS B1(A)) TO RESIDENTIAL (CLASS C3) TO PROVIDE 2X 1 BEDROOM FLATS AT FIRST FLOOR OF NO.26 HIGH STREET.	2
PLAN/2020/0877	HIGH VIEW, 1 DERRYDOWN, WOKING	HEATHLANDS	ERECTION OF 2 DETACHED HOUSES FOLLOWING DEMOLITION OF THE EXISTING DETACHED HOUSE AND GARAGING ON SITE.	3

PLANNING REFERENCE	ADDRESS	WARD	DESCRIPTION	NET INCREASE IN DWELLINGS
PLAN/2021/0365	LAND TO REAR OF 2, 4 & 6 VICTORIA ROAD, KNAPHILL, WOKING, SURREY, GU21 2AH	KNAPHILL	SUBDIVISION OF PLOTS 2, 4 AND 6 VICTORIA ROAD, RETENTION OF EXISTING DWELLINGS AND ERECTION OF X1 DETACHED HOUSE AND X2 SEMI-DETACHED DWELLINGS	3
PLAN/2021/0404	FAIRFIELD, WOODLANDS ROAD, WEST BYFLEET	PYRFORD	DEMOLITION OF EXISTING DWELLING AND ERECTION OF FOUR DETACHED DWELLINGS AND ASSOCIATED ACCESS AND LANDSCAPING.	3
PLAN/2021/1187	22 COMMERCIAL WAY WOKING SURREY GU21 6HQ	CANALSIDE	APPLICATION FOR PRIOR APPROVAL FOR CONSTRUCTION OF AN ADDITIONAL STOREY IMMEDIATELY ABOVE THE TOPMOST STOREY OF EXISTING BUILDING TO PROVIDE 3X NEW FLATS AND ASSOCIATED WORKS	3
PLAN/2020/1126	HOMELEIGH, GUILDFORD ROAD, WOKING, SURREY, GU22 7UP	HEATHLANDS	ERECTION OF 6NO APARTMENTS FOLLOWING DEMOLITION OF EXISTING BUNGALOW AND GARAGE	5
PLAN/2020/1160	9 OLD WOKING ROAD WEST BYFLEET SURREY KT14 6LW	BYFLEET AND WEST BYFLEET	ERECTION OF A PART FOUR STOREY, PART THREE STOREY BUILDING COMPRISING 2X GROUND FLOOR RETAIL UNITS AND 5X DWELLINGS	5
PLAN/2020/0800	GARAGES 1 TO 12 BETWEEN 31 AND POND BONSEY LANE WESTFIELD WOKING SURREY	HOE VALLEY		7
PLAN/2020/0940	75 ST JOHNS ROAD, ST JOHNS, WOKING	ST JOHNS	CONSTRUCTION OF A THREE STOREY BLOCK OF FLATS COMPRISING 8 UNITS WITH ASSOCIATED	7

PLANNING REFERENCE	ADDRESS	WARD	DESCRIPTION	NET INCREASE IN DWELLINGS
			PARKING, REFUSE AND AMENITY FOLLOWING THE DEMOLITION OF EXISTING BUNGALOW	
PLAN/2021/0856	HALLMARK HOUSE, 10 - 12 ST JOHNS ROAD, ST JOHNS, WOKING, SURREY, GU21 7SE	ST JOHNS	PRIOR APPROVAL UNDER THE PROVISIONS OF SCHEDULE 2, PART 3, CLASS O OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED) FOR CHANGE OF USE OF THE EXISTING BUILDING FROM OFFICES (CLASS B1) TO RESIDENTIAL (CLASS C3) TO PROVIDE X7 DWELLINGS (X3 1-BED AND X4 STUDIO).	7
PLAN/2020/0999	LAND AT HUNTS FARM, EGGLEY ROAD, WOKING, SURREY, GU22 0NQ,	HEATHLANDS	ERECTION OF 8 DWELLINGHOUSES, NEW ACCESS, PARKING, LANDSCAPING AND AMENITY SPACE.	8
PLAN/2021/0712	PHOENIX HOUSE PYRFORD ROAD WEST BYFLEET SURREY KT14 6RA	BYFLEET AND WEST BYFLEET	PRIOR APPROVAL FOR CONSTRUCTION OF ONE ADDITIONAL STOREY IMMEDIATELY ABOVE THE TOPMOST STOREY OF EXISTING DETACHED BUILDING TO PROVIDE X8 NEW FLATS (X6 1B/1P, X1 1B/2P AND X1 2B/3P) (CLASS C3)	8
PLAN/2021/0790	22 COMMERCIAL WAY WOKING SURREY	CANALSIDE	PRIOR APPROVAL FOR THE CHANGE OF USE OF UPPER FLOORS OF BUILDING FROM OFFICE USE (CLASS B1A) TO RESIDENTIAL (CLASS C3) TO CREATE X8 SELF-CONTAINED FLATS	8
PLAN/2021/0192	1 - 3 HIGH STREET, KNAPHILL, WOKING, SURREY, GU21 2PG,	KNAPHILL	ERECTION OF A FOUR STOREY BUILDING INCLUDING ACCOMMODATION IN THE ROOF SPACE, COMPRISING 9X SELF-CONTAINED FLATS AND 2X COMMERCIAL UNITS	9



PLANNING REFERENCE	ADDRESS	WARD	DESCRIPTION	NET INCREASE IN DWELLINGS
PLAN/2021/0870	30 - 38 HIGH ROAD, BYFLEET, WEST BYFLEET, SURREY, KT14 7QN	BYFLEET AND WEST BYFLEET	PRIOR NOTIFICATION FOR A CHANGE OF USE FROM OFFICES TO 23X RESIDENTIAL UNITS (USE CLASS C3) ON GROUND, FIRST AND SECOND FLOORS	23
PLAN/2021/0620	PHOENIX HOUSE PYRFORD ROAD WEST BYFLEET SURREY KT14 6RA	BYFLEET AND WEST BYFLEET	PRIOR APPROVAL FOR CHANGE OF USE OF THE EXISTING BUILDING FROM OFFICES (CLASS B1) TO RESIDENTIAL (CLASS C3) TO PROVIDE A TOTAL OF X24 UNITS (18X 1B/1P, 3X 1B/2P AND 3X 2B/3P).	24
PLAN/2021/0855	ROSEMOUNT HOUSE ROSEMOUNT AVENUE WEST BYFLEET SURREY KT14 6LB	BYFLEET AND WEST BYFLEET	PRIOR APPROVAL FOR CHANGE OF USE OF THE EXISTING BUILDING FROM OFFICES (CLASS B1(A)) TO RESIDENTIAL (CLASS C3) TO PROVIDE X33 DWELLINGS (X7 1B1P, X13 1B2P, X2 2B3P AND X11 2B4P).	33
PLAN/2019/0753	NEW CENTRAL DEVELOPMENT GUILDFORD ROAD WOKING SURREY GU22 7PU	MOUNT HERMON	ERECTION OF ROOFTOP EXTENSIONS TO EXISTING APARTMENT BLOCKS TO PROVIDE X37 APARTMENTS (X24 STUDIO/1 BED AND X13 2 BED)	37
PLAN/2020/0568	LAND TO THE NORTH AND SOUTH OF GOLDSWORTH ROAD, WOKING	CANALSIDE	DEMOLITION OF ALL EXISTING BUILDINGS AND REDEVELOPMENT OF THE SITE FOR A PHASED MIXED-USE SCHEME, COMPRISING 929 RESIDENTIAL UNITS (CLASS C3), COMMUNAL RESIDENTIAL AND OPERATIONAL SPACES, COMMERCIAL USES (CLASSES A1/A2/A3/A4/B1/D1/D2) AT GROUND FLOOR AND HOMELESS SHELTER (SUI GENERIS)	929