



Woking Borough Council

Local Development Documents

Annual Monitoring Report 2022-23



Produced by the Planning Policy Team

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

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Headline information

Well designed homes

The reporting year saw the highest number of dwelling completions since at least 2006 – 650- , with the completion of the flats at Victoria Square, in the town centre, and several smaller schemes. Permissions were dominated by the 366 dwellings granted permission at Crown Place, also in the town centre. However, completions of affordable housing and of dwellings in other specialist categories were low.

Commercial and employment development

Retail completions were modest last year. Retail permissions included an increase in retail space at Crown Place in the Secondary Shopping Frontage (at the expense of community/leisure uses and hotel, with a substantial net loss across non-residential uses viewed as a whole). A large retail unit on the edge of Byfleet Local Centre was permitted for use as a gym. Among other commercial uses, Permitted Development office to residential conversions were again dominant; aside from those developments, there was a net gain in commercial floorspace permitted

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. Road traffic continued to bounce back following the lockdowns of previous years, as did usage of the Borough's railway stations.

Provision of Community Infrastructure

The biggest change in this field was the permitted net loss of nearly 7,500sqm of community use floorspace at Crown Place in the Town Centre. Permission was also granted for a new gym in Byfleet, and several developments were permitted or completed at schools and colleges. Work on the rest of the Sheerwater Regeneration Scheme continued, with further completions expected in 2023/24. Further data on health was released from the 2021 Census, allowing several indicators to be updated..

Biodiversity and Nature

The Horsell Common SANG (at Wheatsheaf Common, a short walk from the town centre) was constructed in the reporting year, with several new ponds as prominent features. This work will not only attract walkers away from areas protected for rare birds, but will also retain 16 million litres of water to reduce surface water flooding in the surrounding area, and provide valuable new wildlife habitats. The population of Dartford Warblers recovered from its recent fall. One Air Quality Monitoring Area was de-designated after several years of positive air quality monitoring results. Various developments were permitted in the Green Belt, including a new group of farm buildings (replacing a group that will be demolished), and a facility for the production of sustainable fuel from the management of Horsell Common.

Protecting heritage and conservation

Brookwood Cemetery remained on the register of heritage assets at risk. Improvement works there continued. Byfleet War Memorial became a Grade II listed building.

Climate change and sustainable construction

A baseline study of the Council's carbon footprint was published, to inform future work and monitoring. Electric vehicle charging points continued to be rapidly rolled out. 429 new dwellings at Victoria Square connected to the district heat network. Two applications were granted permission for small solar PV installations in the Green Belt. Per capita carbon emissions in the Borough saw a slight increase in 2021.

Introduction

This Annual Monitoring Report (AMR) covers the monitoring period of 1 April 2022 to 31 March 2023.

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 data¹ 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 63% 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 48% of the population are Christian and Woking has the largest Muslim community in Surrey that makes up around 9.4% of the Borough's overall population.

There is a skilled workforce in Woking with 95.1% of people aged 16-64 having some form of qualification and 44.7% being educated to Level 4 or higher, compared to 42.4% in Surrey and 35.8% 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 2021, professional services (13%), retail (9.8%), and information and communication (9.8%) 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.

¹ The latest 2021 census data is being released in stages, at the time of writing this report August 2023 this was the information available.

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 2023 was £746.2. 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 (67.3%) with the rental market making up around 31% of the housing stock (based on Census data); 11.6% social rented and 19.2% privately rented. 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 2021 census data, over 96.6% of residents are in very good, good or fair health. The average life expectancy in Woking is 79.7 years for males - 0.7 years above the national average – and 84.9 years for females – 2.0 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, July 2021, September and December 2023..

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.

A further review was undertaken after the end of the 2022-23 reporting year.

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. Following consideration of the representations, the Council at its meeting on 20 October 2016 resolved that a further consultation should be undertaken on the possibility of substituting the safeguarded sites in the draft Site Allocations DPD with land to the east of Martyrs Lane. This consultation took place between 6th January 2017 and 27th March 2017. Overall, 3,018 individuals and organisations made comments comprising 32,164 separate representations. Over the course of 2017/18, the council analysed and prepared responses to the representations. The draft Site Allocations DPD was published for Regulation 19 consultation from 5th November 2018 to the 17th December 2018. A total of 2,797 individuals and organisations made comments comprising of 3,583 separate representations.

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 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.

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 revised version of the Affordable Housing Delivery SPD was adopted in the reporting year (March 2023), following consultation in November and December. This updates the document to take account of new national policy, case law and other issues.

Officers worked on an update to the Climate Change SPD and this was published for consultation after the end of the reporting year.

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.

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.

A draft Town Centre Masterplan was consulted on in the reporting year (Summer 2022). Following the end of the reporting year, the Council decided not to adopt this document as an SPD. The work done on the document will be used to inform an update of the Local Plan.

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. Hoe Valley and Byfleet neighbourhood forums continue to progress their Neighbourhood Plans with planning officer assistance as appropriate.

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.

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

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

Duty to Co-operate

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

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

A. Well designed homes

Key Facts

The reporting year saw the highest number of dwelling completions since at least 2006 – 650-, with the completion of the 429 flats at Victoria Square, in the town centre, and several smaller schemes. Permissions were dominated by the 366 dwellings granted permission at Crown Place, also in the town centre. However, completions of affordable housing and of dwellings in other specialist categories were low.

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

Target:

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

Result:

Table 1: Housing permissions and completions

Location	Indicative number annualised (CS10)	Dwelling completions 2022/23	Dwelling permissions 2022/23
Woking Town Centre	116	456	388
West Byfleet District Centre	10	0	9
Infill development in the Local Centres	15	1	7
Poole Rd/Butts Rd employment area	19	0	0
Infill development in rest of urban area	44	153	10
Green Belt	n.a.	2	7
High Density Residential Area	12	0	2
Green Belt Release Sites	92	18	1
Borough of Woking	292	650	424

Trend:

Figure 1: Net dwelling completions in relation to housing requirements

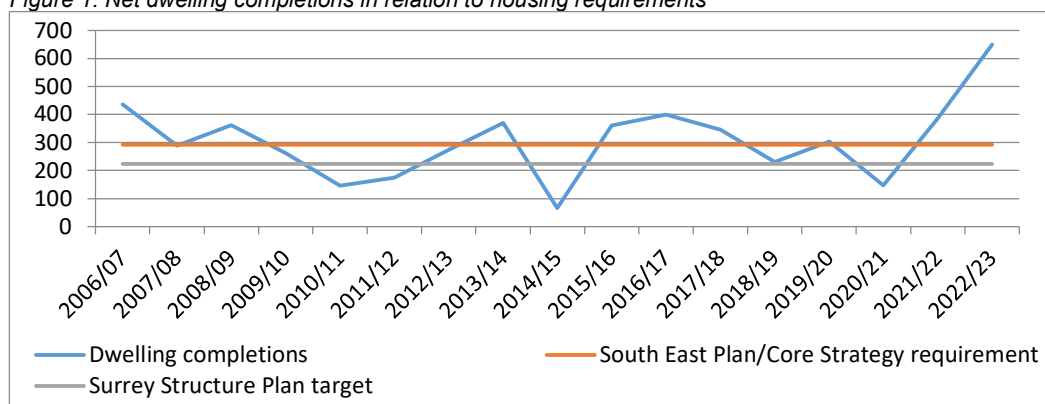


Figure 2: Net dwelling completions by Core Strategy zone

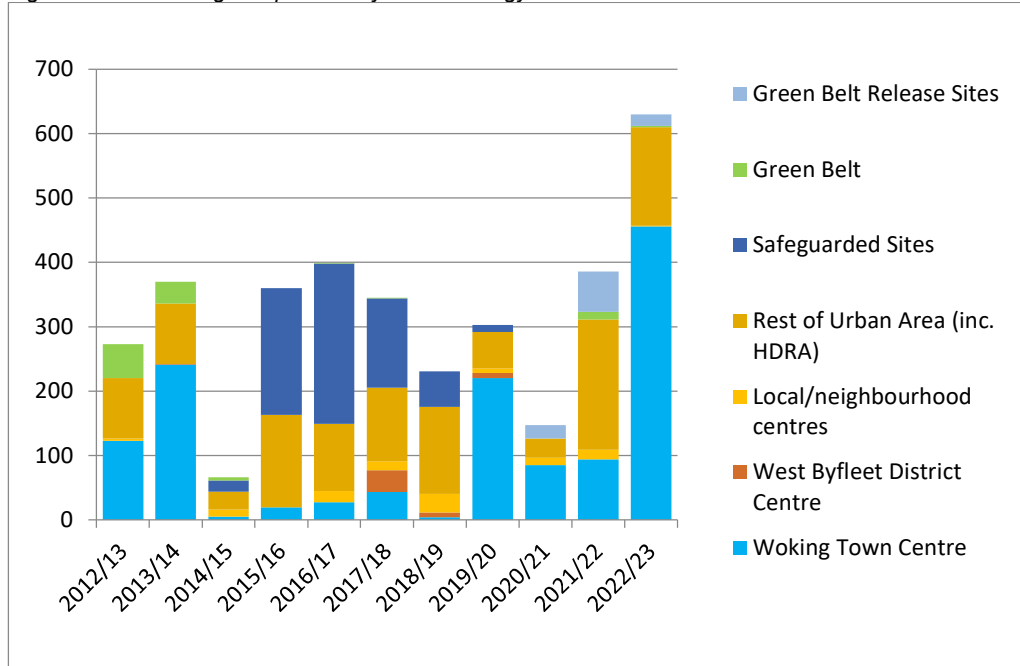
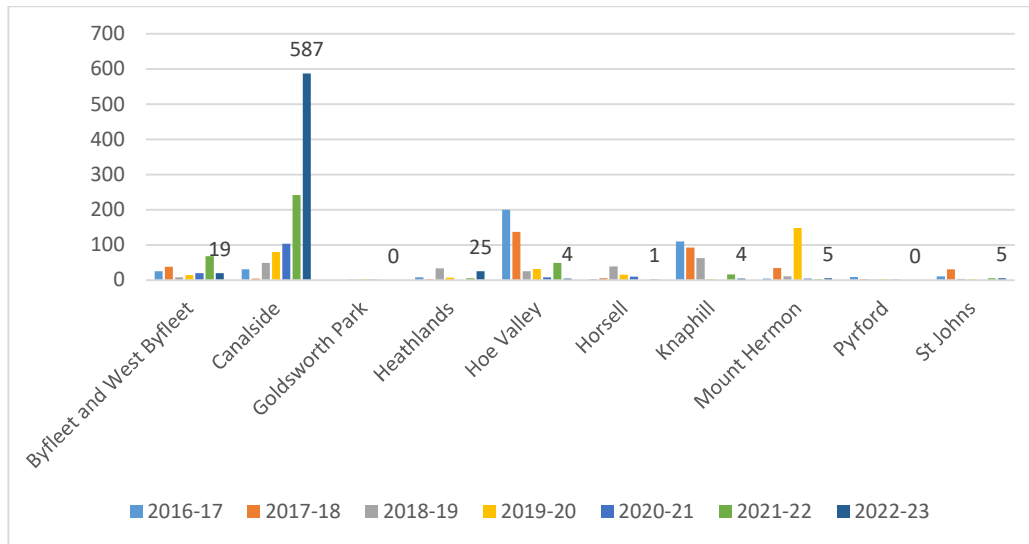


Figure 3 Net dwelling completions by ward



Explanation:

Figure 1 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 subsequently Woking Core Strategy. Since 2006, an average of 306 dwellings per year has been delivered within the borough. Since Core Strategy adoption in 2012, the average is 321.

After the previous year's recovery from the Covid lockdown with a delivery above the housing requirement, the reporting year saw the highest number of dwelling completions in Woking since at least 2006. 650 dwellings were completed, over twice the Core Strategy housing requirement, and well over Woking's objectively assessed need. The main reason for this high number is the completion of the flats at Victoria

Square ('The Marches'), in the town centre, with 429 dwellings. Permitted development office to residential conversion schemes also featured, in particular with 94 flats at Wells Court in the Forsyth Road industrial area, and two smaller schemes in the town centre. The major, allocated redevelopments in Sheerwater and Broadoaks continued to deliver dwelling completions.

Dwelling permissions in the reporting year were dominated by the approval at appeal of 366 flats at 'Crown Place', the allocated town centre site which includes the former HG Wells conference centre and Big Apple entertainment complex, among other uses.

A02	Housing Delivery Test
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Target:

To complete at least as many dwellings as the housing requirement when considered over the last three years. When a local authority fails to meet certain percentage thresholds below the requirement or need, various consequences are triggered, as set out in the National Planning Policy Framework. Since Woking has a 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 2: 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			
2020/21	141	0	0	10	6	147	292	194
2021/22	386	0	0	0	0	386	292	292
2022/23	628	0	0	39	22	650	292	292
Total	1155	0	0	49	28	1183	876	778
Total delivery as % of requirement								152%

Explanation:

The figures above are Woking's calculation of the 2023 Housing Delivery Test. The Government would normally be expected to publish its calculation of this test in January 2024. Until the new test is published, for practical purposes the consequences of the 2022 HDT published by the Government in December 2023 will apply (regardless of the correctness or otherwise of that calculation). These consequences are a 20% buffer on Woking's Housing Land Supply, and a requirement to produce a Housing Action Plan.

A03	Five year housing land supply
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Target:

Paragraph 73 of the NPPF states that local planning authorities 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 3: Five year housing supply, 2023-28

A: Core Strategy Requirement (years 1-4, 2023-27)	B: Objectively Assessed Need (year 5, 2027/28)	C: NPPF Requirement (A + B + 5%)	D: Requirement if 20% buffer applied	E: Net additional dwellings as evidenced in the five-year land supply	F: Surplus/Deficit (taking into account NPPF buffer and under supply)
(292 x 4) 1,168	437	1,685	1,926	2,738	+1,053 (+812 with 20% buffer)

Explanation:

The base date used is 01/04/2023, to reflect the most recently published five year housing land supply statement. Woking Borough has a total housing land supply at 1 April 2023 to enable the delivery of 2,738 net additional dwellings, compared with the housing requirement of 1,685 or 1,926 net additional dwellings between 2023/24 and 2027/28. The different requirements reflect the inclusion of a 5% buffer (to reflect the expected outcome of the 2023 Housing Delivery Test) or a 20% buffer (to reflect the outcome of the Housing Delivery Test as published by the Government in December 2023). This represents a surplus of either 1,053 or 812 net additional dwellings against the requirement, and an overall supply of 8.1 years or 7.1 years respectively.

Since the recent Core Strategy review found the Core Strategy requirement to still be up-to-date, that requirement has been used for the remainder of the plan period (up to 2027). For the year after the end of the plan period (2027/28), objectively assessed need is used (calculated according to the national formula, and uncapped). After last year's very large housing delivery figure there is no undersupply to compensate for.

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

Target:

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

Result:

The average housing density was 130 dph. Table 5 below shows results in specific locations.

Table 4: Housing density by location

Location	Indicative density range, dph (CS10)	Density achieved 2022/23, dph
Woking Town Centre	>200	145
West Byfleet District Centre	50-100	n/a
Infill development in the Local Centres	30-60	100
Poole Rd/Butts Rd employment area	>200	n/a
Infill development, rest of the urban area	30-40	97
Moor Lane site, Westfield	30-50	n/a
Brookwood Farm, Brookwood	30-50	n/a
Woking Town Centre- broad location	>200	n/a
Green Belt	30-50	7
Green Belt release sites	30-40	18
Borough of Woking		130

Trend:

Figure 4: 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 higher than last year due to a greater proportion of dwellings coming forward on town centre and conversion sites. The density figure for the Rest of the Urban Area was brought up by a large conversion project at Wells Court. Victoria Square was, surprisingly, not especially dense compared to recent town centre developments, since as well as the residential towers the site boundary included retail and hotel uses, car parking, adjacent open space, and works across a swathe of the town centre.

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

Target:

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

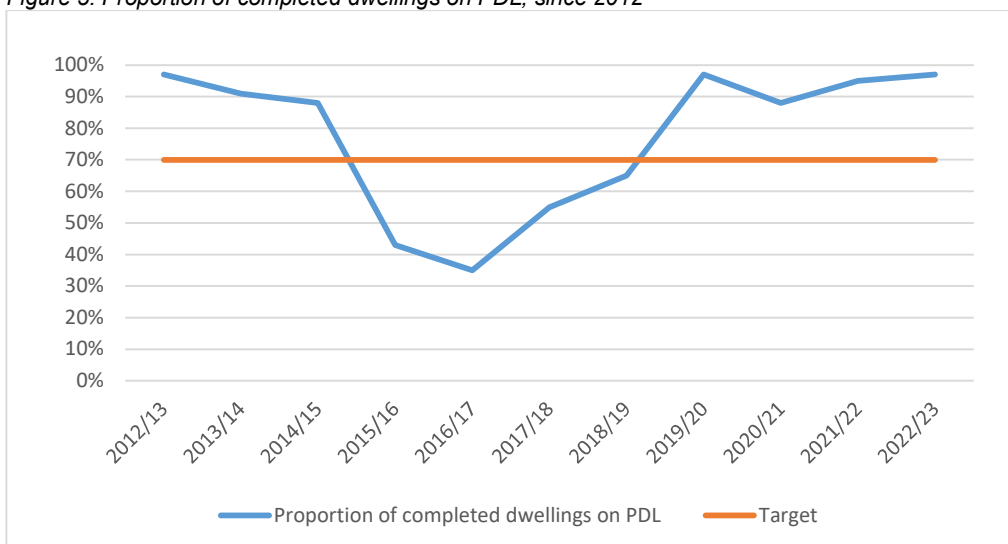
Result:

Table 5: Completions on PDL

Location	Target	Completed	Permitted
Number of dwellings on previously developed land	--	633	409
Proportion of dwellings on previously developed land	70%	97%	96%

Trend:

Figure 5: Proportion of completed dwellings on PDL, since 2012



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

Target:

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

Result:

Table 6: Proportion of completed dwellings in each Core Strategy zone by size

Dwellings completed		1 bedroom		2 bedroom		3 bedroom		4+ bedroom	
Location		No.	%.	No.	%	No.	%	No.	%
Woking	Town Centre	309	65%	167	35%	0	0%	0	0%
West	Byfleet District Centre	0	0%	0	0%	0	0%	0	0%
Local Centres		1	100%	0	0%	0	0%	0	0%
Rest of urban area		90	69%	17	13%	10	8%	14	11%
Green Belt		0	0%	0	0%	0	0%	2	100%
High	Density Residential Area	0	0%	0	0%	0	0%	0	0%
Green Belt release sites		0	0%	0	0%	0	0%	18	100%
Borough	of Woking	400	64%	184	29%	10	16%	34	5%
Need, 2015 SHM A	Market	10%		30%		40%		20%	
	Affordable	40%		30%		25%		5%	

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

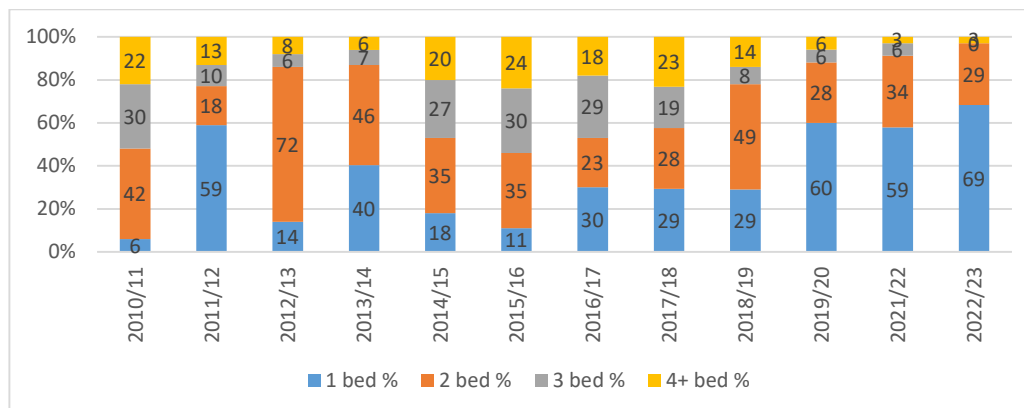
Dwellings permitted	1 bedroom	2 bedroom	3 bedroom	4+ bedroom	
Woking Town Centre	71%	29%	0%	0%	
West Byfleet District Centre	0%	0%	0%	0%	
Local Centres	100%	0%	0%	0%	
Rest of urban area	10%	40%	-10%	60%	
Green Belt	10%	50%	0%	40%	
High Density Residential Area	100%	0%	0%	0%	
Green Belt Removal Sites	0%	0%	0%	100%	
Borough of Woking	69%	29%	0%	3%	
Need, 2015 SHMA	Market	10%	30%	40%	20%
	Affordable	40%	30%	25%	5%

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

Location	Flat	Terrace	Semi-detached	Detached
Woking Town Centre	100%	0	0	0
West Byfleet District Centre	0	0	0	0
Local Centres	100%	0	0	0
Rest of urban area	79%	6%	11%	5%
Green Belt	0	%	0	100%
High Density Residential Area	0%	0%	0%	0
Green Belt release sites	0%	0	0%	100%
Borough of Woking	93%	1%	2%	4%

Trend:

Figure 6: Proportion of dwellings completed by size since 2010



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

Target:

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

Result:

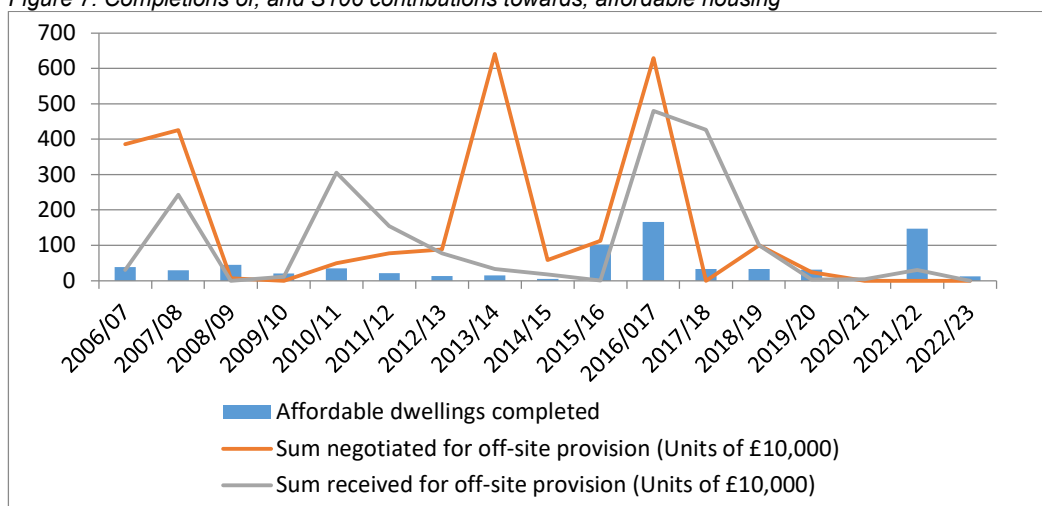
Table 9: Affordable housing by location, tenure and size

Location	Tenure	No. bed-rooms	Completed 2022/23	Permitted 2022/23
High Density Residential Area	Affordable Rent	1	0	0
Woking Town Centre	Shared Ownership	1	0	0
		2	0	0
Rest of Urban Area	Social Rent (equivalent)	1	2	0
		2	2	0
	Affordable Rent	2	4	0
Green Belt Release	Affordable Rent	3	4	0
		1	0	0
	Shared Ownership	2	0	0
		1	0	0
		2	0	0
		1	0	0
Woking Borough	Total affordable		12	0
% of all housing	Total affordable		2%	0%

No contributions towards off-site affordable housing were received, spent or agreed in the reporting year as a result of Section 106 agreements.

Trend:

Figure 7: Completions of, and S106 contributions towards, affordable housing



Explanation: Following last year’s unusually high figure for affordable housing delivery, the number of affordable dwellings delivered this year was once again low, with the only completions occurring on the Copper phase of the Sheerwater redevelopment, and on a small Council development at Rydens Way. Delivery next year is expected to be higher.

However, the number of affordable housing permissions was zero, despite the total number of dwellings permitted being of an adequate scale. On the Crown Place scheme the developer was able to successfully argue non-viability of affordable housing. All the other housing developments permitted in the year were either minor developments or permitted development schemes; on both these categories of development, the Council is not allowed to require contributions to affordable housing.

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

Target:

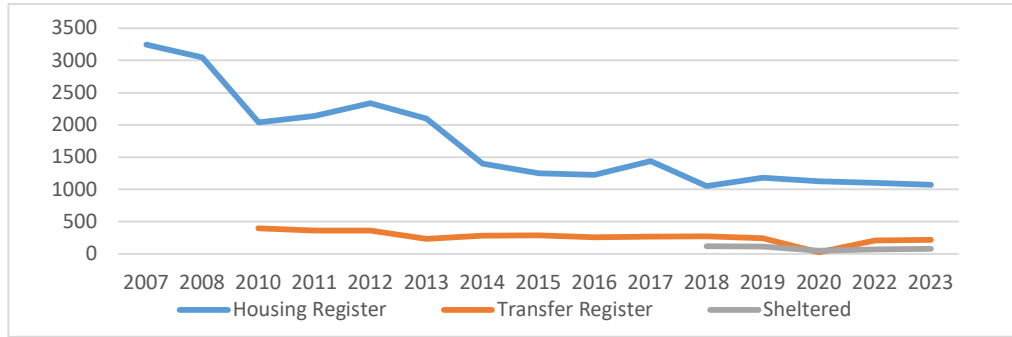
The data gives an indication of unmet need for housing. There is no specific target.

Result:

In 2023 there were 1069 households on the housing register, including 213 on the Transfer Register and 82 on the Sheltered/Supported Housing Register.

Trend:

Figure 8: 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), which declined sharply during the Covid-19 pandemic, has increased back to nearly its previous level..

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

Target:

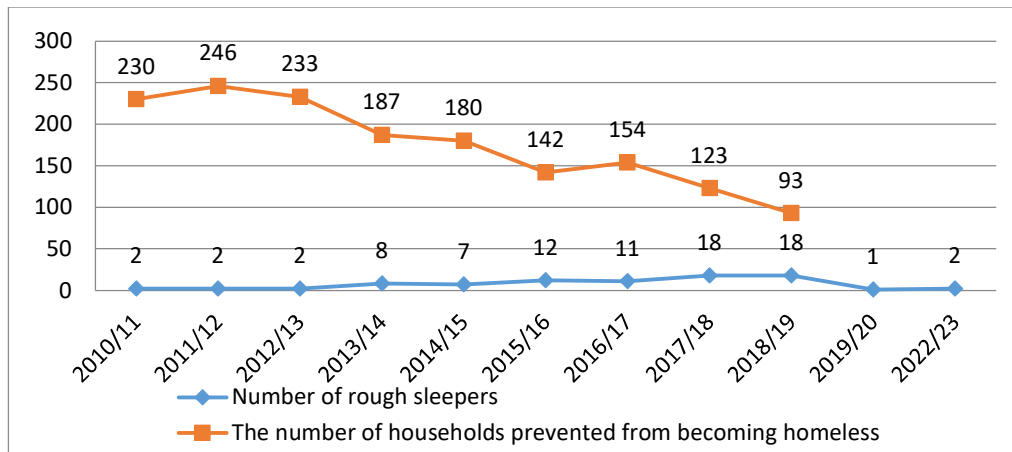
No target. The construction of affordable and specialist housing should help to reduce homelessness and rough sleeping.

Result:

There were two rough sleepers counted in 2023, and 480 homelessness assessments carried out.

Trend:

Figure 9: Number of rough sleepers and households prevented from becoming homeless (Source: Housing Services, WBC)



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

Target:

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

Result:

In 2022, the average house price in Woking was £430,000, while the average earnings for full-time workers in Woking was £38,838 and for residents of Woking (a year earlier), £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, as of March 2022, was 11.11.

Trend:

Figure 10: Affordability ratios for housing in Woking Borough



Explanation:

The affordability ratio is calculated by dividing house 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, rebounded in 2021, then improved again in the reporting year (at least for those who work in Woking).

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

Target:

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

Result:

No planning permissions or completions in this category occurred during the reporting year.

Trend:

	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
2022/2023	0	-8.5	

Table 10. Gypsy and Traveller pitch provision against planned figure

Explanation:

In terms of permanent pitches, Woking currently has one publicly owned Gypsy and Traveller site at the Hatchingtan, Worplesdon providing 16 pitches. There is also a privately owned location: 13 pitches at Five Acres, Brookwood (some of this site is now also in public ownership), and 4 pitches at Land South of Murray's Lane, and one at Hillview. 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. One of these pitches has been delivered.

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

Target:

Policy CS13: Older people and vulnerable groups states that the Council will support the development of specialist accommodation for older people and vulnerable groups

in suitable locations, and existing specialist accommodation will be protected. It also states that 50% of specialist units should have two or more bedrooms.

Result:

Table 11. Specialist and communal housing

	Completed, 2022/23	Permitted, 2022/23
Total C3 dwellings for older people or vulnerable groups	0	0
Proportion of those which are 2+ bedroom units	0	0
Total C4 House in Multiple Occupation bedrooms	0	-4
Total C2 residential institution bedrooms	39	0

Explanation:

The year saw permission for the loss of an HMO to standard residential use. The new 51 unit extra care housing development at Woodbank, replacing a 12 bed care home, saw its completion recorded this year. Several relevant schemes made progress through the planning system.

A13	Self Build housing and Starter Homes
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Target:

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

Result:

Table 12: Self Build Housing

	2017/18	2018/19	2019/20	Total to 31/03/2020
Dwellings granted permission with self-build CIL exemption certificates	9	11	9	24
Number of people / groups entered on the Self Build Register	44	48	45	114

Trend:

Table 13: Progress towards Self Build duty

	Dates of base period	End of three year period	Additions to self build register	Dwellings permitted with self-build CIL exemption certificates since start of base period (as of 31/03/2019)
Base period 1	01/04/2016-30/10/2016	30/10/2019	14	31
Base period 2	31/10/2016-30/10/2017	30/10/2020	32	22
Base period 3	31/10/2017-30/10/2018	30/10/2021	42	9
Base period 4	31/10/2018-30/10/2019	30/10/2022	50	2

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

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. The first scheme in the Borough to include First Homes was permitted after the end of the reporting year.

B. Commercial and employment developmentKey Facts

Retail completions were modest last year. Retail permissions included an increase in retail space at Crown Place in the Secondary Shopping Frontage (at the expense of community/leisure uses and hotel, with a substantial net loss across non-residential uses viewed as a whole). A large retail unit on the edge of Byfleet Local Centre was permitted for use as a gym. Among other commercial uses, Permitted Development office to residential conversions were again dominant; aside from those developments, there was a net gain in commercial floorspace permitted.

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

Target:

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

Table 14: Targets for convenience and comparison floorspace in Woking Town Centre, m²

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

West Byfleet: Potential for up to 13,000m² of A class floorspace, including 12,500m² of A1 retail, of which 10,500 comparison and 2,000m² convenience floorspace. Convenience retail means shops selling lower value, consumable goods such as food or magazines, while comparison shops sell goods which are purchased less frequently. 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 many of the reporting year's permissions and completions were applied for under the previous use classes, those are still the ones referred to here. In many cases new sub-use classes are similar in character to the old use classes. Where there is no direct equivalence, this is highlighted.

Result:

Table 15: Retail floorspace completed, sqm

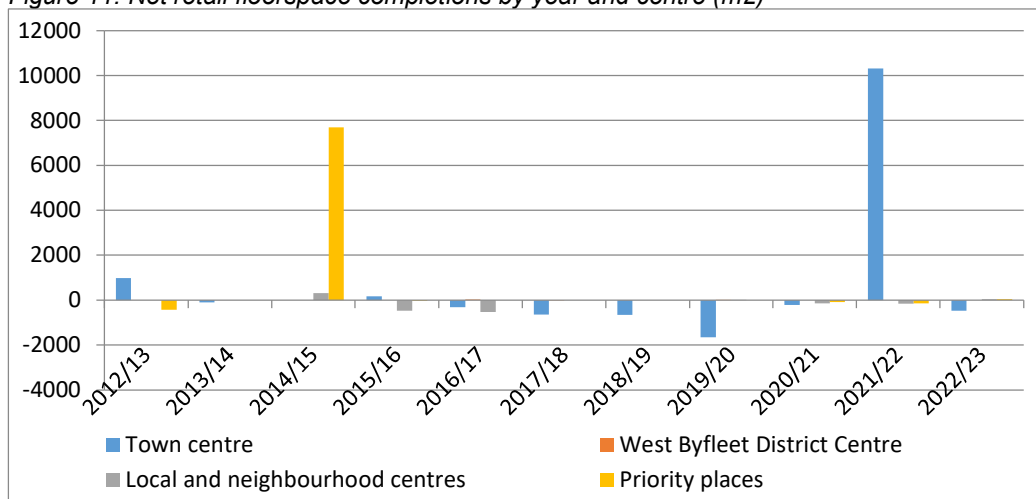
Location	A1	A2	A3	A4	A5	A Mixed	Mixed A / other	Total
Woking Town Centre	+127	-329	-269	-	-	-	-	-471
District and local centres	+52	-	-	-	-	-	-	+52
Priority places	-72	-	-	-	-	+118	-	+46
Neighbourhood centres / shopping parades (exc. Priority places)	-7	-	-	-	-	-	-	-7
Other locations	-	-	-	-	-	-	-	0
Borough of Woking	+100	-329	-269	-	-	+118		-380

Table 16: Retail floorspace permitted, sqm

Location	A1 / E	A2 / E	A3 / E	A4 / SG	A5 / SG	A Mixed	Mixed A / other	Total A
Woking Town Centre	-122	104	-300	-392	120	1086	0	496
District and local centres	-1611	0	0	0		0	+1611	0
Priority places	0	0	0	0	0	0	0	0
Neighbourhood centres / shopping parades	-91	0	0	0	+91	0	0	0
Outside centres	0	0	+285	0	0	0	0	+285
Borough of Woking	-1824	+104	-15	-392	+211	+1086	+1611	781

Trend:

Figure 11: Net retail floorspace completions by year and centre (m2)



Explanation:

In contrast to last year, retail completions were once again modest, with a net loss in retail space; the largest completions were the loss of financial/professional services space on Chobham Road to leisure use, and the loss of ground floor units in a recent residential-led development to residential conversion.

Significant retail permissions in the year include permission for gym use in a large unit on the Wey Retail Park, in Byfleet Local Centre; splitting up a restaurant on Goldsworth Road into units for a pizza takeaway and a funeral parlour; and permission for non-golf-related restaurant-style use at the Twisted Stone Golf Club clubhouse. For permissions in the shopping frontage, please see indicator B02 below.

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

Target:

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

Result:

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

Location	Gross gain of A1, 2022/23 (m2)	Loss of A1, 2022/23 (m2)	Net completed change (m2)
Woking Town Centre-Primary frontage	0	0	0
Woking Town Centre-Secondary frontage	0	-127	-127
West Byfleet District Centre-Primary shopping area	0	0	0

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

Location	Gross gain of A1, 2022/23 (m2)	Loss of A1, 2022/23 (m2)	Net permitted change (m2)
Woking Town Centre- Primary frontage	0	0	0
Woking Town Centre-Secondary frontage	964 (mixed A1-3)	-122	-122 (purely A1 use); +842 (including flexible A1-3)
West Byfleet District Centre-Primary shopping area	0	0	0

Explanation:

Only minor losses occurred in the year in the secondary shopping frontage (due to residential conversion), and no change in the primary shopping frontage.

The permission at appeal of the Crown Place redevelopment will provide three units with nearly 1,000sqm of new mixed A1-A3 retail space in the Secondary Shopping Frontage, replacing a bar, a small coffee shop and a greater amount of space in community/leisure uses. Permission was also granted for change of use of a grocery shop in the Secondary Shopping Frontage to a restaurant and takeaway.

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

Target:

Policy CS2 sets a target of 27,000m² of additional office floorspace to be provided in the Town Centre over the plan period. Policy CS3 sets a target of 1,000 to 1,500m² of additional office floorspace in West Byfleet District Centre over the plan period. Policies CS4, CS5 and CS15 place specific safeguards on employment uses in various locations around the Borough.

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

Result:

Table 19. Employment floorspace permitted and completed

Location	Use Class	Completed, 2022/23 (m ²)	Permitted, 2022/23 (m ²)
Woking Town Centre	B1 Business	-827	-987
West Byfleet District Centre	B1 Business	0	-96
District / Local Centres	B1a Office	0	0
Poole Road/Butts Road employment area	B1 Business	-	2,511 ³
Monument Way East and West and Forsyth Rd employment areas	All B uses	-3026	0
Borough of Woking	B1a Office	-5,622	-1,510
Borough of Woking	B1c Light Industrial	0	0
Borough of Woking	Mixed B1 Business	0	-2,511
Borough of Woking	B2 General Industry	0	+177
Borough of Woking	B8 Storage / distribution	0	+70
Borough of Woking	Mixed B1, B2 & B8	0	+310
Borough of Woking	Mixed B1/B2 use	0	-697
Borough of Woking	Mixed B1/B8 use	+1,865	+697
Borough of Woking	All B uses	-3,757	-1,045

Explanation:

The completion figures for the year include, as usual, the loss of office space to prior approval residential conversions (mainly at Wells Court, but also at three smaller sites). Aside from those sites, the year saw a net gain in employment floorspace. Gains included a large mezzanine floor in a unit on the Forsyth Road employment area (proposed for use for storage/repair of theatre equipment), and small new office units

³ Replacement of mixed B1a/B1c use with car repair garage etc.

at Bakersgate in Brookwood. Incidentally, the latter site is within the Thames Basin Heaths Zone A so new residential units would not have been an option in this location. The largest permission in the year was for the relocation of a vehicle repair, MOT and tyre sales business within the Poole Road Industrial Estate, displacing an engineering company. There was also a prior approval for the change of use of offices to residential in the Town Centre- at under 1,000sqm, a relatively modest loss by recent standards; and some activity, including new development in the old class B8, on the Byfleet Industrial Estate.

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

Target:

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

Result:

Table 20: Additional hotel (use class C1) bedrooms in town centre, 2022/23

	Completions	Permissions
Hotel bedrooms in town centre, 2022/23	0	-26

Explanation:

No hotels rooms were completed in the town centre last year. The permission granted for the redevelopment of Crown Place includes the loss of the Woking Hotel, with 26 bedrooms. The completion of the Hilton hotel in Victoria Square is anticipated next year.

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

Target:

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

Result:

Table 21: Vacant floorspace by location (2018)

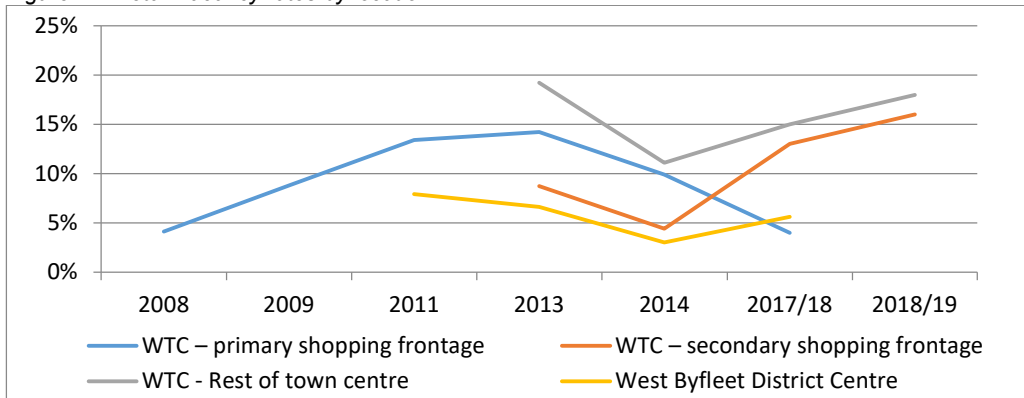
Location	Vacant floorspace (m2)			
	Office	Industrial	Retail (area)	Retail (%)
Woking Town Centre- Primary Frontage	3,336	0	2,565	4%
Woking Town Centre-Secondary Frontage	5,283	0	3,398	13%
Woking Town Centre- Other	15,626	0	3,236	15%
District, local and neighbourhood centres	499	0	4,387	6%
Employment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

Location	Vacant floorspace (m2)			
	Office	Industrial	Retail (area)	Retail (%)
Total	30,685	10,628	13,586	7%

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

Trend:

Figure 12: Retail vacancy rates by location



B06	Number of traders trading at the Farmers Market
Monitors:	Policy CS2: Town Centre

Target:

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

Result:

The monitoring of this indicator is being reviewed.

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

Target:

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

Result:

4645 businesses were registered for VAT in the borough in 2021.

Trend:

Figure 13. VAT and/or PAYE enterprises by broad industry group. Source: ONS

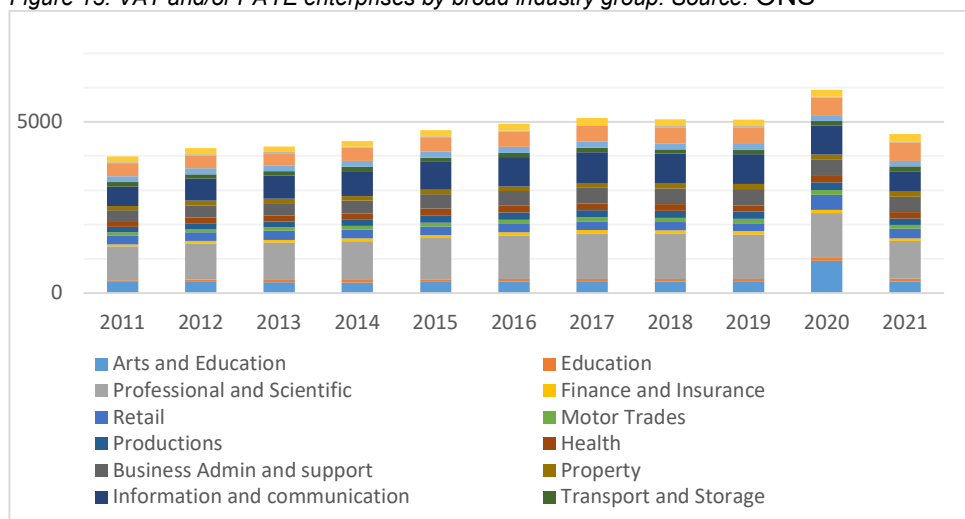


Table 22: Number of enterprises by broad industry group, 2021

Broad industry group	No. VAT and/or PAYE enterprises,	Broad industry group	No. VAT and/or PAYE enterprises, 2021
Agriculture Forestry & Fishing	25	Information & Communication	580
Production	185	Finance & Insurance	85
Construction	550	Property	155
Motor Trades	110	Professional Scientific & Technical	1095
Wholesale	155	Business Administration & Support Services	445
Retail	280	Education	90
Transport & Storage	155	Health	185
Accommodation & Food Services	220	Arts Entertainment Recreation and Other Services	330

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

Target:

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

Result:

The monitoring of this indicator is being reviewed.

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

Target:

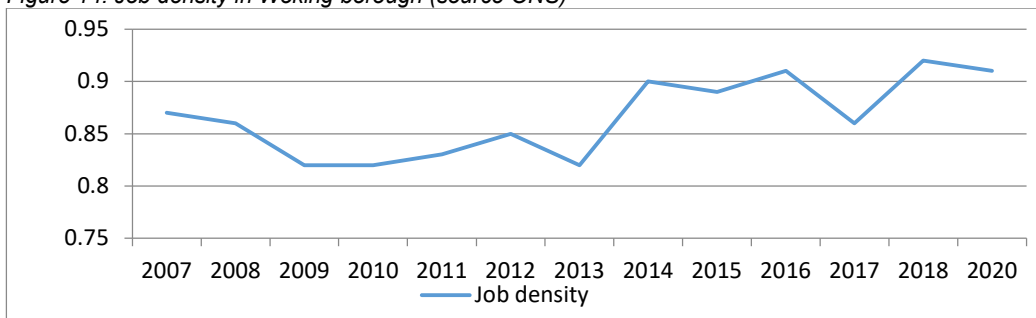
No specific target. The Core Strategy aims to support an increase in the number of jobs alongside population growth.

Result:

The latest figure (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 14: 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.

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

Target:

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

Result:

Gross weekly pay for full time workers in 2023 was £746.2

Trend:

Figure 15: Gross weekly pay in Woking borough



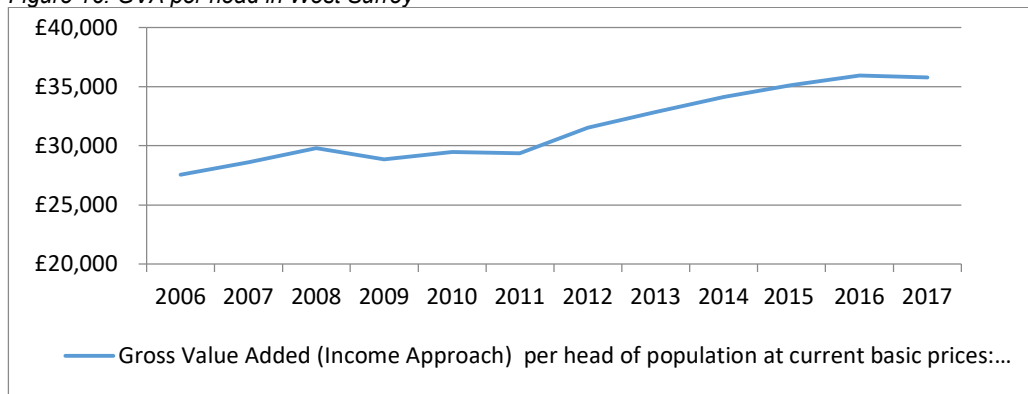
B12	Productivity: Gross Value Added (GVA)
SA ref. 16d	
Monitors:	Sustainability Objective 16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all

Result:

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

Trend:

Figure 16: GVA per head in West Surrey



Explanation:

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

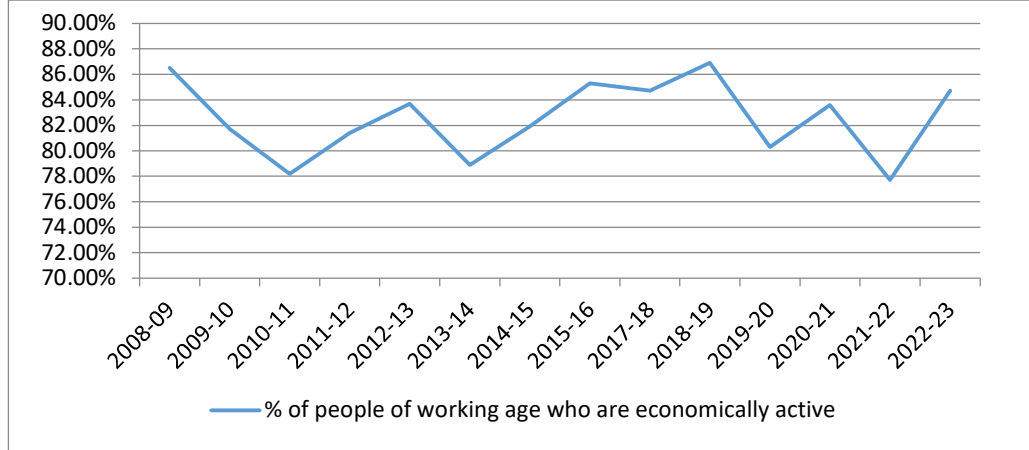
B13	Economically active population
SA ref. 16a	
Monitors:	Sustainability Objective 16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all

Result:

In 2022/23, 84.7% of working-age Woking residents were economically active.

Trend:

Figure 17: 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.

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

Result:

The Surrey Produce Directory is defunct.

B15	Prior approval for change of use from B1a (office) to C3 (residential), completed and approved
Monitors:	This is being monitored to assess the impact of Class O (Offices to Dwellinghouses), and subsequently Class MA (commercial, business and service to residential) 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 / Class MA

	Completed 2022/23	Approved 2022/23
Number of sites	4	4
Office floorspace loss	-4,673m2	-8,861m2
Additional dwellings	131	21

Trend:*Table 24: Effects of GPDO Class O / Class MA since 2016*

	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Office floorspace loss completed	4,340	4,534	2,630	3,478	2,881	8,583	4,673
Additional dwellings completed	33	64	23	58	83	160	131
Average floorspace per dwelling/sqm (n.b. would include corridors etc.)	132	71	114	60	35	54	36

Explanation:

As of 30th May 2013 a change in the Town and Country Planning General Permitted Development legislation enabled the change of use from B1a (offices) to C3 (residential) without the need for obtaining planning permission, as long as certain conditions were met. This change in planning policy has the potential to adversely affect the amount of commercial floorspace throughout the Borough and it will be essential that it is monitored closely. If necessary and justified the Council may introduce an Article 4 direction to restrict this permitted development right in specific areas. In 2021, this was superseded by permitted development right Class MA (commercial, business and service to residential) to reflect the introduction of Use Class E.

The number of dwellings through Class O/Class MA permitted development completed in the reporting year reduced somewhat after last year, but remained high. 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. Some of the dwellings completed in 2022/23 had been permitted under the old system.

This year also saw several further developments permitted and carried out under other classes of permitted development.

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. Road traffic continued to bounce back following the lockdowns of previous years, as did usage of the Borough's railway stations.

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

Target:

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

Result:

The monitoring of this indicator is being reviewed.

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

Target:

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

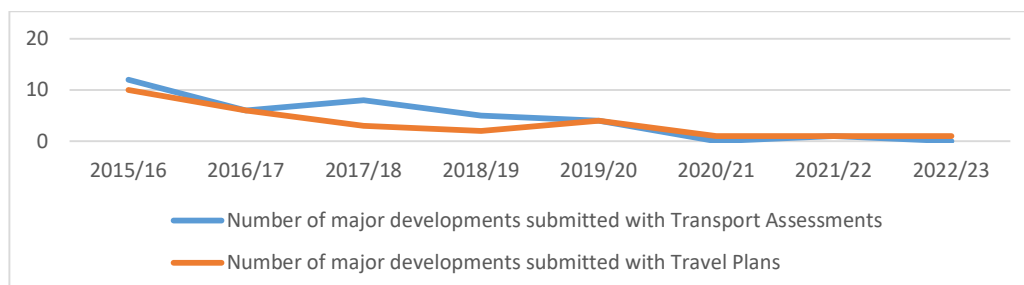
Result:

Table 25: Transport assessments and travel plans on major development

	Major developments permitted with transport assessments	Major developments permitted with travel plans
No. applications, 2022/23	0	1

Trend:

Figure 18: Transport assessments and travel plans on major development



Explanation:

Of the major developments granted permission or prior approval in the reporting year, only that at Crown Place was accompanied by a travel plan. That application was supported by a transport statement rather than transport assessment.

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

Result:

Table 26: Section 106 monies received and spent on transport schemes, 2022/23

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

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

Target:

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

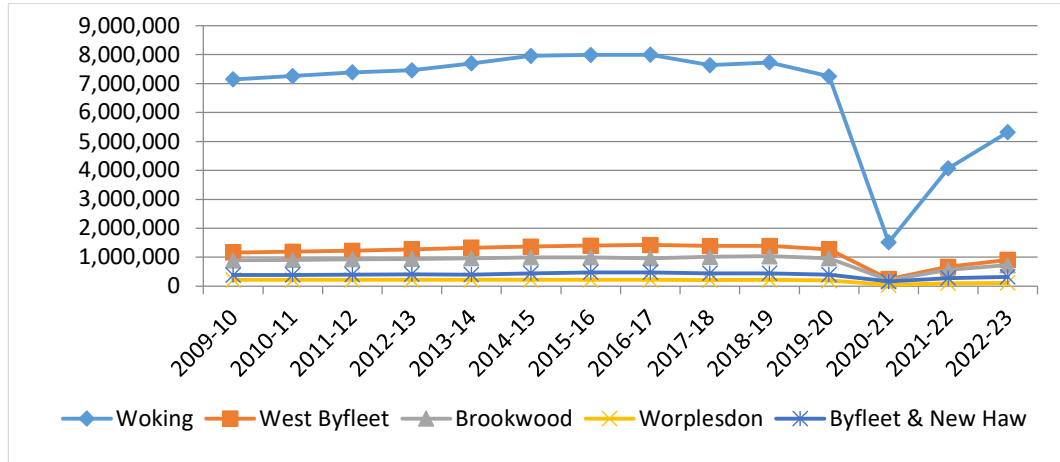
Result:

Table 27: Usage of railway stations in the Borough

Station name	Woking	West Byfleet	Brookwood	Byfleet & New Haw	Worplesdon
Total number of entries and exits, 2022/23	5,322,446	907,390	723,386	316,800	108,916
2022/23 number as a % of that for 2018/19	68%	66%	69%	70%	52%

Trend:

Figure 19: Usage of railway stations in the Borough



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

Target:

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

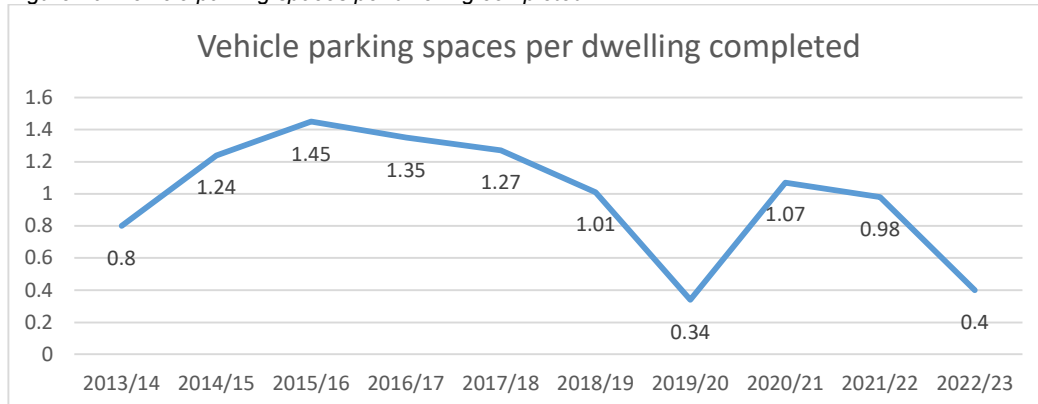
Result:

Table 28: Vehicle parking spaces completed, 2022/23

	Vehicle parking	
	Whole borough	Parking Accessibility Zone High
Residential parking spaces completed	262	12
Parking spaces per dwelling	0.4	0.02

Trend:

Figure 20: Vehicle parking spaces per dwelling completed



Explanation:

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 monitoring of cycle parking is being improved.

The figures show a sharp drop in the number of parking spaces per dwelling. However, it should be borne in mind that the majority of dwellings completed in the year were in Victoria Square. This development included the redevelopment of the public Red Car Park, with net gains of 445 parking spaces overall, 25 disabled parking spaces, 46 parent/child spaces, 66 active EV charging spaces and 134 passive charging spaces—all of which were completed the previous year and therefore not included in the figures above.

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

Target:

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

Result:

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, in preparation for the planned reconstruction of Victoria Arch
- Adapted Goldsworth Road to incorporate new box junction and reconfiguration of junction with Victoria Way.
- Rebuilt and resurfaced Stanley Road.

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

In 2021, prior approval was approved for reconstruction of the railway underbridge and a certificate of lawfulness granted for further highway works in the area (following those undertaken as part of the Woking Integrated Transport Project). However, this project will not now be going ahead as planned.

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

Target:

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

Result:

Table 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.

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

Target:

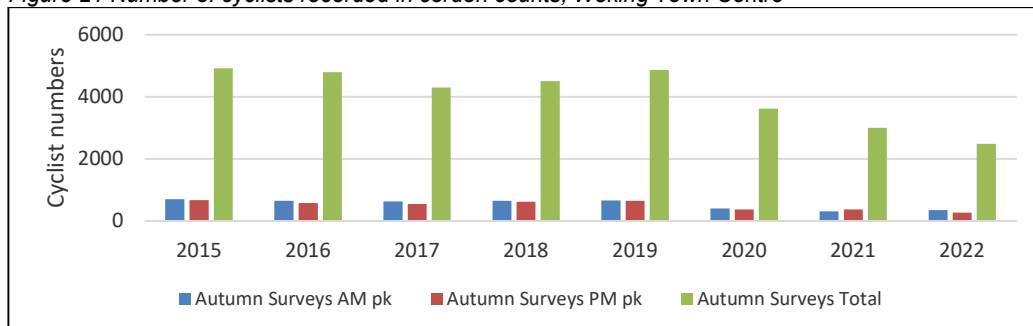
Core Strategy paragraph 5.161 states: ‘There is significant scope to influence a shift in the mode of travel from car-based journeys to public transport and cycling’.

Result:

Surrey County Council normally conduct cycle cordon counts twice in May and twice in September, for 18 locations around Woking town centre. The autumn counts for 2022 showed a total of 2485 movements- a further decline following the sharp drop in movements seen in 2020, and the decline in 2021. Figures for 2023 were not available at the time of writing.

Trend:

Figure 21 Number of cyclists recorded in cordon counts, Woking Town Centre



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

Target:

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

Result:

Table 30: Average speed on A roads in Woking

Road Name	Average speed, 2022	Change in last year %
A245	22.3	-3.5%
A247	22.9	-0.9%
A3046	25.6	-5.5%
A320	26.0	-2.6%
A322	23.9	-4.8%
A324	27.5	1.1%

Explanation:

The reporting year (2022) showed further declines in traffic speeds on most routes, representing a continued return to more normal traffic levels following the lockdowns of 2020 (although the declines were significantly slower than last year in most cases). 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 biggest change in this field was the permitted net loss of nearly 7,500sqm of community use floorspace at Crown Place in the Town Centre. Permission was also granted for a new gym in Byfleet, and several developments were permitted or completed at schools and colleges. Work on the rest of the Sheerwater Regeneration Scheme continued, with further completions expected in 2023/24. Further data on health was released from the 2021 Census.

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

Target:

Resist the loss of social and community facilities other than in specific circumstances. Encourage provision of new community facilities in accessible locations. Non-residential institutions such as health and education facilities, halls and places of worship 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, 2022/23

Location	Permitted (m2)			Completed (m2)	
	D1/F1	D2/F2	Mixed D/F	D1/F1	D2/F2
Woking Town Centre	-2,005	-6,323	+854	0	+92
West Byfleet District Centre	0	0		0	0
Knaphill Local Centre	0	0		0	0
Sheerwater Local Centre	+64	0		0	0
Other local centres	21	0	+1,611	0	0
Vicinity of Sheerwater and Lakeview	-580	0		0	
Other neighbourhood centres / shopping parades	0	0		0	0
Rest of urban area	+1,472	+517		+276	0
Green belt	+78	+148		+1,580	0
Total	-391	-5,658	+2,465	+1,856	+92

Explanation:

The year saw the completion of several school and college developments: an art block at St John the Baptist School, a teaching block at Woking College, a classroom extension at The Park School, and a drama facility at Winston Churchill School. A gym was also completed in the Town Centre.

The most significant permission this year was the grant at appeal of the development at Crown Place, with the loss of the Big Apple entertainment complex (3,643 sqm, D2), the HG Wells Conference Centre (2,005 sqm, D1), the Buzz Bingo hall (1,614 sqm, D2), and the Fiery Bird community music/arts centre (1,066 sqm, D2). The development is proposed to include the provision of an 854 sqm unit of flexible D1 or D2 use, giving an overall net loss of 7,474 sqm of community uses in the town centre. Other significant permissions included an allowance for the use of a 1,611 sqm retail unit in Byfleet Local Centre as a gym; a new outdoor pool at the David Lloyd Leisure Centre; a new all-weather pitch at St Hugh of Lincoln Primary School; and a scaled-back version of the previously permitted education-led development at Old Woking Community Centre.

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

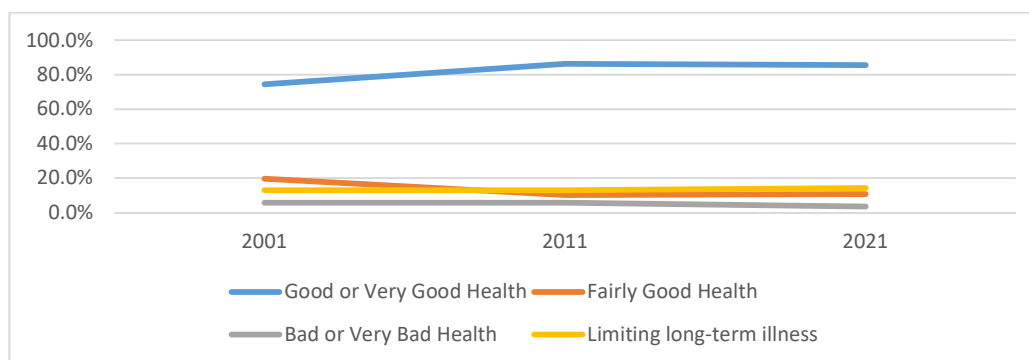
Result:

Table 32: How Woking residents described their health (Source: 2021 Census)

Good or Very Good Health	Fair Health	Bad or Very Bad Health	Limiting long-term illness or condition
85.6%	10.8%	3.7%	14.3%

Trend:

Figure 22: How Woking residents described their health



Explanation:

Note that the question regarding long-term limiting illness or condition changed slightly between 2011 and 2021.

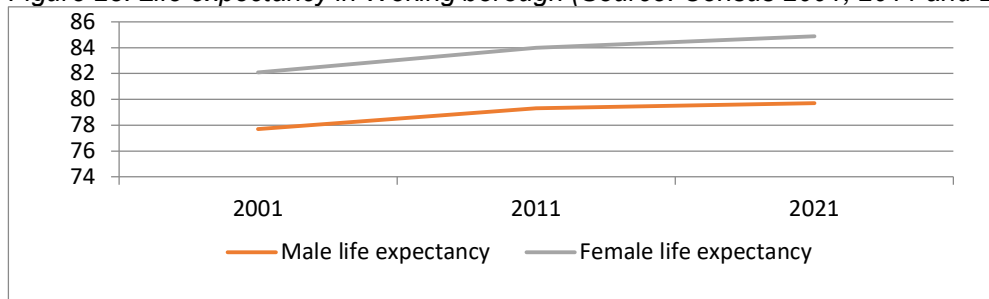
D03	2(d)	Life expectancy
SA ref.		
Monitors:	Sustainability Objective 2: Facilitate the improved health and wellbeing of the population and reduce inequalities in health	

Result:

In 2021, male life expectancy was 79.7 years, female life expectancy was 84.9 years.

Trend:

Figure 23: Life expectancy in Woking borough (Source: Census 2001, 2011 and 2021)



Explanation:

A rising life expectancy has implications for planning for healthcare and housing, including the provision of specialist accommodation- see indicator C13:01-11. Rise in life expectancy in Woking continued over the period 2011-21, albeit at a much slower rate than the previous ten years.

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

Result:

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

	Cardio-vascular 2014-16	Cancer 2014-16	Cardio-vascular 2015-17	Cancer 2015-17	Cardio-vascular 2021	Cancer 2021
Under 75 mortality rate per 100,000 population	62.6	128.9	54.5	133.9	67.2	102.5

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

Target:

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

Result:

The monitoring of this data is being reviewed.

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

Target:

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

Result:

There are 43 Council run play areas in the borough as of 2023.

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

Target:

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

Result:

Table 34: Allotments, 2023

	Allotment sites	Allotment plots	People on allotment waiting lists
Number	10	849	283

Trend:

In the last eight years, the number of allotment plots has fluctuated regularly as a result of the merging and subdivision of plots (the net result being an increase of only 17 plots). The total area covered by allotments has not changed in that time. The number of people on the waiting list has continued to increase from 50 in 2019, to 162 in 2020, to 243 in 2021 and 283 in 2023.

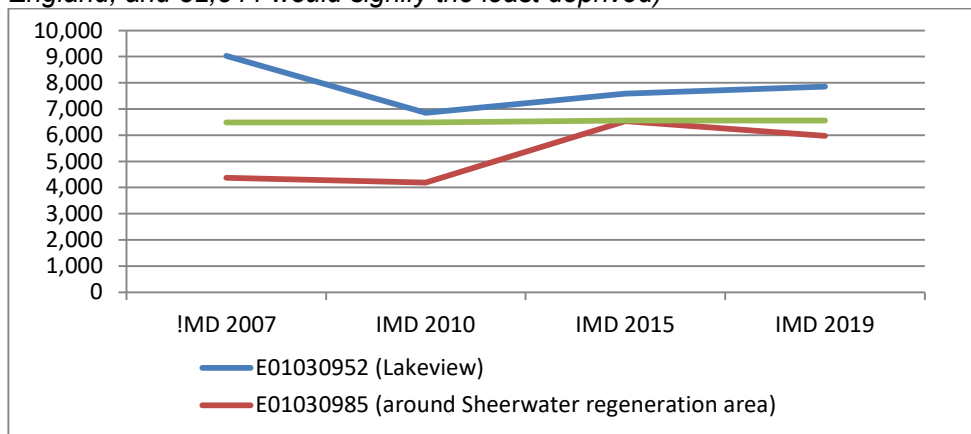
D08	4b	Number of areas within Woking that are within the top 20% deprived areas nationally
SA ref.		
Monitors:	Policy CS5: Priority Places Sustainability Objective 4. Reduce poverty, crime and social exclusion	

Result:

Woking borough is divided into 61 Lower Super Output Areas (LSOAs, referred to informally as ‘neighbourhoods’). The 2019 Index of Multiple Deprivation (IMD) shows that only one of these is within the country’s most deprived 20% (only just below the threshold): the vicinity of the Sheerwater regeneration area, known as Lower Super Output Area E01030985.

Trend:

Figure 24: Comparative deprivation ranking for Woking's two most deprived Lower Super Output Areas (on the vertical axis, 1 signifies the most deprived LSOA in England, and 32,844 would signify the least deprived)



Explanation:

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

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

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

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

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

D09	Size and tenure of new dwellings in Priority Places
Monitors:	Policy CS5: Priority Places

Target:

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

Result:

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

4 x two bedroom 3 socially rented affordable dwellings.

4 x three-bedroom social rented affordable dwellings.

86 x 1-bedroom private market dwellings.

8 x 2-bedroom private market dwellings

2 x three-bedroom private market dwellings.

7 x four-bedroom private market dwelling

D10	Delivery and evaluation of new infrastructure in Priority Places
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 was proposed to provide 405m² more community floorspace than was proposed under the original permission.

Development on the regeneration scheme is well underway. The first phase of residential development and the leisure centre were completed the previous year, and in the reporting year the first completions occurred on Copper phase. The Red phase (which includes retail elements) and the Copper phase are expected to complete in 2023 and the Yellow phase is well underway.

After the end of the reporting year, the plans for Sheerwater were scaled back significantly due to the Council's financial situation. These changes will be reported on in the AMR for 2023/24.

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

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

Target:

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

Result:

Table 35: 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 relating to these uses in the reporting period. The permission for Crown Place includes the loss of a town centre bar with a floor area of 392sqm.

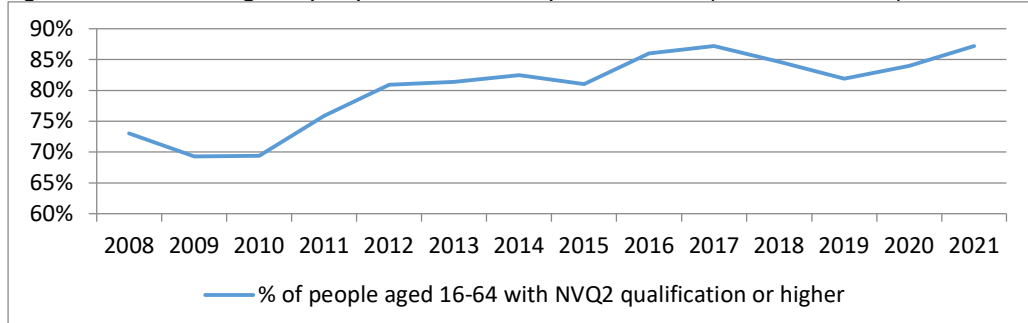
D12	16e	Proportion of working age population with 5 or more A*-C grade GCSEs or equivalent as highest qualification.
SA ref.		
Monitors:	Sustainability Objective 16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	

Result:

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

Trend:

Figure 25: 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. There was no data for 2022 as the sample size was too small.

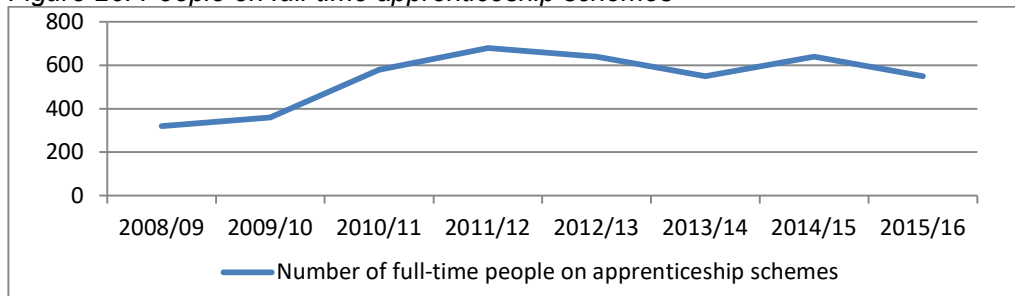
D13	16g	Number of people in vocational training
SA ref.		
Monitors:	Sustainability Objective 16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	

Result:

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

Trend:

Figure 26: People on full-time apprenticeship schemes



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

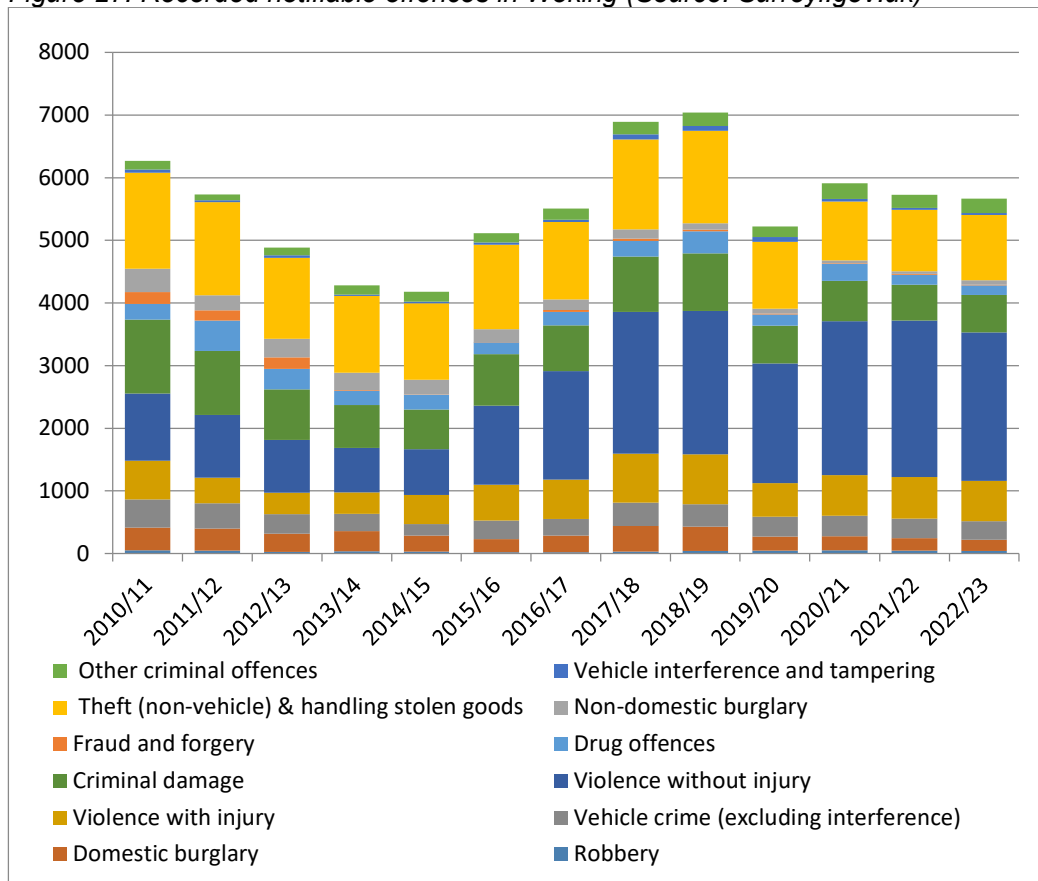
Result:

Table 36: Recorded notifiable offences in Woking for 2022/23

Robbery	Domestic burglary	Vehicle crime (excluding interference)	Violence with injury	Violence without injury	Criminal damage
40	183	294	640	2376	595
Drug offences	Fraud and forgery	Non-domestic burglary	Theft (non-vehicle) & handling stolen goods	Vehicle interference and tampering	Other criminal offences
155	10	68	1043	32	234

Trend:

Figure 27: Recorded notifiable offences in Woking (Source: Surrey.gov.uk)



Notifiable crime rates remained very similar to last year, with slight rises in some categories (e.g. theft) offset by slight falls in others (e.g. violence without injury).

E. Community benefits

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

Target:

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

Result:

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

F. Biodiversity and Nature

Key Facts

The Horsell Common (Extension) SANG at Wheatsheaf Common, a short walk from the town centre, was constructed in the reporting year, with several new ponds as prominent features. This work will not only attract walkers away from areas protected for rare birds, but will also retain 16 million litres of water to reduce surface water flooding in the surrounding area, and provide valuable new wildlife habitats. The population of Dartford Warblers recovered from its recent fall. One Air Quality Monitoring Area was de-designated after several years of positive air quality monitoring results. Various developments were permitted in the Green Belt, including a new group of farm buildings (replacing a group that will be demolished), and two facilities connected with the management of Horsell Common.

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

Target:

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

Result:

As of March 2023 there were 4 SANGs totalling 81ha. The total SANG capacity was 4701 dwellings. The remaining unallocated capacity was 625 dwellings.

Explanation:

The Borough has 4 SANGs and 5 new SANGs are allocated 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 and Gresham Mill are very close to capacity. Horsell Common and Heather Farm SANG are nearing capacity.

The future Horsell Common Extension SANG is complete in terms of construction, however, not yet operational as a SANG.

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

Target:

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

Result:

No dwellings were built or permitted within the 400m buffer zone in the reporting year.

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

Result:

Table 37: Status of selected farmland bird species in Surrey

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

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

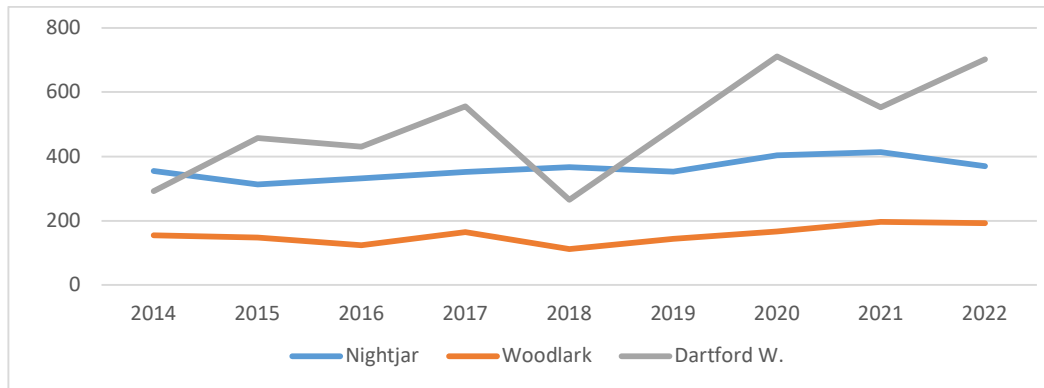
Populations of target bird species on the Thames Basin Heaths Special Protection Area (SPA) are also measured.

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

Thames Basin Heaths SPA target species	Number of birds recorded in survey (year)						
	2016	2017	2018	2019	2020	2021	2022
Nightjar <i>Caprimulgus europaeus</i>	332	351	366	353	404	413	370
Woodlark <i>Lullula arborea</i>	117	164	112	143	167	196	192
Dartford Warbler <i>Sylvia undata</i>	427	556	266	488	711	553	702

Trend:

Figure 28: 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).

Text on this indicator is taken from the Thames Basin Heaths Partnership website, www.tbhpartnership.org.uk.

In 2022, Nightjar numbers were a little down on 2021, which was the highest on record. The number of territories fell from 413 to 370. It's thought that a major heathland fire at Ash Ranges is largely responsible for this reduction. Although this total is only 1.8% below the mean for 2017-21, it may in truth be lower, as the result doesn't reflect the large heathland fire at Pirbright Ranges in July, that happened after the survey season. Woodlark numbers were similar to 2021, with small gains and losses across the area. It'll be interesting to record how quickly Woodlarks and Nightjars are able to recolonise burnt areas, as Woodlarks in particular are opportunistic and will quickly move back to areas regenerating after fire.

Dartford Warblers had the best result, with numbers increasing across most sites, and the total number of territories was up from 553 to 702. This is largely attributed to the extremely mild 2021/22 winter, with no prolonged periods of zero temperatures or days with lying snow. A word of caution though, the fires at Ash Ranges, Pirbright Ranges and other sites have destroyed habitat and will likely result in a large reduction in Dartford Warbler numbers in 2023.

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

Target:

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

Result:

Table 39: Condition of SSSI units in Woking borough

Condition	Favourable	Unfavourable recovering	Unfavourable no change	Unfavourable declining
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Number of SSSI units	6	9	1	0
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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.

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

Target:

Favourable conservation status achieved for target species.

Result:

Great Crested Newts

The Council is working with Natural England to develop and trial a new approach to support great crested newts (GCN) into the area. GCN's are a European protected species whose numbers have declined in recent decades.

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

The Woking great crested newt pilot project 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

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

F06	Information on progress of countryside works programme
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Monitors:	Policy CS7: Biodiversity and Nature Conservation
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Result:

The Horsell Common Extension SANG was constructed, including significant new wetland habitats.

Permissions granted in the year included one for the use of a building by the Horsell Common Preservation Society, and another for premises for the holders of the contract to manage Horsell Common, including equipment storage and woodchip production and storage.

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/>)

F07	Local air quality in the Borough	
SA ref.	7(b)	Annual mean concentrations (ug/m3) of Nitrogen Dioxide in Air Quality Management Areas (AQMAs) 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 40: Level of Exceedance for Nitrogen Dioxide levels in AQMAs (ug/m3)

	At Declaration	2017	2018	2019	2020	2021	2023
Anchor Hill AQMA	41.5	34.6	39	38	28.4	29.4	AQMA de-designated
Guildford Road AQMA	42.2	36.5	41.8	40	34.1	30.8	36.4

The number of residential properties in AQMAs is hard to determine due to the AQMA boundaries cutting through a block of flats

Explanation:

The 2023 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.

Following years of good results, the Anchor Hill AQMA was de-designated shortly after the end of the reporting year.

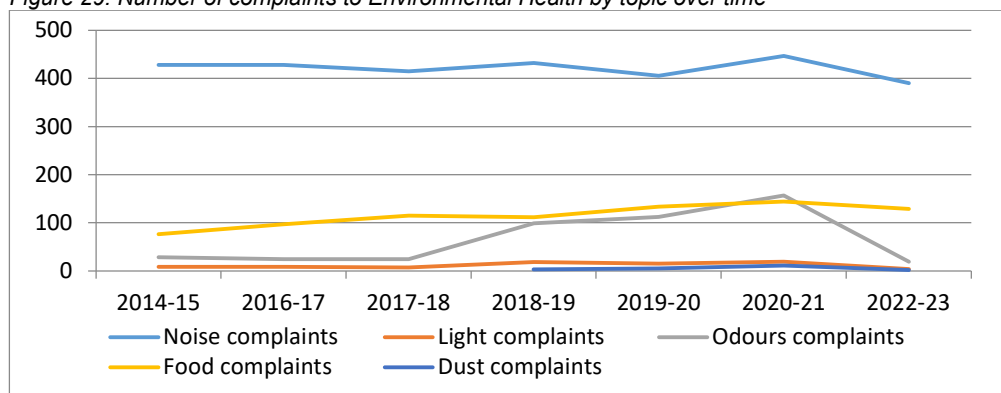
F08	Number of complaints to Environmental Health about noise, light, odour, and food pollution
SA ref. 7c	
Monitors:	Sustainability Objective 7. Minimise air, light and noise pollution

Result:

Table 41: Number of complaints to Environmental Health in 2022/23

	Noise	Light	Odours	Food	Dust
Number of complaints by topic in reporting year	390	4	19	129	2

Figure 29: Number of complaints to Environmental Health by topic over time



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

Result:

The monitoring of this indicator is being reviewed.

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

Result:

The monitoring of this indicator is being reviewed.

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

Result:

No development was delivered on open agricultural land in the reporting year.

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

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

Result:

Table 42: Development permitted in the Green Belt, 2022/23

C use (units)	A use (m2)	B use (m2)	D use (m2)	Sui Generis (m2)
8	285	-285	226	1,395

Explanation:

Permissions in the Green Belt included: the demolition of a group of farm buildings, replaced by a larger group of farm buildings in a different location; the construction of a 'wood hub' with equipment storage, woodchip production and storage facilities for the company that manages Horsell Common; the use of an equestrian building by Horsell Common Preservation Society; the use of a storage building for gymnastics; two ground mounted solar panel arrays; several minor additions to the McLaren site; three prior approvals for change of use from business and agriculture to residential, and a number of alterations to golf courses and sports facilities.

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

Target:

The Environment Agency sets detailed targets for the quality of each water body; of which the 'Overall Water Body Objectives' are stated in the second from last row of Table 43 below.

Result:

Table 43: Condition of main rivers/ canal in Woking Borough, as of 2019

	Basing-stoke Canal	Addlestone Bourne⁴ (West End to Mimbridge)	Hoe Stream (Pirbright to River Wey)	Wey Navigation (Pyrford reach)	Wey (Shalford to River Thames)
Waterbody type and designation	Canal, artificial	River, not designated artificial or heavily modified	River, not designated artificial or heavily modified	River, artificial	River, heavily modified

⁴ Known as 'The Bourne'

	Basing-stoke Canal	Addlestone Bourne⁴ (West End to Mimbridge)	Hoe Stream (Pirbright to River Wey)	Wey Navigation (Pyrford reach)	Wey (Shalford to River Thames)
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 ⁵ ; 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) Polybrominated diphenyl ethers (PBDE) (No sector responsible)	Phosphate: Sewage discharge (continuous); Benzo(g-h-i)perylene (unknown source, pending investigation); Mitigation measures assessment (physical modification, recreation); Mitigation measures assessment (physical modification, navigation); 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) Fish (Reservoir/impoundment- non-flow related; Inland boating and structures; Barriers-ecological discontinuity; Urbanisation- urban 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.

F14	Consumption of water
SA ref. 14(b)	

⁵ '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.

Monitors:	Sustainability Objective 14. Maintain and improve the water quality of the Borough's rivers and groundwater, and manage water resources sustainably.
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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 estimate for the lower Wey valley area according to Affinity Water's Draft Water Resources Management Plan (2022), was : 162.19 l/h/d

Explanation

Affinity Water consulted on a new draft Management Plan during the reporting year, and are expected to publish their final plan shortly.

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

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

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

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

Target:

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

Result:

The reporting year saw construction of the Horsell Common Extension SANG Scheme. This project, on Wheatsheaf Common, has created 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 (alongside the provision of SANG).

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 and again, on revised designs, in autumn 2023.

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

Target:

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

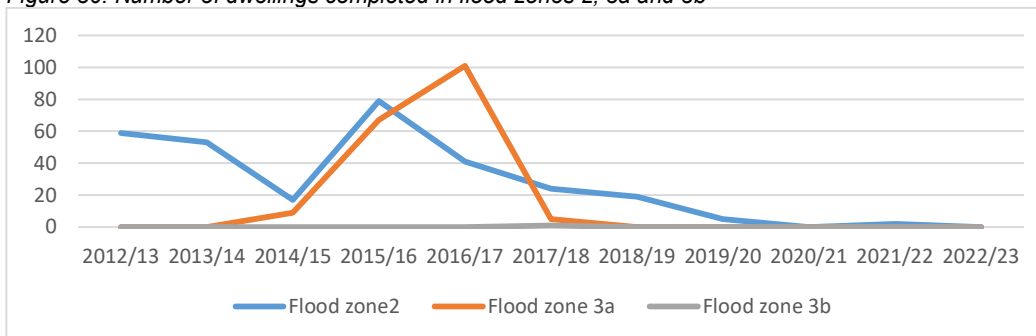
Result:

Table 44: Dwelling completions outside Flood Zone 1, 2022/23

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

Trend:

Figure 30: 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.

F18	Green Infrastructure lost and gained
Monitors:	Policy CS17: Open Space, Green Infrastructure, Sport and Recreation

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

Result:

Measurement of this indicator is being reviewed.

G. Protecting heritage and conservation

Key Facts

Brookwood Cemetery remained on the register of heritage assets at risk. Improvement works there continued. Byfleet War Memorial became a Grade II listed building.

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

Target:

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

Result:

This indicator is under review following amendments to the map of Areas of High Archaeological Potential..

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

Target:

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

Result:

There are four heritage assets on the risk register for Woking, at two locations. The Grade I registered park and garden at Brookwood Cemetery, 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 'improving'), 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 fence around the American Battle Monuments Commission maintenance building, and various tree works. An application was received for the replacement of a (recently built) war memorial. 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.

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

Result:

Table 45: Listed Building Consent applications

Listed Building Consent applications	Validated, 2022/23	Permitted, 2022/23
Number of applications	15	14

Of the 15 LBC applications validated in the year, 13 were approved either in the year or since, and 2 are still pending consideration.

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

Result:

Table 46: 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				
176	10	5	6	4	25	311

Trend:

From 2013 up to the end of the reporting year, ten Grade II Listed Buildings in Woking borough have been designated for the first time (including seven war memorials) and the Shah Jahan Mosque has been upgraded from Grade II* to Grade I. Byfleet War Memorial in High Road, Byfleet was designated a Listed Building in the reporting year (at Grade II). This cenotaph-style memorial was constructed around 1924. The principle reasons for its listing were its historic interest as a war memorial and its group value with the adjacent listed former fire station, within a conservation area.

H. Climate change and sustainable construction

Key Facts

A baseline study of the Council's carbon footprint was published, to inform future work and monitoring. Electric vehicle charging points continued to be rapidly rolled out. 429 new dwellings at Victoria Square connected to the district heat network. Two applications were granted permission for small solar PV installations in the Green Belt. Per capita carbon emissions in the Borough saw a slight increase in 2021.

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

Target:

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

Result:

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

Table 47: Energy Performance of Buildings Certificates 2022/23 (cumulative figures) (energy efficiency rating)

Energy Performance Certificate rating	A	B	C	D	E	F	G	Not Recorded
Number of certificates issued	16	678	1308	963	216	34	4	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 48: 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, which was published in the reporting year and can be read at the link below

<https://www.woking.gov.uk/sites/default/files/documents/Nature/Woking%20Borough%20Council%20Carbon%20Emissions%20%26%20Pathways.pdf>

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> .

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

Target:

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

Result:

Permission was granted for two ground-mounted solar panel installations in the Green Belt, with 72 and 24 panels respectively. In each case, the surrounding context and limited visibility of the site, combined with the Local Plan's encouragement for renewable energy, together with other factors, were considered to be very special circumstances justifying such development in the Green Belt.

Permission was also granted for a wood-chip production and storage facility, associated with the management of Horsell Common and with the provision of fuel for Heather Farm.

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

Target:

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

Result:

429 dwellings were completed in 2022/23 that connected to the district heat network, at Victoria Square.

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

Target:

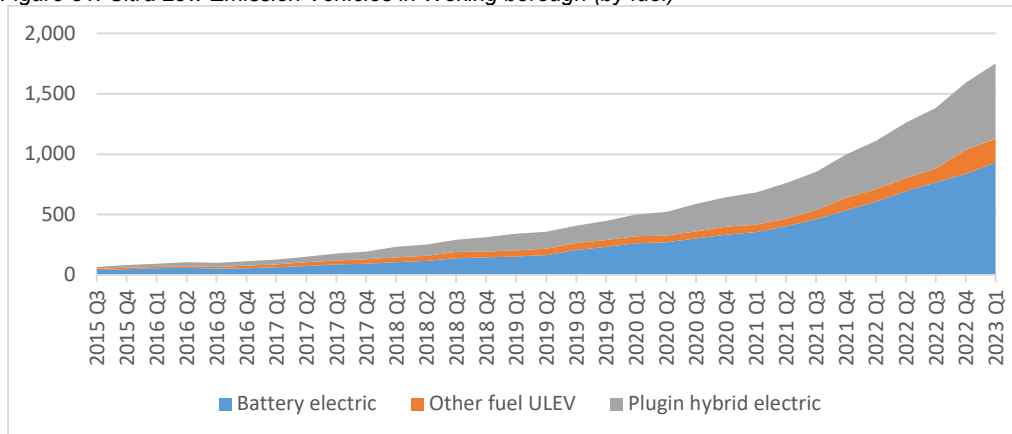
Details of when new development will be expected to provide or contribute to EV charging points, are set out in the Climate Change SPD.

Result:

Zap-Map shows that as of 2023 there are 64 public EV charging devices in Woking borough. 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). 1,753 Ultra Low Emission Vehicles (ULEVs) were licensed in Woking by the end of Quarter 1, 2023, of which 929 were battery electric powered and 623 were plug-in electric hybrids.

Trend:

Figure 31: Ultra Low Emission Vehicles in Woking borough (by fuel)



Explanation:

The monitoring of this indicator is currently being improved. The number of ULEVs is still growing rapidly but, in recent quarters, not quite as rapidly as it was. uarters.

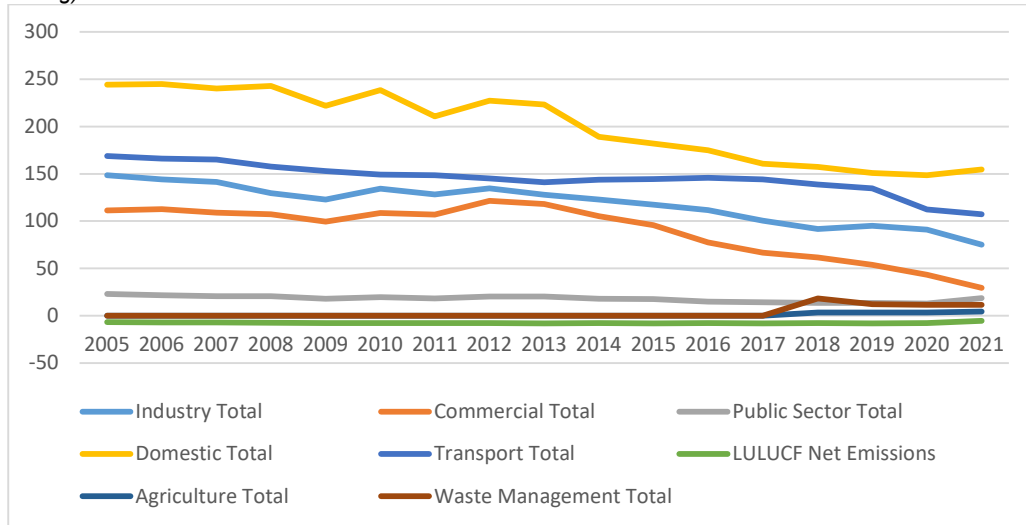
H06	Tonnes of CO₂ saved	
SA ref.	11a	Emissions of greenhouse gases from energy consumption, transport, land use and waste management
Monitors:	Policy CS22: Sustainable Construction Sustainability Objective 11. Reduce the causes of climate change and adapt to its impacts	

Result:

Per capita emissions of greenhouse in the borough as of 2021 (the latest figure available): 3.8 tCO₂e (up by 0.2 from the previous year)

Trend:

Figure 32:: 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. However, in the last year per capita emissions increased slightly- the first increase since 2011. This appears to have been driven by an increase in emissions from domestic activities.

Emissions for agriculture and waste management are only shown since 2018, since that is when non-CO₂ greenhouse gases began to be monitored for these purposes.

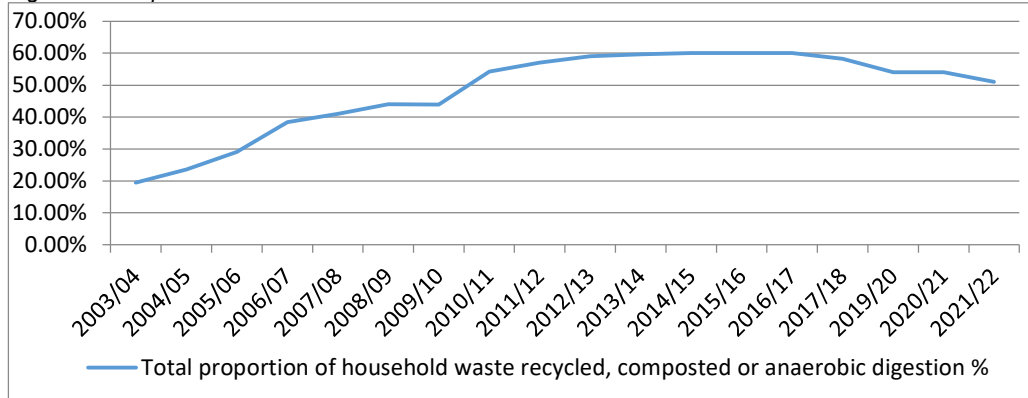
H07	13(a)	% municipal solid waste that has been recycled, composted, used for energy or landfilled.
SA ref.		
Monitors:	Sustainability Objective 13. Reduce waste generation and disposal and achieve sustainable management of waste	

Result:

In 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 33: Proportion of household waste not sent to landfill or incineration



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

Result:

For 2020/21, 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.

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

Target:

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

Result:

The monitoring of this indicator is being reviewed.

APPENDIX 1: RESIDENTIAL COMPLETIONS 2022/23

PLANNING REFERENCE	ADDRESS	WARD	DESCRIPTION	NET INCREASE IN DWELLINGS
PLAN/2016/1086	204 ALBERT DRIVE SHEERWATER WOKING SURREY GU21 5TY	CANALSIDE	NEW DWELLING TO FORM TWO SEMI-DETACHED PROPERTIES AND PART SINGLE, PART TWO STOREY REAR AND SINGLE STOREY FRONT EXTENSION TO EXISTING DWELLING	1
PLAN/2018/0798	LAND ADJOINING LITTLE PONDS, MOUNT ROAD, WOKING, SURREY, GU22 0PY	HEATHLANDS	DETACHED TWO STOREY DWELLING	1
PLAN/2019/0946	LAND ADJACENT 19 EVELYN CLOSE WOKING SURREY GU22 0DG	HEATHLANDS	PROPOSED RETENTION OF THE EXISTING HOUSE WITHIN A REDUCED CURTILAGE AND THE ERECTION OF 1X TWO-STOREY THREE BEDROOM DETACHED HOUSE AND DROPPED KERB.	1
PLAN/2020/0774	194 OLD WOKING ROAD WOKING SURREY GU22 8HR	MOUNT HERMON	TWO X 5 BED DETACHED HOUSES	1
PLAN/2021/0645	LAND ADJ TO PICKETTS, HORSELL PARK, HORSELL, WOKING,	HORSELL	ERECTION OF NEW FOUR BEDROOM DETACHED DWELLING	1

	SURREY, GU21 4LN			
PLAN/2019/1028	LAND ADJ TO 10 IVYDENE KNAPHILL WOKING SURREY GU21 2TA	KNAPHILL	ERECTION OF A NEW DETACHED DWELLING	1
PLAN/2021/0752	BROOKLYNS HOUSE, 116 CONNAUGHT ROAD, BROOKWOOD, WOKING, SURREY, GU24 0AR	HEATHLANDS	CONVERSION OF GROUND FLOOR SHOP INTO ONE BEDROOM FLAT	1
PLAN/2008/0305, PLAN/2011/0582 (EXT. TIME)	101 OYSTER LANE BYFLEET WEST BYFLEET SURREY KT14 7JF	BYFLEET & WEST BYFLEET	ERECTION OF TWO NEW SEMI-DETACHED TWO STOREY DWELLINGS (RBC/15/402)	1
PLAN/2013/0137	ROUNDBRIDGE PARK, OLD WOKING ROAD, WOKING, SURREY, GU22 8JH	MOUNT HERMON	3 DETACHED DWELLINGS	2
PLAN/2018/0758	84 PARK ROAD, WOKING, SURREY GU22 7DH	MOUNT HERMON	ERECTION OF 3 DETACHED DWELLING WITH 2 DETACHED SINGLE GARAGES	2

PLAN/2021/0365	LAND REAR OF 2, 4 AND 6, VICTORIA ROAD, KNAPHILL, WOKING, SURREY, GU21 2AH	KNAPHILL	ERECTION OF 3 NEW DWELLINGS	3
PLAN/2020/0662	LAND ADJACENT TO 2-12, RYDENS WAY, OLD WOKING, WOKING, SURREY	OLD WOKING	ERECTION OF AN EXTENSION TO 2-12 RYDENS WAY TO CONTAIN 4 FLATS (2X1 BED AND 2X2 BED)	4
PLAN/2019/0534	136 KINGSWAY WOKING SURREY GU21 6NR	ST JOHNS	ERECTION OF A TWO STOREY BUILDING WITH ACCOMMODATION IN THE ROOF SPACE COMPRISING 5X SELF-CONTAINED FLATS (3X TWO BED & 2X ONE BED) AND A GROUND FLOOR UNIT IN USE CLASS D1	5
PLAN/2018/0337	SHEERWATER REGENERATION PROJECT, COPPER PHASE, SHEERWATER, WOKING, SURREY	CANALSIDE	SHEERWATER REGENERATION PROJECT (COPPER PHASE)- 92NO. NEW BUILD DWELLINGS	16
PLAN/2018/0359	BROADOAKS, PARVIS ROAD, WEST BYFLEET, SURREY, KT14 7AA	BYFLEET & WEST BYFLEET	DEMOLITION OF OFFICE BUILDING (B1 USE CLASS); REMOVAL OF ALL FORMER MOD BUILDINGS, THE ERECTION OF 115 NEW MARKET DWELLINGS (C3 USE CLASS); THE ERECTION OF 54 AFFORDABLE DWELLINGS (C3 USE CLASS), ETC	18
PLAN/2015/1064	WOODBANK, HOLLY BANK ROAD	HEATHLANDS	REDEVELOPMENT OF CARE HOME WITH EXTRA CARE HOUSING	22 (DISCOUNTED)

PLAN/2019/1156	101-107 CHERTSEY ROAD (WATERMAN HOUSE)	CANALSIDE	PRIOR APPROVAL FOR A PROPOSED CHANGE OF USE OF A BUILDING FROM OFFICE USE (CLASS B1(A)) TO A DWELLINGHOUSE (CLASS C3) TO CREATE 22NO APARTMENTS.	22
PLAN/2019/0020, PLAN/2017/0820	11 - 17 CHERTSEY ROAD WOKING SURREY GU21 5AB	CANALSIDE	CHANGE OF USE FROM OFFICE 1ST AND 2ND FLOORS TO 14 FLATS AND FURTHER CREATION OF 3RD, 4TH AND 5TH FLOORS COMPRISING 11 NEW BUILD FLATS (OPP-020532)	25
PLAN/2019/0952	WELLS COURT, ALBERT DRIVE, SHERWATER, WOKING	CANALSIDE	CONVERSION OF OFFICE TO RESIDENTIAL	94
PLAN/2014/0014, PLAN/2018/0444	LAND AT VICTORIA WAY, CAWSEY WAY AND CHURCH STREET WEST, WOKING, SURREY	CANALSIDE	ERECTION OF NEW SHOPS AND MEDICAL OR COMMERCIAL FLOORSPACE. 190 BED HOTEL OF 23 STOREYS. 392 RESIDENTIAL APARTMENTS (CLASS C3) WITH TOWER 1, 34 STOREYS (112 METRES) AND TOWER 2, 30 STOREYS (100 METRES)	429
TOTAL				650

APPENDIX 2: RESIDENTIAL APPROVALS 2022/23

PLANNING REFERENCE	ADDRESS	WARD	DESCRIPTION	NET INCREASE IN DWELLINGS
PLAN/2023/0162	LAND TO WESTSIDE CHOBHAM ROAD KNAPHILL WOKING SURREY GU21 1HZ	KNAPHILL	PRIOR APPROVAL UNDER PART 3, CLASS Q FOR THE CONVERSION OF AGRICULTURAL BUILDING TO CREATE 1NO 2 BEDROOM DWELLING. (B) A CHANGE OF USE	1
PLAN/2021/0944	BROADOAKS PARVIS ROAD WEST BYFLEET SURREY KT14 7AA	BYFLEET & WEST BYFLEET	ERECTION OF 2NO TWO STOREY DETACHED DWELLINGS WITH ACCOMMODATION IN THE ROOF.	1
PLAN/2022/0464	25 LOCKWOOD PATH SHEERWATER WOKING SURREY GU21 5RH	CANALSIDE	CONSTRUCTION OF A REAR EXTENSION, SINGLE STOREY FRONT AND SIDE EXTENSION,... AND CONVERSION OF DWELLING INTO 2X SELF-CONTAINED FLATS	1
PLAN/2022/0852	GREAT LANGDALE 90 DARTNELL PARK ROAD WEST BYFLEET SURREY KT14 6QD	BYFLEET & WEST BYFLEET	CONVERSION OF THE EXISTING DWELLING AND ANNEXE INTO 2X DWELLINGS (RETROSPECTIVE).	1
PLAN/2022/0510	FIRLANDS HOLLY BANK ROAD WOKING SURREY GU22 0JW	HEATHLANDS	ERECTION OF 2NO. DETACHED, TWO-STOREY HOUSES FOLLOWING DEMOLITION OF EXISTING DWELLING.	1
PLAN/2021/1038	CHERRYWOOD BLACKDOWN AVENUE PYRFORD WOKING SURREY GU22 8QG	PYRFORD	SUBDIVISION OF PLOT OF CHERRYWOOD, RETENTION OF EXISTING DWELLING AND ERECTION OF NEW ATTACHED DWELLING	1

PLAN/2022/1140	FIRST FLOOR 21 - 22 STATION APPROACH WEST BYFLEET SURREY KT14 6NF	BYFLEET & WEST BYFLEET	PRIOR APPROVAL UNDER THE CLASS MA PROVISION FOR CHANGE OF USE OF THE FIRST FLOOR FROM CLASS E INTO CLASS C3 (RESIDENTIAL DWELLING)	1
PLAN/2021/1060	26A HIGH STREET WOKING SURREY GU21 6BW	CANALSIDE	PROPOSED SECOND FLOOR REAR EXTENSION TO ACCOMMODATE AN ADDITION 1-BEDROOM FLAT FOLLOWING SUB-DIVISION OF EXISTING 2- BEDROOM FLAT.	1
PLAN/2022/0518	WHITE LODGE FARM GOOSE RYE ROAD WORPLESDON GUILDFORD SURREY GU3 3RJ	HEATHLANDS	PRIOR APPROVAL FOR A PROPOSED CHANGE OF USE FROM OFFICE (USE CLASS E) INTO 2X DWELLINGS AND GYM INCIDENTAL TO DWELLING 2 (CORRECTED ADDRESS)	2
PLAN/2021/1172	LAND ADJACENT TO 5 AND 6 EASTBROOK CLOSE WOKING SURREY GU21 5DQ	CANALSIDE	ERECTION OF TWO STOREY BUILDING ATTACHED TO NOS.5 AND 6 EASTBROOK CLOSE TO PROVIDE X2 ONE BEDROOM DWELLINGS	2
PLAN/2022/0528	100 - 102 HIGH ROAD BYFLEET WEST BYFLEET SURREY KT14 7QT	BYFLEET & WEST BYFLEET	ERECTION OF A TWO STOREY REAR EXTENSION AND EXTERNAL ALTERATIONS AND FORMATION OF 2X SELF-CONTAINED FLATS AT FIRST FLOOR LEVEL (AMENDED PLANS)	2
PLAN/2022/0323	100-102 HIGH ROAD BYFLEET WEST BYFLEET SURREY KT14 7QT	BYFLEET & WEST BYFLEET	PRIOR APPROVAL UNDER THE CLASS G PROVISION FOR CHANGE OF USE FROM CLASS E TO A MIXED CLASS E USE AND AS 2 FLATS.	2
PLAN/2022/0134	PENLAN KINGFIELD GREEN WOKING SURREY GU22 9BD	HOE VALLEY	DEMOLITION OF EXISTING DWELLING AND ERECTION OF 3NO. DETACHED DWELLINGS WITH ASSOCIATED HARD AND SOFT LANDSCAPING.	2

PLAN/2022/0247	SDC SOUTHERN 90 HIGH ROAD BYFLEET WEST BYFLEET SURREY KT14 7QT	BYFLEET & WEST BYFLEET	DEMOLITION OF THE EXISTING COMMERCIAL UNIT AND THE ERECTION OF A TWO-STOREY BUILDING CONTAINING 3NO. ONE-BEDROOM FLATS (CLASS C3), 1NO. COMMERCIAL UNIT (CLASS E)	3
PLAN/2022/0849	KILN BARN BERRY LANE WOKING SURREY	HEATHLANDS	PRIOR APPROVAL FOR A PROPOSED CHANGE OF USE OF AN AGRICULTURAL BUILDING TO FOUR SMALLER DWELLINGS (USE CLASS C3) AND ASSOCIATED OPERATIONAL DEVELOPMENT UNDER CLASS Q, PART 3, SCHEDULE 2	4
PLAN/2022/0570	166 OLD WOKING ROAD AND LAND AT 168, 170 & 172 OLD WOKING ROAD WOKING SURREY GU22 8LE	PYRFORD	ERECTION OF 4X TWO STOREY DWELLINGS TO THE REAR OF NOS 166-172 OLD WOKING ROAD, ERECTION OF A TWO STOREY REPLACEMENT DWELLING FOLLOWING DEMOLITION OF NO.166	4
PLAN/2019/0900	5A THE BROADWAY WOKING SURREY GU21 5AP	CANALSIDE	ERECTION OF A 4X STOREY BUILDING COMPRISING 5NO. SELF-CONTAINED FLATS (4NO. ONE BEDROOM AND 1NO. TWO BEDROOM) AND A GROUND FLOOR COMMERCIAL UNIT FOR FLEXIBLE A1 (RETAIL) AND B1(A) (OFFICE) USE	5
PLAN/2022/0585	PHOENIX HOUSE PYRFORD ROAD WEST BYFLEET SURREY KT14 6RA	BYFLEET & WEST BYFLEET	APPLICATION FOR PRIOR APPROVAL UNDER PART 20, CLASS AA FOR CONSTRUCTION OF ONE ADDITIONAL STOREY IMMEDIATELY ABOVE THE TOPMOST STOREY OF EXISTING DETACHED BUILDING TO PROVIDE X8 NEW FLATS	8
PLAN/2022/0859	21 - 25 CHURCH STREET WEST WOKING SURREY	CANALSIDE	PRIOR APPROVAL UNDER THE PROVISIONS OF SCHEDULE 2, PART 3, CLASS O FOR CHANGE OF USE FROM OFFICES (CLASS B1(A)) TO RESIDENTIAL (CLASS C3) TO PROVIDE X16 DWELLINGS.	16

PLAN/2019/1141	CROWN PLACE CHERTSEY ROAD WOKING SURREY GU21 5AJ	CANALSIDE	DEMOLITION OF ALL EXISTING BUILDINGS AND REDEVELOPMENT TO PROVIDE A NEW BUILDING RANGING FROM 5X TO 28X STOREYS PLUS BASEMENT LEVEL COMPRISING UP TO 366X RESIDENTIAL UNITS (USE CLASS C3), COMMERCIAL (USE CLASSES A1/A2/A3) AND COMMUNITY USES (USE CLASSES D1/D2) AT GROUND FLOOR AND FIRST FLOOR LEVEL	366
TOTAL				424