



Woking Borough Council

Local Development Documents

Annual Monitoring Report 2013-2014

December 2014



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

- There were 370 new dwelling completions in the Borough over the monitoring period, a surplus of 78 above the annual housing target.
- Of the 370 new dwellings in the Borough, 15 were affordable units. This equals 4.1% of the overall completions, below the target of 35%.
- There has been an increase in the amount of B Use floorspace built within the Borough over the monitoring period. This is mainly down to the completion of the WWF headquarters within the Town Centre. .
- There has been little activity in relation to retail, with only a minor loss of the amount of retail floorspace this monitoring period. However there are significant retail schemes coming forward in the next monitoring period
- With further changes to Permitted Development Rights enabling a change of use from office and retail to residential, it will be important to continue to monitor the impact this has on the amount of office and retail floorspace throughout the Borough.
- The Council have adopted the Climate Change SPD during the monitoring period and are also currently preparing a number of other policy and guidance documents.

Introduction

This is the eighth Annual Monitoring Report (AMR), covering the monitoring period of 1 April 2013 to 31 March 2014.

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 2027, 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 has the ability to contribute greatly towards many of the Council's priorities, namely 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 as well as protect and enhance the Borough's diverse habitats, biodiversity, geodiversity, heritage, Green belt and important features such as listed buildings and Conservation Areas. It is therefore essential to determine whether the Core Strategy policies are delivering or need to be altered to ensure the Council's priorities are met.

From March 2011 it was announced that local planning authorities would no longer be required to submit their Annual Monitoring Reports to central government and the primary purpose of the AMR will be to share the performance and achievements of the planning service with the local community.

Monitoring Framework

A monitoring framework was set out in the first AMR in 2007/2008 and has been used to produce all subsequent AMRs. The three types of indicators are;

- contextual (wider economic, social and environmental background),
- output (assess the performance of policies), and
- significant effects (which are used to assess the significant economic, social and environmental effects of policies)

These measurable indicators are used to assess the progress of the Council's aims and objectives set in the Core Strategy.

Structure of the Monitoring Report

The first part of this AMR highlights the Council's current progress on producing future policy and guidance documents.

The second part monitors the effectiveness of the Council's planning policies under the following main subjects:

- 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 developments in this monitoring period and how the performance of the policies relates to the indicators and targets set out in the Core Strategy Environmental Assessment.

The final appendix highlights whether the aims of the individual Core Strategy Policies have been met. Please note that not all policies have been assessed in this section due to an on-going change to the monitoring process. It is hoped that all Core Strategy Policies will be monitored in full in subsequent monitoring reports.

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 key-centre within the South East Plan 2009 and the Town Centre in particular, is expected to see significant growth and redevelopment over the plan period.

At present Woking has the 5th highest resident population in Surrey with 99,198 residents. With a population density of 15.6 persons per hectare, Woking is the third densest borough in Surrey. The average household size in the Borough is the second highest in the county with 2.49 persons per household and slightly above both the regional and national average.

Woking has a fairly young population. It is the Borough with the highest proportion of children under the age of four in Surrey. It is also the Borough with the lowest number of over 65's in the county. Within the Borough approximately 62.5% of the population are aged between 18-64, slightly above the Surrey average.

Woking is a diverse and multi-cultural Borough that has the highest proportion of non-white British residents in Surrey. Less than 60% of the population are Christian and Woking has the largest Muslim community in Surrey that makes up around 7.4% of the Boroughs overall population. The ethnic composition table below highlights the wide range of residents in the Borough and how it compares locally and nationally.

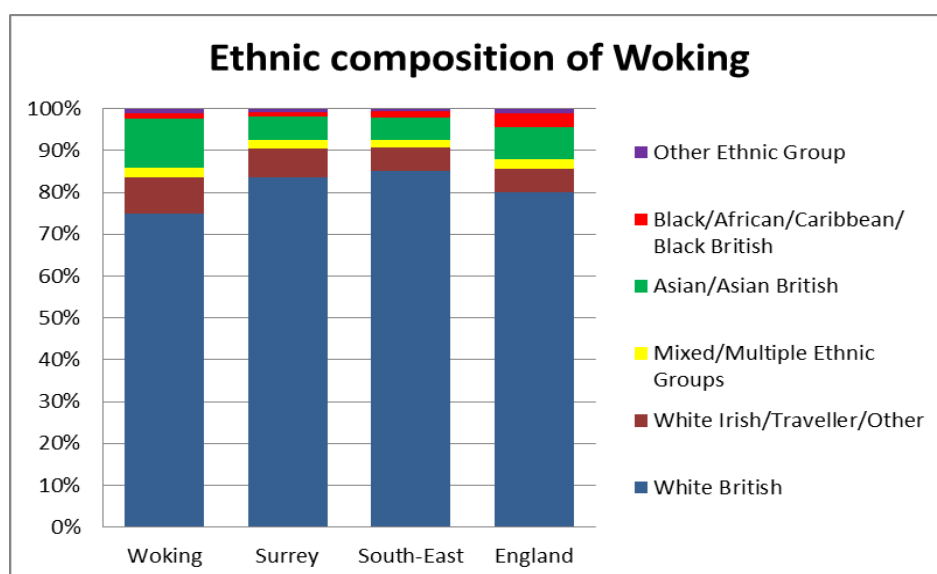


Table 1: *Ethnic composition of Woking (Source: ONS)*

Crime rates within the Borough have fallen slightly over the past two years. On average, there were 663 crimes per month within the Borough over the monitoring period compared with 885 in 2011-2012. Table 2 below shows the current crime statistics.

Year	Total number of reported crimes	Average number of reported crimes per month
2011/2012	10,624	885
2012/2013	8,916	743
2013/2014	7,955	663

Table 2: *Crime recorded in Woking, 2011-2014*
(Source: <http://www.ukcrimestats.com/Constituency/66039>)

Planning plays a key role in trying to reduce crime and the fear of crime by designing buildings that overlook the street and provide natural surveillance.

There is a skilled workforce in Woking with over 88% of people over the age of 16 having some form of qualification and 52.9% being educated to Level 4 or higher, compared to 38.3% 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 75% of the population economically active, the second highest proportion in Surrey and well above both regional and national averages. In 2011, retail (14.8%), professional services (10.7%) and human health and social work activities (10.4%) were the main industry employers in the Borough. The on-going regeneration of the town centre will see the retail sector continue to employ a large proportion of the residents in the Borough.

There is a wide range of companies and organisations based in the Borough, creating a dynamic and diversified job market. Some of the major employers in the Borough include:

- Oil, gas and petrochemical companies Petrofac, Mustang and Kuwait Petroleum
- Financial and business service companies such as CapGemini and Fidessa
- An advanced engineering technology centre at McLaren, and
- Multi-national companies WWF, SAB Miller 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. The ward of Maybury and Sheerwater is identified as the most deprived ward in Surrey with an index of 41.22, compared to the Borough average of 9.91. Core Strategy Policy CS5 identifies key policies to make a positive contribution towards addressing the challenges in these areas.

The number of people in the Borough claiming Job Seekers Allowance is steadily falling since its peak in the summer of 2009. It is hoped that this figure continues to fall as development in the Borough, and town centre in particular, continues to take place.

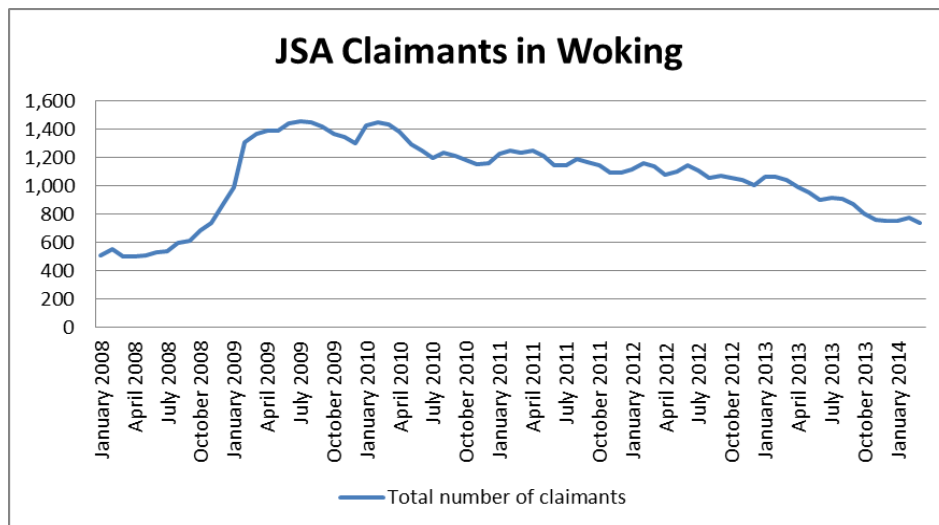


Table 3: *Job Seekers Allowance claimants in Woking, 2008 – 2014*
(Source: ONS)

The average earnings for full time workers in the Borough is now £32,226 which is an increase of £1,893 from the previous monitoring period. This is higher than both the south east average (£28,995) and the UK average (£26,931).

Property prices in the Borough are lower compared to most of the neighbouring boroughs in Surrey. It is however £94,000 higher than the national average (£246,764). The majority of homes in Woking are privately owned (70%) with the rental market making up around 30% of the housing stock (based on Census data). The rental market in the south east is generally higher than in Woking and in London alone, one in five households rent their home from the private market. This could indicate that housing in Woking is more affordable than other areas in the region as many people in London and the south east can not afford to buy their own homes.

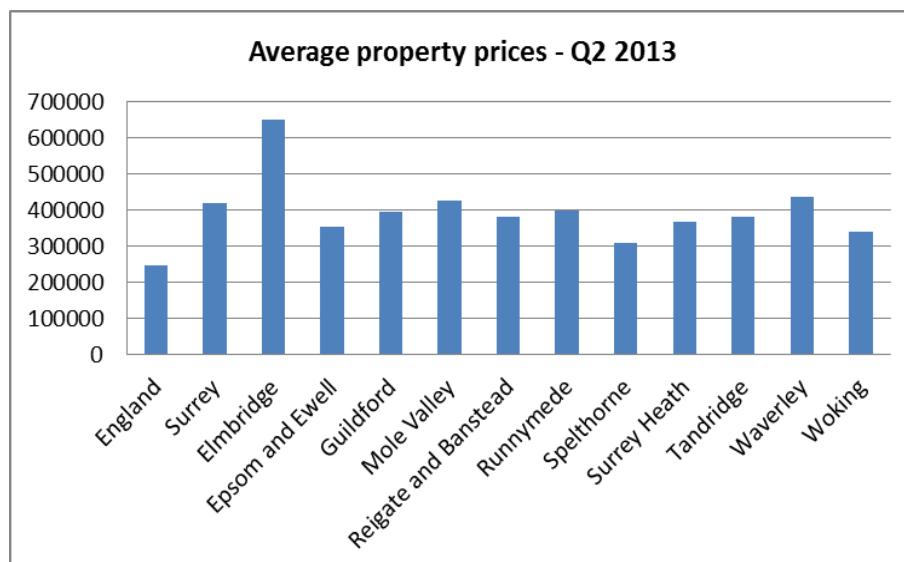


Table 4: *Average house prices in Surrey, 2013*
(Source: Surrey.gov.uk)

There are currently 40,268 (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. Core Strategy 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.

The residents of Woking are generally well in health. According to 2011 census data, over 96.6% of residents are in very good, good or fair health. The average life expectancy in Woking is 79.3 years for males - 1.1 years above the national average – and 84.6 years for females – 2.3 years higher than the national average. People living in the healthiest wards have an average life expectancy of over 7 years more than those in the least healthy wards.

Spatial Vision of Woking from the Core Strategy 2027

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

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

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

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

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

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

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

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

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

Progress on preparing a planning policy framework

The Woking Core Strategy 2027 was adopted in October 2012 and has brought 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 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 Core Strategy superseded a significant number of policies in the Local Plan 1999. The existing saved policies will be superseded when the Development Management Policies DPD and Site Allocations DPD when they are adopted by the Council. A list of the saved policies can be found in Appendix 6 of the Core Strategy.

The Core Strategy post-dates the publication of the NPPF and has therefore been prepared to be in general conformity with its requirements. The NPPF replaced previous national guidance including Planning Policy Statements (PPSs) and Planning Policy Guidance (PPGs).

Key Monitoring News

Progress on policy documents 2013-2014

The Council has published and prepared numerous documents in this monitoring period:

Community Infrastructure Levy (CIL)

The Council submitted its Draft Charging Schedule for Examination in January 2013. The CIL will be used as a tool for collecting developer contributions towards infrastructure projects. Further details on this can be obtained via this link: <http://www.woking2027.info/infrastructure>.

Green Belt Boundary Review

This is a technical study that was carried out by independent consultants to inform the preparation of the Development Management Policies Development Plan Document (DPD) and Site Allocations Development Plan Document (DPD).

For further information on the Green belt Boundary Review and the latest update on where the Council is on the preparation and publication of the forthcoming DPDs, please see the Council's website:

<http://www.woking.gov.uk/planning/policy/ldfresearch/greenbeltreview>.

Climate Change Supplementary Planning Document (SPD)

The Climate Change SPD was adopted in December 2013 but came into effect from February 2014. It sets out specific environmental standards that development must achieve to be acceptable and it is a material consideration in the determination of planning applications. It provides detailed guidance for the application of Core Strategy Policies CS22: Sustainable construction and CS23: renewable and low carbon energy generation. The SPD is an important document to help deliver the spatial vision and objectives of the Core Strategy. The SPD can be found via this link: <http://www.woking2027.info/supplementary/climatechangespd>

Progress on documents for 2014- 2015

The Council is currently working on the preparation of a number of planning policy documents and guidance.

Site Allocations Development Plan Document (DPD) and Development Management Policies Development Plan Document (DPD)

The Site Allocations DPD and Development Management Policies DPD (formerly combined and known as The Delivery DPD) will be informed by the recommendations within the Green Belt Boundary Review. Due to the delay in the publication of the Green belt Boundary Review, the DPDs are running behind the schedule set out within the previous LDS.

The Development Management Policies DPD will replace development control policies that have been saved from the Woking Borough Local Plan 1999. These policies will be used by development management officers when determining planning applications as well as developers in developing their schemes.

The Site Allocations DPD will identify and allocate specific sites for the development of various types of development to meet the identified need outlined in the Core Strategy.

Affordable Housing Delivery Supplementary Planning document (SPD)

The Affordable Housing Delivery SPD is currently being prepared with the intention of being adopted by the Council in autumn 2014. It provides detailed guidance about how the requirements of Policy CS12: *Affordable Housing* in the Core Strategy will apply to day-to day planning decisions. More information regarding the Affordable Housing Delivery SPD can be found via this link:

<http://www.woking2027.info/supplementary/www.woking2027.info/affordablehousingdeliveryspd>

Hot Food Takeaway Supplementary Planning document (SPD)

The Hot Food Takeaway SPD is currently being prepared with the intention of being adopted by the Council in autumn 2014. It is being prepared to ensure the effective management of hot food takeaway developments across the Borough. It will cover issues of concern to local residents such as control of noise, odour, highway safety, litter, anti-social behaviour and residential amenity. More information regarding the Hot Food Takeaway SPD can be found via this link: -

<http://www.woking2027.info/supplementary/httpwww.woking2027.info/supplementary/hotfoodtakeawayspd>

Design Supplementary Planning Document (SPD)

Following the public consultation that is due to take place in summer 2014, the Council aim to adopt the Design SPD in early 2015. The SPD will seek to ensure that new development is of a high quality and enhances the character of the area. It will provide guidance on how to achieve good design. The draft SPD can be found via this link: <http://www.woking2027.info/supplementary/designspd>

Green Infrastructure Strategy

The Green Infrastructure Strategy is currently being prepared to ensure a well connected green infrastructure network that enhances the environment and well-being of the community.

Neighbourhood Plans

The local communities of Hook Heath, Byfleet, West Byfleet, Pyrford and Brookwood and Bridley have had their Neighbourhood Forum and Neighbourhood Area designation applications approved by the Council. They have all started preparing their Neighbourhood Plans.

The Council is currently in the process of updating its Local Development Scheme and it will be published in due course. The draft timeframe set out for the delivery of the Council's planning documents are set out in the table below and will be revised to take account of the emerging evidence base.

	Development Management Policies DPD	Site Allocations DPD	Affordable Housing Delivery SPD	Hot Food Takeaway SPD	Design SPD
Public Consultation	February – April 2015	February – April 2015	March – May 2014	March – May 2014	July - August 2014
Submission to PINS	July 2015	July 2015	---	---	---
Public Examination	Autumn 2015	Autumn 2015	---	---	---
Adoption	Spring 2016	Spring 2016	October 2014	October 2014	February 2015

Table 5: Draft LDS
(Source: Planning Services, WBC)

Planning Services

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

Development Management

The Development Management team process a significant number of applications in a year. Between April 2013 and March 2014 over a thousand applications were determined (this increases to over two thousand if you include applications for the discharge of conditions and applications for tree works). The percentage of applications approved in this period was 85%.

The Council has a strong appeals record. Over the monitoring period there were 34 appeals, of which only 8 were allowed (23%).

Enforcement

Enforcement statistics are similar to the previous monitoring period where a significant amount of enforcement complaints were dealt with within 7 working days (92%).

Part A - Well designed homes



Part A - Well designed homes

Key Facts

Housing completions within the Borough are at their highest level in 4 years, with 370 net additional dwellings built within the monitoring period. The most notable developments have taken place within Woking Town Centre and 90.5% new homes throughout the Borough have been built on previously developed land.

There has been a significant increase from the last monitoring period in the number of permitted new dwellings within the Borough. Brookwood Farm and Moor Lane are two large scale housing developments that were granted planning permission during the monitoring period.

Housing provision throughout the Borough and comparison of historic data

The Council will make provision for at least 4,964 net additional dwellings in the Borough between 2010 and 2027, as set out in Core Strategy Policy CS10: Housing provision and distribution. This target equates to 292 net additional dwellings per year, a figure which has been deemed 'sound' during the examination of the Core Strategy. A large proportion of new dwellings are expected to come forward in the town, district and local centres, as they offer the best access to a range of services and facilities.

The table below highlights the number of new dwellings by location within the Borough between 1 April 2013 and 31 March 2014. The high number of new dwellings within the Town Centre indicates that the Core Strategy policies are enabling development to take place within the most accessible and sustainable locations in the Borough. It also indicates that a high proportion of new dwellings in the Borough were built on previously developed land (91%), well above the 70% target set out in Core Strategy Policy CS10.

	Net additional dwellings	Number built on Previously Developed Land
Woking Town Centre	241	241
West Byfleet District Centre	1	1
Green Belt	34	34
Rest of Urban Area*	94	60
Safeguarded Sites	0	0
TOTAL	370	336

**including 2 in Maybury/Sheerwater Priority Places*

Table 6: New additional dwellings by location and PDL
(Source: Planning Services, WBC)

Table 7 below shows that outside of Woking Town Centre, most dwelling completions were within the wards of Old Woking and Byfleet. The redevelopment of the Martin's Press site in Old Woking is now partially complete and has, to date, delivered 83 new residential dwellings on previously developed land in the Green Belt. With the near completion of New Central within Woking Town Centre and the permitted residential developments of Moor Lane and Brookwood Farm, subsequent housing completions are likely to be more spread out across other parts of the Borough.

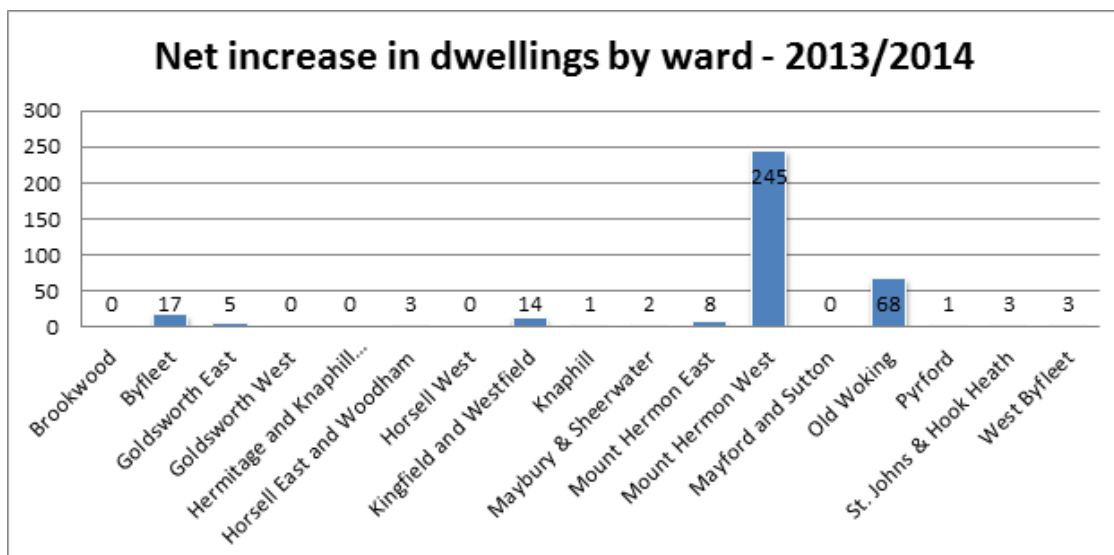


Table 7: Net increase in dwellings by ward
(Source: Planning Services, WBC)

The graph below shows the net increase in completed dwellings since 2006. The Surrey Structure Plan 2004 annual housing target has been included as it was the previous housing target before the adoption of the South East Plan and Woking Core Strategy. Since 2006, an average of 292 dwellings per year has been delivered within the borough. The graph indicates that despite a low number of dwelling completions between 2010 and 2011, housing numbers are consistent with the adopted target set within the Core Strategy.

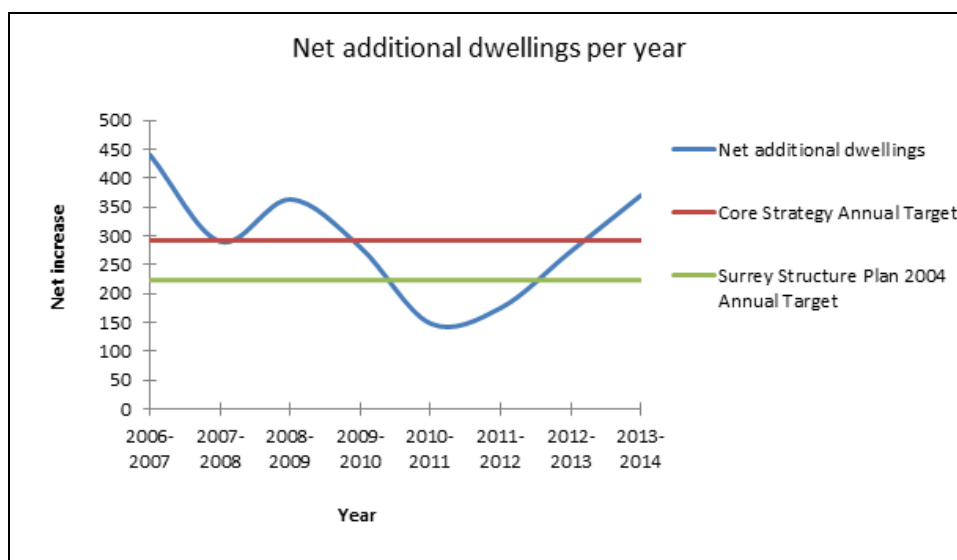


Table 8: Net additional dwellings between 2006-2014
(Source: Planning Services, WBC)

Town Centre

The strategy to create a town centre that provides a large number of high density housing developments has taken a significant step forward in this monitoring period. New Central mixed use development located on Guildford Road is now nearly complete and has delivered over 460 new dwellings as well as a mix of retail units and office space. Once completed, New Central will deliver over 20% of the new homes expected in the Town Centre over the plan period.



New Central, Guildford Road, Woking Town Centre

Another significant mixed use development which may come forward, subject to planning permission, over the next monitoring period is the redevelopment of Market Square, Globe House and the Fire Station. Officially known as Victoria Square Development, it is expected to contribute towards the 2,180 new dwellings required within the Town Centre as well as provide new retail, hotel and office floorspace. Further information regarding this development is available at www.victoriasquarewoking.co.uk.

West Byfleet

The housing target for West Byfleet has not been met in this monitoring period. On average 11 new dwellings are required annually and over this monitoring period there has been one new dwelling completion within the District Centre. It is worth noting however that a number of office premises within West Byfleet District Centre have Prior Approval for change of use from office to residential.

Local, District and Neighbourhood Centres

Over the monitoring period there have been no completed dwellings in any of the Local Centres throughout the Borough. Over the monitoring period there have been 81 permitted dwellings in district, local and neighbourhood centres and shopping parades, the most notable being in West Byfleet District Centre. Despite not achieving the annual dwellings target within this monitoring period (15 dwellings per annum), the

amount of permitted and under construction development indicates that the targets for the next monitoring period could be met and possibly exceeded.

Priority Places

The Core Strategy has established a housing target of 250 new homes within Maybury and Sheerwater between 2010 and 2027. The housing target will partly be achieved through the redevelopment of poor quality housing stock. During this monitoring period, there was an increase of 2 new dwellings in Maybury and Sheerwater. The Council has also permitted a further 5 dwellings over this monitoring period within the Maybury and Sheerwater Priority Place area.

There are currently plans for comprehensive redevelopment of Sheerwater being drawn up between New Vision Homes and the Council. Subject to planning permission, this scheme could potentially include the demolition of 500 dwellings and replacing them with 1000 new units. Further details can be found at www.sheerwater-regeneration.co.uk and an update on the redevelopment scheme will be published in future monitoring reports.

Gypsy and Traveller Accommodation

Over this monitoring period there have been no new Gypsy or Traveller pitches developed within the Borough.

During the monitoring period, the Council has permitted the development of two additional mobile homes for a period of two years at Five Acres, Brookwood Lye Road.

In May 2013 the Council received an application for four new Romani Gypsy pitches at the land south of Murray's Lane, Byfleet. The application was refused by the Council. The applicant had appealed against the decision but later withdrew the appeal.

The Government's Planning Policy for Traveller Sites (PPTS) requires local planning authorities to identify and update annually, a supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets.

Core Strategy Policy CS14: Gypsies, Travellers and Travelling Showpeople establishes the local planning policy context for the supply of Gypsy and Traveller accommodation. Provision up to 2016 has been informed by the 2007 Surrey Gypsy and Traveller Accommodation Assessment. The Council has recently published an updated TAA (December 2013) to identify Travellers accommodation needs from 2012 – 2027. The TAA takes into account any retrospective need that was not met as a result of the 2007 GTAA.

The TAA identified a need to provide 19 pitches between 2012 and 2027, at a net annual average provision of 1.26 pitches. This is in addition to the GTAA (2007) and therefore a total of 25 pitches are required between 2006 and 2027.

At present, the Council has met its identified need for additional pitches in the Borough up to 2015, as shown in Table 13. The table will be revised when the Five Year Housing Land Supply Position Statement is published in early 2015. Sites to meet the need for necessary additional pitches between 2015 and 2027 will be identified through the Site Allocations Development Plan Document (DPD).

	Planned provision pitch	Net additional 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			+1.5*
2014/2015			0.2*
2015/2016			-1.1*
2016/2017			-2.3*
2017/2018			-3.6*

Table 9: 5 year Gypsy and Traveller pitch supply – to be updated in early 2015
(Source: 5 Year Housing Land Supply Position Statement, 2013)

**Based on the assumption of zero planning permissions being granted during this time period*

The TAA (2013) and GTAA (2007) provide further information on the delivery of traveller accommodation.

Green Belt Development

The Green Belt plays an important role in and around the Borough, and it is essential that strict controls continue to apply over inappropriate development. Within the Core Strategy it states that redevelopment within the identified Major Developed Sites in the Green Belt and some infilling within the defined Mayford settlement boundary would be supported as long as the integrity of the Green Belt is not compromised. The Gresham Mill site in Old Woking previously consisted of buildings that were not suitable for modern business needs. The redevelopment of the site is nearly completed and consists of 83 new one, two and three bedroom dwellings as well as improved flood protection schemes.



Gresham Mill, Old Woking

Mayford Village is designated as an infill only settlement within the Green Belt. Over this plan period, there have been no additional dwellings in Mayford Village.

Over the monitoring period there has been no new permanent dwellings permitted within the Green Belt.

Safeguarded Sites

Local Plan 1999 Policy GRB6: Safeguarded Sites has been superseded by Core Strategy Policy CS10. Within this policy, the sites have been identified to deliver a significant number of new dwellings over the plan period.

The Safeguarded site commonly known as Moor Lane was granted planning permission in June 2013 for 371 residential dwellings. This includes 27 one bedroom, 122 two bedroom, 154 three bedroom and 68 four bedroom properties. The development will make a significant contribution towards the borough's affordable housing target by delivering 224 affordable dwellings, of which 199 will be family accommodation (2+ bedrooms).

Brookwood Farm Safeguarded site on Bagshot Road was also granted planning permission during the monitoring period. The development will deliver 297 new residential properties as well as open space and allotments. The scheme will deliver 75 affordable dwellings, including 71 family sized units (2+ bedrooms).

In combination, the completion of the two schemes will deliver 668 new dwellings, of which 299 will be affordable.

Five-year Housing Land Supply

The Council produces a five-year Housing Land Supply Position Statement each year. The most recent document sets out the housing land supply position for Woking Borough for the five-year period 2013/14 – 2017/18. It takes into account information on scheme permissions, commencements and completions. The Five Year Housing Land Supply Position Statement for 2014 will be published shortly and will be reflected in the table below in due course.

Paragraph 47 of the NPPF requires local authorities (councils) to 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.

The five-year Housing Land Supply is an important tool in managing development. The NPPF (paragraph 49) advises housing applications should be considered in the context of the presumption in favour of sustainable development.

Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

Five-year housing requirement (2013/14 – 2017/18)

	Core Strategy Requirement	Under Supply Requirement	NPPF Requirement (Core Strategy + Under Supply + 5%)	Net additional dwellings as evidenced in the five-year land supply	Surplus/ Deficit
Plan years (2013/14 – 2017/18)	(292 x 5) 1,460	+73	1,610	1,772	+162

Table 10: Five year housing requirement, 2013-2018
(Source: Five Year Housing Land Supply Position Statement, 2013)

Woking Borough has a total housing land supply at 1 April 2013 to enable the delivery of 1,772 net additional dwellings, compared with the Core Strategy requirement (including 5% buffer) of 1,610 net additional dwellings between 2013/14 and 2017/18. This represents a surplus of 162 net additional dwellings against the requirement and an overall supply of 6.1 years.

For more detailed information regarding the five-year Housing Land Supply, please visit www.woking.gov.uk/planning/policy/ldfresearch/hlsps.

Affordable Housing and Affordable Housing Contributions (including the number of people on the Housing Register)

The Core Strategy states that between 2010 and 2027 the overall target for affordable housing is 35% of all new homes, equivalent to 1,737 new affordable homes. During this monitoring period there have been 15 affordable homes completed within the Borough. In total, affordable housing completions represents 4.1% of all new dwellings in this period.

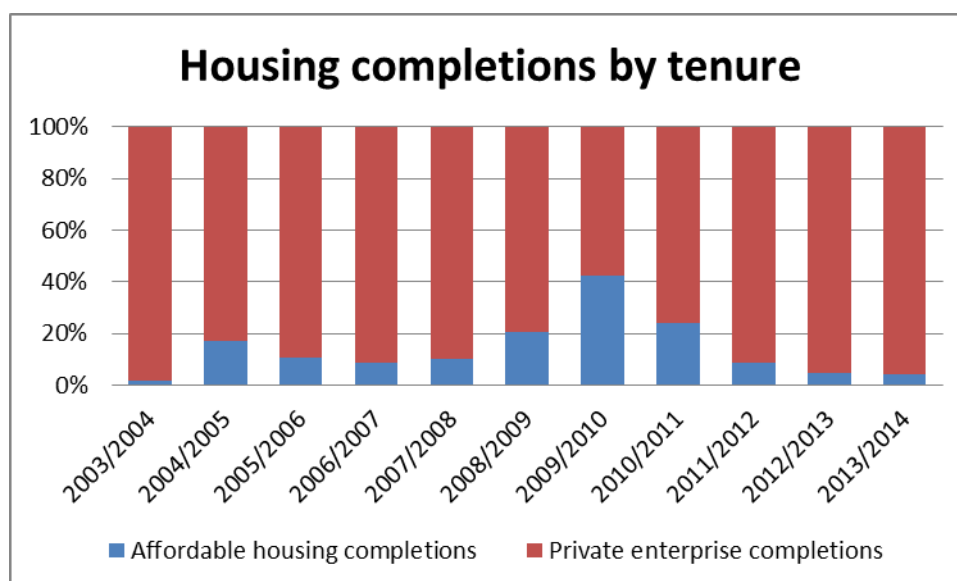


Table 11: Affordable and market price housing completed, 2006-2014
(Source: Planning Services, WBC)

The Core Strategy also notes that a financial contribution can be made by a developer towards the provision of affordable housing off site. This financial contribution is determined on a case by case basis depending on factors such as the total number of units proposed. Over the monitoring period developer contributions agreed towards the provision of affordable housing was £6,410,144. This was an increase of over £5.5m from the previous year.

Since April 2006 Woking Borough Council has agreed over £8.42m and received over £1,300,000 in financial contributions towards affordable housing. There have also been 183 affordable housing units completed within this period.

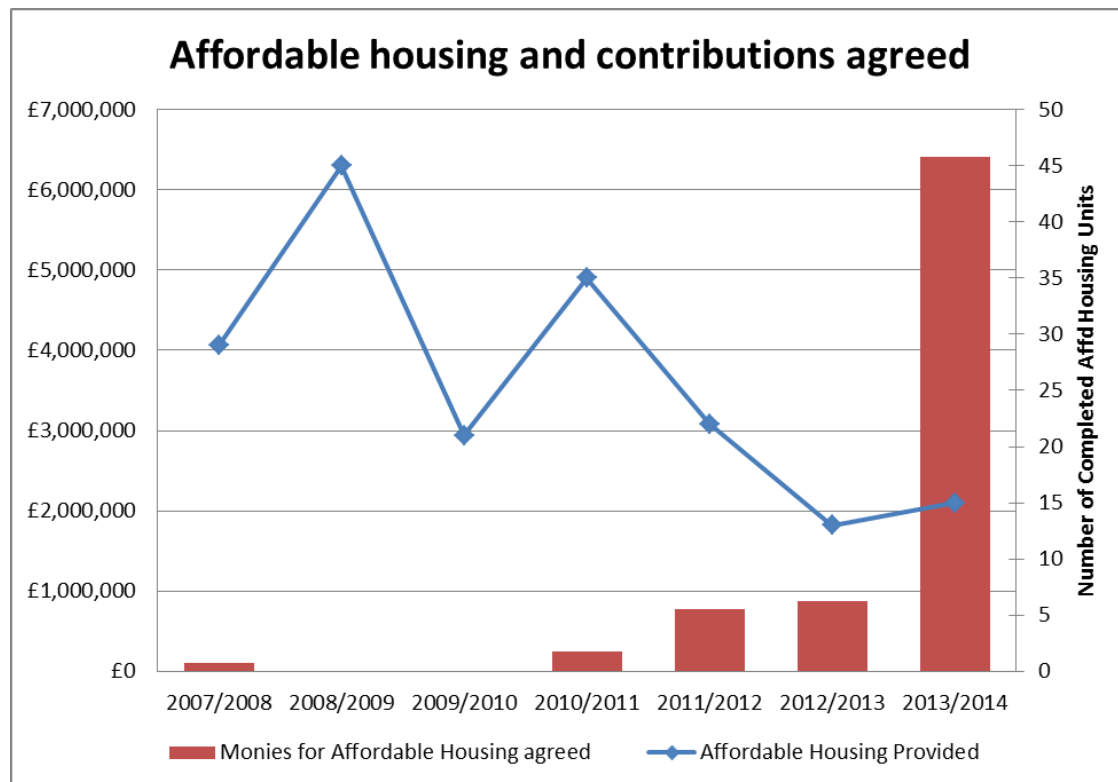


Table 12: *Affordable housing completed and affordable housing contributions agreed, 2007-2013*
(Source: Planning Services, WBC)

Over the plan period to date there seems to be a high number of financial contributions for affordable housing off site and less affordable units being incorporated into development schemes. This could partly be due to development viability and the wider issues with the housing market; it does not meet the overall objectives of the Core Strategy.

In order to tackle the low delivery of affordable housing in the borough, the Council is currently in the process of producing an Affordable Housing Delivery SPD. The aim of the SPD is to highlight a number of issues relating to affordable housing delivery, including the approach taken in calculating financial contributions in lieu of on site affordable housing provision and details on the size and type of affordable homes that the Council expects to be built on site.

The Council has also recently approved two large scale housing schemes in Brookwood and Westfield which will provide a significant number of affordable homes. The number of affordable houses completed will therefore rise significantly in the future.

Specialist Housing

Core Strategy 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. During this monitoring period, no new older people and vulnerable group accommodation was completed within the borough.

As of the 31st March 2013, there was a total of 1809 households on the local Housing Register.

Housing Density and Mix

Housing densities continue to rise in Woking with an increase in the number of town centre flatted schemes begin to take place. The average housing density in the borough for completed dwellings in 2013/2014 is 58.4dph. This is slightly lower than the average housing density from the previous monitoring period but in line with general indicative densities set out within the Core Strategy. This trend is expected to continue to fluctuate as both housing and flatted schemes continue to come forward over the plan period.

The Council has stated in Core Strategy Policies CS5 and CS11 that the loss of 2+ bedroom/family dwellings would not be permitted due to the need and demand for these types of dwellings in the Borough. Over the course of this monitoring period, there was an overall net increase of 222 new dwellings with two bedrooms or more, of which 59 were houses and 163 were flats. This accounted for a significant proportion of all new dwellings in the Borough and indicates that development is focused on delivering the types of homes that are required in the borough.



Rydens Way, Old Woking

Part B – A buoyant local economy



Part B - Commercial and employment development

Key Facts

There has been a slight decrease in the amount of A Class floorspace coming forward in the Borough during the monitoring period. The reduction is not down to any significant loss of one particular scheme but a combination of a number of small scale developments coming forward where retail has been lost to other uses such as residential and offices.

There has also been a number of proposals for the change of use one retail use to other uses (for example proposals for shops to be changed to restaurants use). The largest floorspace permitted in the monitoring period was within Byfleet Local Centre where permission was granted for the installation of mezzanine floorspace at unit 1A Wey Retail Park, this was for over 1000 sqm of additional A1 floorspace.

This year has seen an overall increase of employment floorspace coming forward, the increase is mainly down to a single permission being granted this year for land east of A320. This site is within the Green Belt and opposite the existing McLaren site. It has been submitted by the McLaren Group in order to create an Applied Technology Centre comprising of 60,000 sqm of commercial (B1/B2/B8/D1) floorspace. Permission was granted in July 2013 for the proposed scheme. The site is within the Green Belt and it was granted as a departure from Green Belt policy, under very special circumstances, where it was considered that the proposal would make a significant contribution to the local economy.

The McLaren application is a unique scheme and is therefore an anomaly in that respect. If the McLaren scheme is excluded from the figures then the figures for the monitoring year will show overall the provision of additional employment floorspace, although not a significant increase. Interpretation of the data indicates more schemes coming forward for flexible B1, B2 and B8 use (e.g. within Sheerwater, Forsyth Road, Byfleet). There is also evidence that the change to permitted development is still having an impact on the borough where more office floorspace is being proposed for the change of use from offices to residential under the prior approval process including Sheer House in West Byfleet.

Changes by Core Strategy Places Policy

Over the life of the Core Strategy the Town Centre will be the primary centre for economic development within the Borough. Approximately 27,000 m² of additional office floorspace will be provided as part of mixed use developments. During this monitoring period there has only been one significant office scheme completed within the Town Centre, this was the new WWF building on Brewery Road. This has resulted in a gain of 3545 sqm of office floorspace.



WWF Living Planet Centre, Woking Town Centre

Core Strategy Policy CS2 also indicates that the town centre has the potential for up to 75,000 m² of additional A class floorspace including 67,600 m² of A1 retail. Over this monitoring period there has been a very minor loss of retail floorspace within the town centre. This is as a result of ancillary retail floorspace above a shop being converted into residential use, resulting in a loss of 94 sqm of retail.

The data indicates there has been very little construction activity in relation to commercial development this monitoring period. However there are a number of schemes in the pipeline for the next monitoring period including some changes to retail units along Chertsey Road and a major planning application coming forward for significant amount of new commercial floorspace within the main shopping core.

Table 13 shows the amount of retail and office floorspace lost/gained in the town centre over the monitoring period.

Net change in A Class Floorspace	Net change in B Class Floorspace	Net change in D Class Floorspace
-94	3545	0

*Table 13: Net change in retail, office and non-residential floorspace in Woking Town Centre (completions ,2013/2014)
(Source: Planning Services, WBC)*

West Byfleet District Centre has been highlighted in Core Strategy Policy CS3 as an area that can accommodate high density mixed use development. It has been calculated that the area can support between 1000 m² and 1500 m² of additional office floorspace and up to 13,000 m² of additional A class floorspace including 12,500 m² of A1 retail, over the life of the Core Strategy.

During this monitoring period there has been no change to the net amount of retail floorspace in West Byfleet District Centre. There has been a loss of 137 sqm of office floorspace, where office use above a shop has been converted into a residential flat.

Local centres and Knaphill have been identified as having potential for an additional 3,200 sq.m. and 3,000 sq.m. of A class floorspace. Permission has been granted for the change of use from an A2 use to D1 use at Knaphill. Within Local Centres permission has been granted for the installation of a mezzanine floor at Byfleet local centre and the change of use of a hairdressers to community hub in Sheerwater. No completions have been recorded in this area for this period.

No retail growth figures have been set out for Neighbourhood Centres or Shopping Parades as there is likely only to be a small change in the amount of floorspace in these locations. Rather than focusing growth on these areas it is crucial that they continue to fulfil their function of meeting day to day needs of local residents. At present there has been no change in the amount of A floorspace and minor loss of B Class floorspace. This is due to changes from employment use to residential use.

In this monitoring period there has been over 400 m² of A class floorspace permitted in these areas overall, with a significant amount of floorspace coming from a permission at Wey Retail Park in Byfleet, and losses coming from the loss of a Public House to residential use at Old Woking. There has been just under 100 m² B Class floorspace permitted overall in the same period. This is down to permissions for the extension of offices at Walton Road, combined with the loss of offices to residential use at Knaphill and St Johns.

There has been a minor loss of D class use within the Byfleet, where a former church (approximately 400 m²) has been redeveloped into residential.

Commercial and Retail Vacancy Rates

Commercial and retail vacancy rate indicate a fairly steady local economy¹.

Office vacancy rate: 8.1%

Industrial and Light Industrial: 2.9%

Retail: 1.7%

Changes to planning legislation (Prior approval)

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. The Council had made a representation to the Secretary of State for an exemption from these changes in the Town Centre and the Priority Places of Maybury and Sheerwater. The Council, like the majority of local planning authorities, was unsuccessful in applying for an exemption in these areas.

Since then, there has been a number of Prior Approval Applications submitted to the Council for change of use from office to residential. 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.

¹This data is derived from commercial information from Co-Star

Part C - Improving access to key services, facilities and jobs



Part C – Improving access to key services, facilities and jobs

Key Facts

There has been significant steps taken within the monitoring period to improve transport, infrastructure and accessibility within the Borough. The Sheerwater Link Road and adjacent highway improvements have been completed and have resulted in a significant improvement to congestion levels along Monument Road.

In addition, the Bedser Bridge has been completed within Woking Town Centre. The bridge now links the WWF Living Planet Centre and Brewery Road Car Park with Woking Town Centre. Improvements have also been made to the public realm on Commercial Way within the town centre.

Community Infrastructure Levy

The Community Infrastructure Levy (CIL) is a new levy that local authorities in England and Wales can choose to charge on new developments in their area. The levy is designed to be fairer, faster and more transparent than the previous system of agreeing planning obligations between local councils and developers under Section 106 of the Town and Country Planning Act 1990 (DCLG, 2013).

Woking Borough Council is preparing its CIL Charging Schedule and aims to adopt it by autumn 2014.

As part of the CIL Regulations, the Council is required to publish a Regulation 123 List which highlights the main infrastructure projects CIL monies collected will be spent on. The main infrastructure projects highlighted include the tunnelling and widening of Victoria Arch in the town centre, road improvements to Six Crossroads roundabout and increasing the number of classrooms within the Borough at both primary and secondary level. The full Regulation 123 List can be found at www.woking2027.info/infrastructure.

The Railways



West Byfleet Railway Station

Patronage of Woking Railway Station continues to grow with over 7 million passengers starting or finishing their journey at the station. It is the fourth busiest interchange station in the South East (excluding London) after Reading, Brighton and Slough with 1.56 million passenger interchanges last year. West Byfleet and Brookwood stations have also shown increases in the number of passengers entering and exiting the stations over the past year. During 2012/2013, 9.8m journeys started or finished at one of the borough's four railway stations.

	Woking	West Byfleet	Brookwood	Worplesdon
Total number of Entries & Exits 2009-2010	7,144,324	1,157,038	891,976	209,166
Total number of Entries & Exits 2010-2011	7,260,658	1,186,572	912,268	211,216
Total number of Entries & Exits 2011-2012	7,390,398	1,225,524	934,706	214,350
Total number of Entries & Exits 2012-2013	7,462,936	1,269,760	940,704	211,556
Difference between 2009-10 and 2012-13	+318,612	+112,722	+48,728	+2,390

Table 14: *Entries and exits at Woking's Railway Stations, 2009-2013*
(Source: The Office of Rail Regulation)

Based on this evidence it is clear to see that all the railway stations within the borough are well used. Working with National Rail and Surrey County Council, Woking Borough Council will continue to seek improvements to the railway network and stations in order to ensure capacity keeps up with demand.

Car Parking

Of the 370 new dwellings completed over the monitoring period, there were 310 associated car parking spaces. This equates to 0.8 car parking spaces per dwelling. In addition, 255 new dwellings are located within the Woking Parking High Accessibility Zone. This zone was adopted in 2006 and encompasses any buildings within a 1250m walk from Woking Railway Station. Any developments within this zone are required to provide fewer car parking spaces due to the close proximity of the town centre and its services.

Accessibility

In order to promote sustainability it is important that new housing in the Borough is located close to key services such as schools and hospitals. This should result in fewer vehicles on the roads as walking and cycling become genuine and convenient methods of transport. Figure 20 indicates the accessibility of new housing to G.P.'s, primary and secondary schools, employment areas such as Woking Town Centre and hospitals.

	Number of new dwellings within walking distance to key services							
	0-5	6-10	11-15	16-20	21-25	26-30	31-40	41-60
Access to Primary Schools	5	117	248	0	0	0	0	0
Access to Secondary School	1	44	12	252	9	35	17	0
Access to Employment Areas	243	6	17	7	89	8	0	0
Access to Hospitals	14	239	6	36	45	29	0	1
Access to GP	259	89	2	1	3	16	0	0

Table 15: *Accessibility of new dwellings to key services*
(Source: Planning Services, WBC)

The data indicates that over this monitoring period all new dwellings were within a 15 minute walk to the nearest primary school. It can also be noted that the majority of new dwellings are within 10 minutes travel time of a G.P. and hospital.

An area of concern is the distance of new homes to secondary schools. As indicated within the Surrey County Council School Organisation Plan, there is currently a shortage of secondary school places in the Borough. At present, secondary aged pupils travel out of the Borough to attend school. This is due to Designated Areas and parental choice. The Community Infrastructure Levy will be used to contribute towards improving the number of secondary school places by either extending existing schools or creating new ones. Further information about primary and secondary school developments can be found in the Surrey County Council School Organisation Plan. The Site Allocations DPD will identify a site for the future provision of educational facilities.

Future Infrastructure Proposals

There are expected to be improvements to the Victoria Arch which will include a widening of the main carriageway and new pedestrian tunnels providing a safe and pleasant route for pedestrians. Future infrastructure proposals will be set out within the 123 Infrastructure List and the Site Allocations DPD.



Bedser Bridge, Woking

There have also been improvements to the public realm in Commercial Way. As part of the project new seating, lighting and shop canopies have been installed as part of the wider town centre improvement works.



Commercial Way, Woking

Part D – Provision of community infrastructure



Part D – Provision of community infrastructure

Key Facts

Various works have taken place throughout the Borough during this monitoring period. More information will be provided shortly.

Allotments

There are now ten allotment sites within the borough. In total, there are now 814 allotment plots in the borough and a waiting list of 70 people.

Schools

Woking Borough Council is working closely with the education authority to ensure that there are enough primary and secondary school places within the borough for the growing population. As part of the Green Belt Boundary Review, Woking Borough Council have asked the consultants writing the report to identify a potential site for a new secondary school. The recommendations within the review will be used to inform the Site Allocations DPD and Development Management Policies DPD which are due to be published for public consultation during the next monitoring period.

The map below identifies the existing community services and facilities in the borough. They include schools, libraries, places of worship, urban open space and sports pitches.

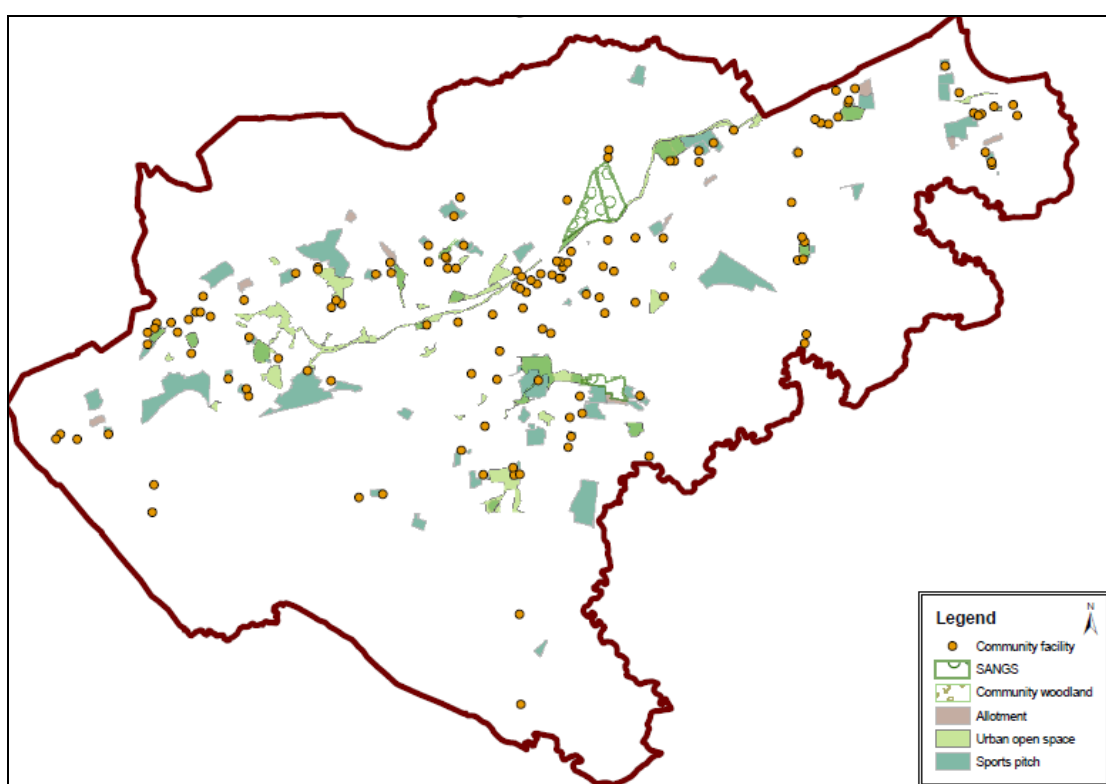


Table 16: *Community facilities and open spaces in the borough*
(Source: Planning and Neighbourhood Services, WBC)

Below is a summary of the existing community facilities and services in Woking:

- 134 community facilities (including places of worship, schools, community centres and libraries)
- 3 sites of alternative natural green space (SANGs)
- 1 community woodland at Pares Close, Horsell
- 10 allotment sites
- 47 areas of urban open space, and
- 79 sports pitches

During the monitoring period, the following works were carried out:

- New 3G floodlit football training area at Loop Road Recreation Ground
- Car park resurfaced at Loop Road Recreation Ground
- New fencing at Sanway Road play area

Recent Surrey County Council Resident Satisfaction Surveys have shown that the vast majority of residents are either very or fairly satisfied with the libraries in the borough. The survey also highlights that most residents are satisfied with the cultural activities that take place in the borough.

Resident Satisfaction surveys, although no longer required to be carried out at local authority level, do provide a good snapshot of current resident opinion. It is important that local people and communities feel that they can influence decisions that affect them in their local areas. Recent findings have shown that the number of people that feel that they can influence decisions has risen over the past five years. It is thought that this change is partly due to the Localism Act and neighbourhood planning.

Do you agree or disagree that you can influence decisions affecting your local area?	2004 (%)	2008 (%)	2013 (%)	2014 (%)
Definitely agree	2	3	6.2	7.4
Tend to agree	21	26	33.7	29.5
Tend to disagree	38	49	27.7	23.6
Definitely disagree	15	22	11.1	28.3
Don't know	21	-	21.2	11.2

Table 17: Resident Satisfaction Survey, 2013
(Source: Surrey County Council)

Neighbourhood Development Plans

There are currently a number of local communities who have declared an interest in preparing Neighbourhood Development Plans. Neighbourhood Development Plans will provide local residents and businesses with a greater say into the type of development that takes place within their neighbourhood. The Council is currently working alongside several communities in the borough in preparing their Neighbourhood Development Plans.

During this monitoring period, the Council has designated Neighbourhood Areas in Hook Heath, Byfleet, West Byfleet, Pyrford and Brookwood and Bridley. The Neighbourhood Forums are currently in the process of preparing their plans. More information on Neighbourhood Planning can be found at <http://www.woking.gov.uk/planning/policy/ldf/neighplg>.

Part E - Community Benefits



Part E - Community Benefits

Key Facts

Developer Contributions from permitted developments continue to remain high. Over this monitoring period over £13.8 million has been agreed through Section 106 Agreements. Nearly £6.4m of this figure has been allocated towards providing affordable housing in the Borough.

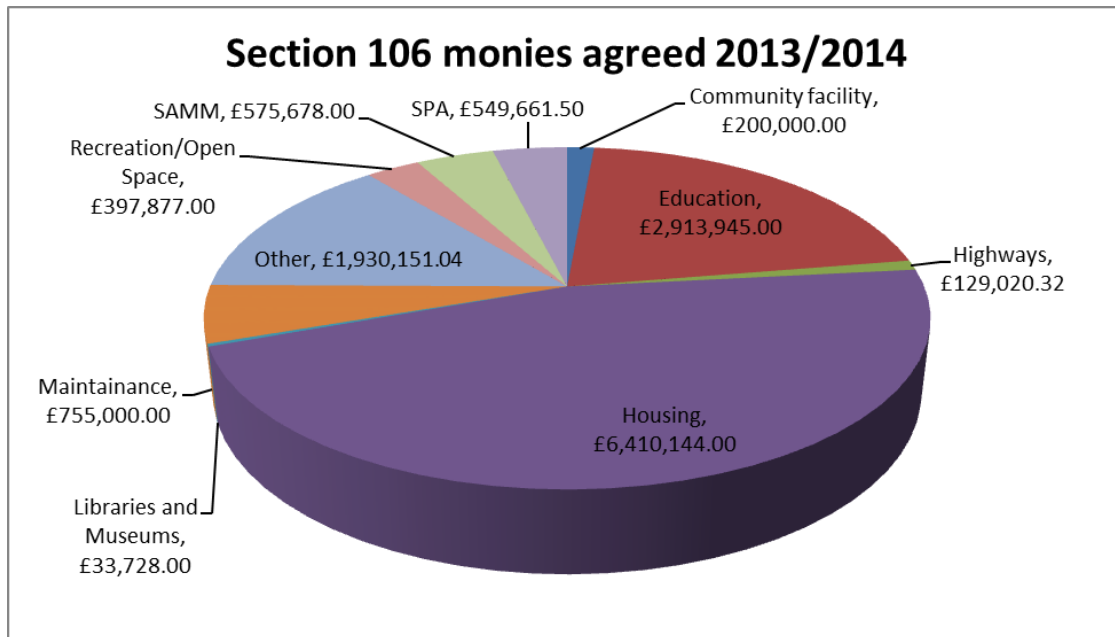


Table 18: Section 106 monies agreed, 2013/2014
(Source: Planning Services, WBC)

Woking Borough Council has secured Section 106 Agreements for a wide range of categories over the past six monitoring periods. As shown in table 24, the largest Section 106 monies agreed are for transport, affordable housing and SANGs (suitable alternative natural green space).

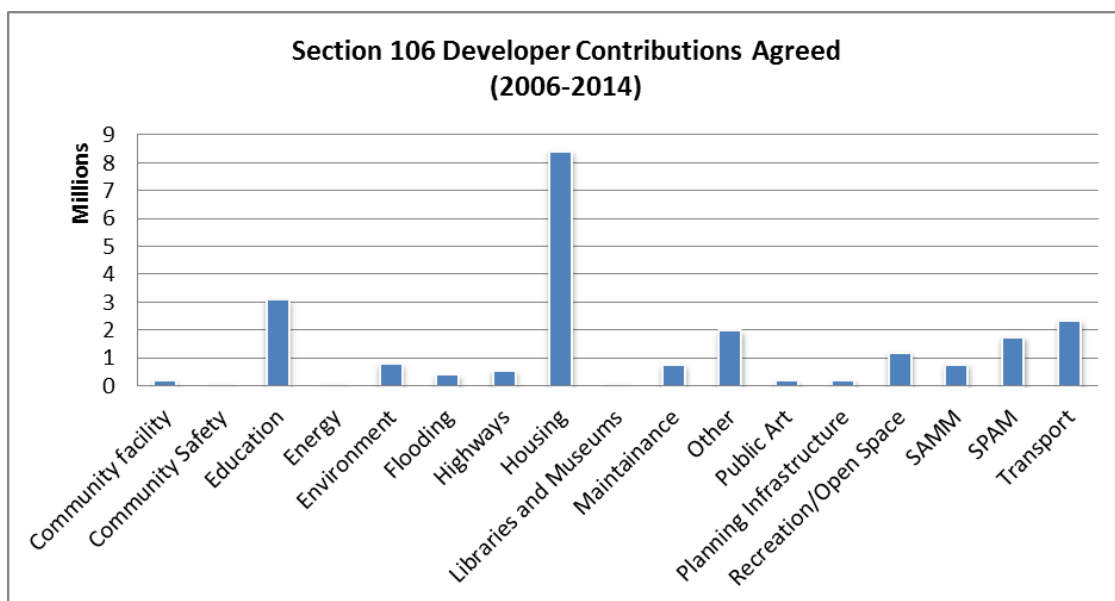
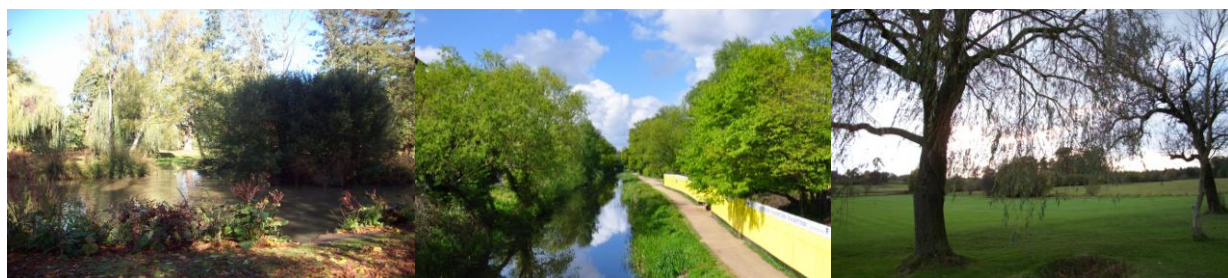


Table 19: Section 106 developer contributions agreed, 2006-2013 (Source: Planning Services, WBC)

Part F – Protect and enhance biodiversity and nature



Part F – Protect and enhance biodiversity and nature

Key facts

The Council is working hard to ensure that biodiversity and nature are not only protected but also enhanced where possible. The Environment Agency is currently updating the flood maps to highlight the homes and businesses that are now no longer at risk of flooding due to the flood defence improvement works that were carried out during the last monitoring period.

Flooding

Core Strategy Policy CS9: Flooding and water management highlights that the Council expects development to be in Flood Zone 1 as defined in the SFRA. Applications within Flood Zone 2 will only be permitted if it can be demonstrated that there are no suitable alternatives in areas at lower risk. Over the monitoring period, there were 53 dwellings completed in Flood Zone 2.

Over the same period there were no dwellings completed in either Flood Zone 3a or 3b. This is in line with Core Strategy Policy CS9 as the Council does not encourage development in this area.

Sites of Special Scientific Interest (SSSI)

There are 16 SSSI areas in Woking. Natural England advisers undertake regular surveys of sites in order to assess the condition and advise on management practices. They have not been surveyed since the previous monitoring period. However, Natural England has found many of them to be in good health as shown below.

	Aug 2007	Oct 2008	Dec 2009	Nov 2010	Nov 2011	Nov 2012	Nov 2013
Favourable	2	2	2	2	2	2	2
Unfavourable condition but recovering	5	8	8	8	8	8	9
Unfavourable condition with no change	2	2	6	6	6	6	5
Unfavourable condition and declining	7	4	0	0	0	0	0

Table 20: Condition of SSSI in Woking Borough
(Source: Natural England Condition of SSSI, 2013)

Sites of Nature Conservation Interest (SNCI)

37 of Woking SNCIs areas were surveyed between 2003 and 2005. 14 were found to have declined in quality, 13 were considered to be stable, and 1 was considered to have improved. 9 were not included in the survey. A problem with SNCIs is that many are privately owned.

SANGS

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. At this stage, the Council has sufficient SANG capacity to meet its short to medium term needs. The Council is currently working towards bringing forward a new SANG at Heather Farm in the northern half of the borough. It is hoped that the SANG will be open during the next monitoring period.

Protecting and enhancing biodiversity and nature

As part of on going countryside works programme various biodiversity enhancement projects were carried out during the 2012/2013 season.

These include:

- Heathland restoration work across 4 heathland sites in Woking
- Habitat and access improvement works at White Rose Lane Local Nature Reserve (mainly scrub clearance during reporting period)

SUDS

As stated in Core Strategy Policy CS9, all significant forms of development will be required to incorporate appropriate sustainable drainage systems (SUDS) as part of any development proposals. There were no residential or industrial completions over this monitoring period that incorporated SUDS into their schemes. The WWF Living Planet Centre on Brewery Road is the only commercial development completed in the monitoring period that contains SUDS. Although the cost of incorporating SUDS into development schemes results in an increased development cost, the Council is trying to ensure they are applied in order achieve better environmental outcomes. In appropriate circumstances it is not expected that this will compromise development viability.

River Quality

Generally the river quality in the borough is moderate. However there are concerns regarding the chemical quality of the Wey and the ecological quality of the Hoe Stream. The Council alongside neighbouring local authorities and the Environment Agency are working closely together to ensure river quality does not deteriorate further.

	Hoe Stream	Basingstoke canal	Wey
Typology Description	Low, Small, Siliceous	Canal	Low, Medium, Siliceous
Current Ecological Quality	Poor Status	Moderate Potential	Moderate Potential
Current Chemical Quality	Does Not Require Assessment	Does Not Require Assessment	Fail
2015 Predicted Ecological Quality	Poor Status	Moderate Potential	Moderate Potential
2015 Predicted Chemical Quality	Does Not Require Assessment	Does Not Require Assessment	Fail
Overall Risk	At Risk	Not Assessed	At Risk
Protected Area	Yes	Yes	Yes

Table 21: *River quality in Woking*
(Source: Environment Agency)

Tree Preservation Orders

There were 8 new Tree Preservation Orders made during the last monitoring period.

The number of tree preservation order applications that were decided within 6 weeks has improved since the last monitoring period, as shown in table 23.

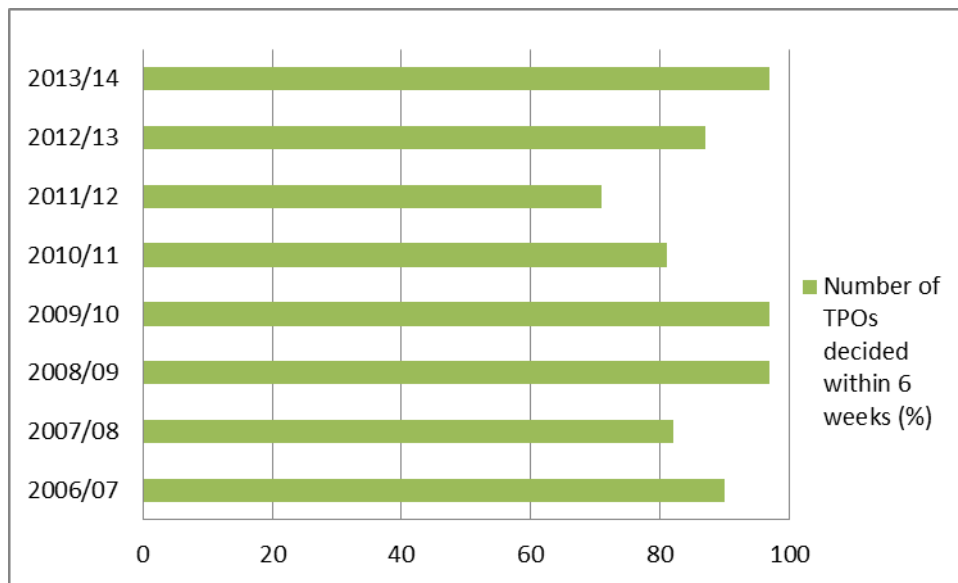


Table 22: *The number of Tree Preservation Order applications decided within 6 weeks*
(Source: Green Book, WBC)

Part G - Protecting heritage and conservation



Part G - Protecting heritage and conservation

Key facts

There were no newly listed assets within the borough during this monitoring period.

There is currently only one heritage asset that is on the 'Heritage at risk' register, Brookwood Cemetery.

Listed assets

There are currently four Grade I listed buildings, ten Grade II* listed buildings and 166 Grade II listed buildings in the borough. In addition, there are also 311 Locally Listed Buildings, five scheduled Ancient Monuments and three parks and gardens. The Grade I registered park and garden at Brookwood Cemetery is currently the only heritage asset on the heritage at risk register. The site is the largest cemetery in England and has been identified as having 'extensive significant problems'.

The Council approved 13 Listed Building Consents during the monitoring period. Of the consents approved, 10 were works to be carried out to Locally Listed Buildings.



Grade II Listed Christ Church, Woking Town Centre

Part H -Climate change and sustainable construction



Part H -Climate change and sustainable construction

Sustainable construction standards

The Government target is that all new houses will be zero carbon by 2016 and non-domestic buildings by 2019. The Council seeks to ensure that development is sustainably constructed using the Code for Sustainable Homes and BREEAM standards. The attainment of higher Code levels may require the incorporation of renewable energy production.

The Code for Sustainable Homes rating takes a whole house approach and measures the sustainability of a dwelling against nine different categories: energy/carbon; water; waste; materials; surface water run-off; and health and well being, which have mandatory performance standards; and pollution; ecology; and management. To achieve the levels of the Code, a number of points must be accumulated across all categories and the mandatory requirements must be met.

	Design stage	Post construction stage
March 2011	11	1
March 2012	17	1
March 2013	358	3
March 2014	761	24

Table 23: *Code for Sustainable Homes - Code certificates issued to date (cumulative figures)*
(Source - <https://www.gov.uk/government/collections/code-for-sustainable-homes-statistics>)

The statistics in Table 24 imply that there has been a significant increase in the number of developments in the Borough achieving the energy and CO2 and water components of Code Level 3 (this increased to Code Level 4 from April 2013). The lack of post-construction stage certificates suggests an issue with planning conditions and does not necessarily indicate a failure of developments to achieve the design-stage ambitions.

From April 2014, planning policy requires Code Level 4 standards, which will facilitate an even greater improvement in CO2 emissions.

The monitoring of these standards, including BREEAM standards for non-residential development, is an area work that the Council is seeking to improve. To address this, a new, online system called 'C-Plan' has been introduced. All applicants will need to complete a checklist on C-Plan, which will facilitate the monitoring of sustainable construction data.

Combined Heat and Power

Since 2006, there have been 16 new developments completed in the borough that are connected to the CHP and low carbon district heating network.

However, CHP and low carbon district heating development has been limited in the reporting period. The draft Climate Change SPD sets out the zones where all new development should consider the integration of CHP or other forms of low carbon district heating in the development. It also sets out the zones within which new development will be required to be designed and constructed to enable connection to the future, expanded network. It is anticipated that with the adoption of the Climate Change SPD connection rates will increase.

Electric vehicle charging points

The WWF Living Planet Centre on Brewery Road is the only development within the Borough to be completed during this monitoring period that contains EV charging points.

Details of when new development will be expected to provide EV charging points, or when a contribution to charging points will be required, are set out in the Climate Change SPD. It is anticipated that the update of charging points will increase following the adoption of the SPD.

Renewable and low carbon energy generation

There were 6 developments completed during the monitoring period that had at least 10% renewable energy production. In total, these developments delivered 232 new dwellings.



Solar PV roof tiles, Woking

The adoption of C-Plan in early 2014 will enable more effective monitoring of this policy during subsequent monitoring periods.

Annex 1 – Sustainability Appraisal Monitoring Report

Sustainability Appraisal Monitoring Report

Introduction

It is a requirement of the Environmental Assessment Regulations to monitor the effects of the development plan against the indicators of sustainability. This report therefore describes the baseline situation for Woking and the Council's performance against the objectives and indicators of the Sustainability Appraisal Framework which was agreed by the Council's Executive in December 2004.

The Sustainability Appraisal Monitoring Report covers the period 1 April 2013 to 31 March 2014.

OBJECTIVE 1: Provision of sufficient housing which meets the needs of the local community and which is at an affordable price
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Indicator	Housing completions compared to the South East Plan and Core Strategy allocation
Target	To meet the South East Plan and Core Strategy target of 292 net additional dwellings per year

The South East Plan sets the overall scale of development for the region and included borough housing targets for the Plan period, 2006-2026. The South East Plan was published on 6 May 2009. It was revoked by the coalition government on 6 July 2010 however a legal judgement on the 10 November 2010 re-established the South East Plan as part of the development plan. The Localism Act received Royal Assent on 15 November 2011 and enabled the Government to formally abolish the South East Plan on 25 March 2013. It therefore no longer formed part of the Development Plan for the area with the exception of Policy NRM6: Thames Basin Heath Special Protection Area. As the South East Plan was part of the Development Plan for the period that this AMR is reported as well as the Core Strategy, the information in the AMR is supplied against the South East Plan and Core Strategy housing targets. Both the South East Plan and the Core Strategy 2027 require the Council to provide for a net addition of 292 dwellings per annum.

Between 1 April 2006 and 31 March 2014, 2326 net additional dwellings had been completed in Woking Borough (including 370 between 1 April 2013 and 31 March 2014).

The National Planning Policy Framework (NPPF) was published on 27 March 2012. It requires local planning authorities to provide an additional buffer of 5% (moved forward from later in the plan period), in addition to their housing requirement, to ensure choice and competition in the market for land.

Housing supply for the next five years is set out in the Housing Land Supply Position Statement and for the longer term in the Strategic Housing Land Availability Assessment (SHLAA), the latest version of which was published in October 2011, however an update was provided as part of the Core Strategy Examination (WBC33 and WBC34) and the Council is currently working on updating the SHLAA and the 2014 five year supply statement as part of the work being carried out for the Site Allocations DPD.

Completions - (NI 154)

There were **1,956** net additional completions between 1 April 2006 and 31 March 2013 including **273** between 1 April 2012 and 31 March 2013.

Dwelling Completions	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
H2(a)	436	288	362	263	146			
H2(b) and NI 154						175	273	370

Table 1: *Net dwelling completions*
(Source: Planning Services, WBC)

Five Year Housing Land Supply (NI 159)

The five year housing land supply is required to be monitored at least annually to ensure a continuous supply. Paragraph 47 of the NPPF requires Local Authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land.

The National Planning Policy Framework (NPPF) was published on the 27 March 2012. The NPPF states to be considered deliverable, sites should be;

- available,
- offer a suitable location for development,
- be achievable with a realistic prospect that housing will be delivered on the site within five years and
- that development of the site is viable.

Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

Woking's housing requirement for the next five year period (2013/14– 2017/18) is therefore 1,460 dwellings (292x5) plus 5% (73 additional dwellings), making a total of **1,533** net additional dwellings. This will be updated when the 2014 statement is published in early 2015.

Woking's housing land supply is set out in the table below.

	South East Plan / Core Strategy Requirement	NPPF Requirement (+5%) plus current under supply (-73)	Net additional dwellings as evidenced in Updated 5 year land supply	Surplus/ deficit
Plan years 0-5 (2013/14 – 2017/18)	1,460	1,610	1,772	+162

Table 2: *Woking Borough Housing Land Supply*
(Source: Five Year Housing Land Supply Statement, WBC)

Woking therefore has a total housing land supply to enable the delivery of **1,772** net additional dwellings, compared with the South East Plan and Core Strategy

requirement of 1,460 and total NPPF requirement including taking into account undersupply of 1,610 between 2013/14 and 2017/18. This represents a surplus of **162 net** additional dwellings against the requirement over that period.

It can therefore be concluded that the Council can demonstrate evidence of a rolling supply of housing land to deliver the Borough's housing requirement between 2012/11 – 2017/18.

The information in this statement is based on the Council's Strategic Housing Land Availability Assessment (SHLAA) and Five Year Housing Supply Position Statement which are available on the website:

<http://www.woking.gov.uk/planning/policy/ldfresearch/hlsps>

Indicator:	Affordable housing provision
Target:	35% of all new homes to be affordable housing, equivalent to 1,737 new affordable homes between 2010 and 2027.

Since the adoption of the Local Plan in 1999 the vast majority of affordable units secured through planning have been 1 or 2 bedroom flats. The Council's Strategic Housing Market Assessment 2009, however, identifies a need for affordable family housing.

The Council's Affordable Housing SPG (adopted in 2004) set targets for appropriate types and tenures, and the negotiation of commuted sums in lieu of onsite provision, to help tackle this. This was replaced in November 2006 by national policy in the form of Planning Policy Statement 3: Housing. The NPPF states that LPAs, when assessing their affordable housing requirements, should ensure anticipated affordable housing creates mixed and balanced communities. Core Strategy Policy CS12 indicates that the overall target for affordable housing is 35% of all new homes, equivalent to 1,737 new affordable homes. It sets out the amount of affordable housing units required on new developments. The Council is also currently in the process of producing an Affordable Housing Delivery SPD which will help secure a range of affordable housing over the plan period.

Year	No. of Units Completed	£ negotiated for off-site provision	£ collected for off-site provision
1999/2000	0		
2000/2001	26		
2001/2002	0		
2002/2003	11		
2003/2004	35		
2004/2005	38		
2005/2006	95		
2006/2007	39	£3,861,740	£300,000
2007/2008	29	£4,253,776	£2,427,362
2008/2009	45	£68,912	-
2009/2010	21	0	£112,403.57
2010/2011	35	£500,000	£3,056,606
2011/2012	22	£775,000	£1,546,449
2012/2013	13	£879,870	£775,000
2013/2014	15	£6,410,144	£330,953.80
	424	£8,422,764	£1,399,853.88

Table 3: Off-site Affordable Housing Contributions

(Source: Planning and Housing Services, WBC)

Indicator:	Number of households on the housing register
Target:	There is no specific target.

In 2001, there were 1,672 households on Woking's Housing Register. By 2010, this had risen to 2,496, a rise of 49%. The reason for the 2007 peak was the introduction of Choice Based Lettings (CBL) in September 2006. CBL encouraged more people to apply to join the register and also the change in policy also meant that nearly all suspended applications were made active. This may have resulted in a significant number of people being on the register who no longer require assistance from the Council. The review is carried out on a month by month basis and the re-registration process involves getting rid of a significant number of applications that are no longer required as people have moved on.

By 31 March 2014 the number of total applications was 1,394 plus 280 transfer applications.

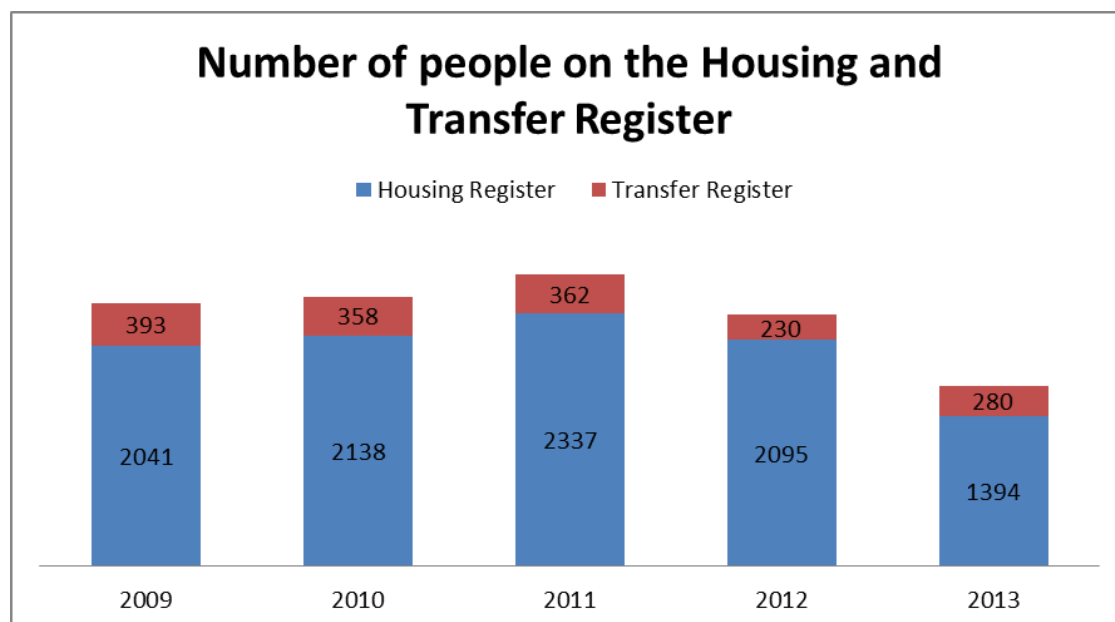


Table 4: Number of people on the Housing and Transfer Register, March 2014
(Source: Housing Services, WBC)

Indicator:	Average house price against average earnings (lower quartile)
Target:	There is no specific target.

The Strategic Housing Market Assessment (published in February 2009) found average property prices in Woking are £334,725 which is 55% higher than the national average for England and Wales (second quarter of 2007). Between 2002 and 2007 average house prices increased by 56%, this compares with an increase of 51% seen in the South East and a national increase of 65%. Average income for the Borough is £32,226 so it is no surprise that many people struggle with housing costs.

Property prices in the Borough are lower compared to most of the neighbouring boroughs in Surrey. It is however £94,000 higher than the national average (£246,764). The majority of homes in Woking are privately owned (70%) with the rental market making up around 30% of the housing stock (based on Census data). The rental market in the south east is generally higher than in Woking and in London

alone, one in five households rent their home from the private market. This could indicate that housing in Woking is more affordable than other areas in the region as many people in London and the south east can not afford to buy their own homes.

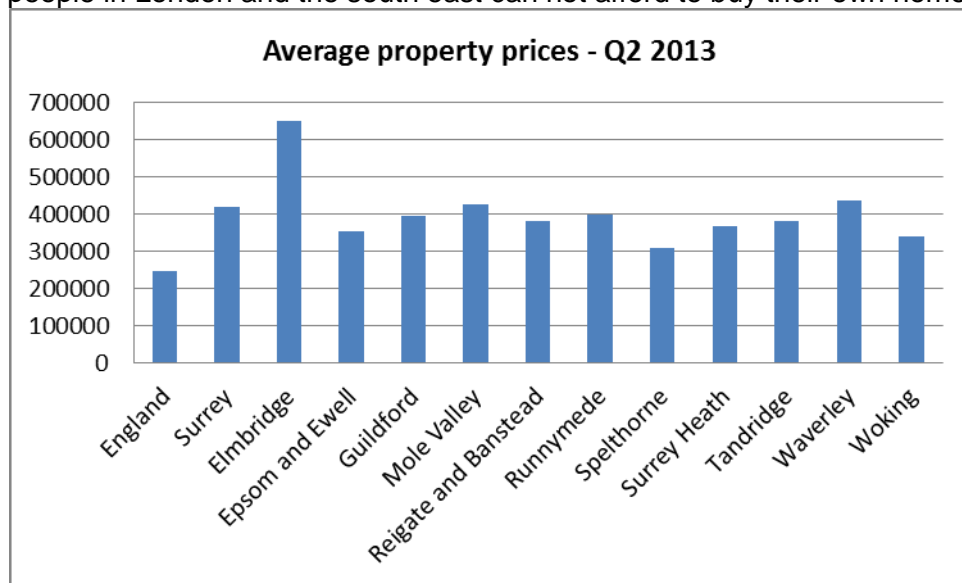


Table 5: Average house prices in Surrey, 2013 (Source: Surrey.gov.uk)

Indicator:	Number of unfit homes
Target:	To reduce the percentage of unfit/ non-decent homes, with a specific target to eliminate them by 2010 (Source: IRF)

The 2008 Private Sector Stock Condition Survey found that 24.5% of dwellings in the private sector failed the decent homes standard. This figure compares with a national estimate (for private sector dwellings) of 37.5%.

Although the main measure in terms of enforcement action for local authorities is now the Housing Health and Safety Rating System (HHSRS) it is of interest to look at the number of dwellings failing under the fitness standard (in use up to April 2006).

An estimated 762 private sector dwellings are unfit (2008 survey) accounting for 2.2% of the private sector housing stock. The most common reason for unfitness in Woking is disrepair – 418 dwellings (54.9% of unfit dwellings) the figure. The figure of 2% compares with a figure of approx. 2% in the 2002 Survey (including RSL dwellings). The 2002 Survey suggested that disrepair and food preparation were the main reasons for unfitness – as was found in this survey.

Since the change in measuring the number of unfit homes, the number has increased significantly. No further update has been made available since the previous monitoring report.

The 2012/13 New Vision Homes Tenants Survey showed that 82.7% of tenants were satisfied with the overall management and maintenance of their accommodation. The tenants' survey also indicated that they were satisfied with the cleanliness of internal communal areas (86.87%) and grounds maintenance (81.26%). The lowest satisfaction score was for repairs and maintenance which scored 65.76%.

Nationally there is a concern that the economic downturn of 2007 will have a lagged effect on homelessness (Crisis: The Homelessness Monitor, 2011). Levels of homelessness remain low in Woking despite a slight increase during this monitoring period, as indicated in the table below.

	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
Number of rough sleepers	2	1-10	1	1-10	2	2	2	2	8
Housing Service Preventing Homelessness (%)	7	2	7	6.3	6.9				
The number of households prevented from becoming homeless						230	246	233	187

Table 6: Number of Rough Sleepers and Housing Service Prevention Homelessness
(Source: Green Book, WBC)

Indicator:	Proportion of new dwellings by size and type
Target:	There is no specific target.

Woking Core Strategy Policy CS11: Housing Mix states that the Council will not permit the loss of family homes. Family accommodation has been defined as houses or flats with two or more bedrooms. This is based on the findings of the SHMA (2009) which identifies a need and demand for 2 and 3 bedroom properties. From the latest number of completed dwellings for the borough, 60% of the new homes can be defined as family accommodation.

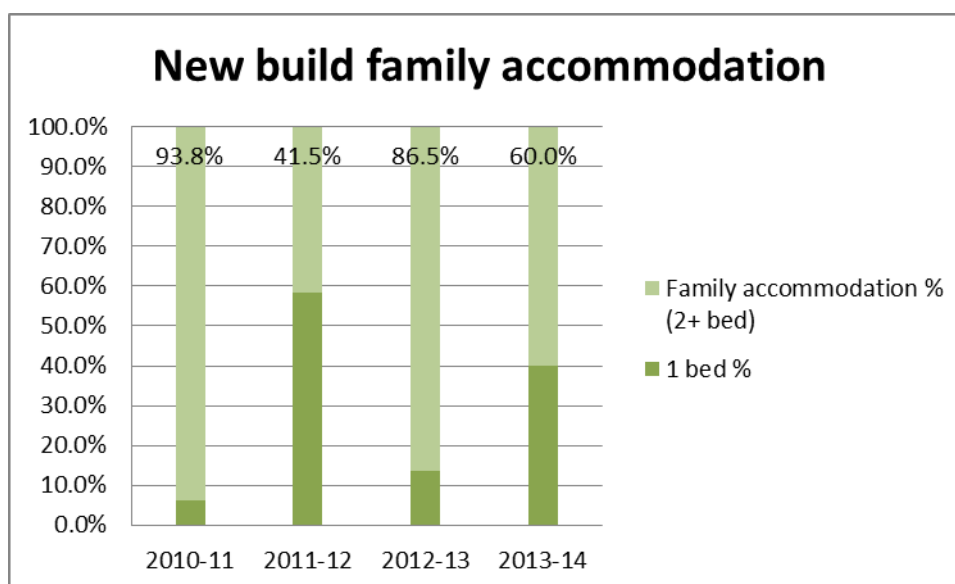


Table 7: Increase in family accommodation - % of gross new dwellings

Since 2010 the amount of family accommodation being provided in the Borough has remained relatively high. A significant proportion of the increase in one bedroom dwellings between 2011 and 2012 can be due to the completion of some of the Town Centre flatted schemes. It is envisaged that the amount of family accommodation within the Borough will continue to increase over the life of the Core Strategy when large scale developments come forward such as Moor Lane and Brookwood Farm.

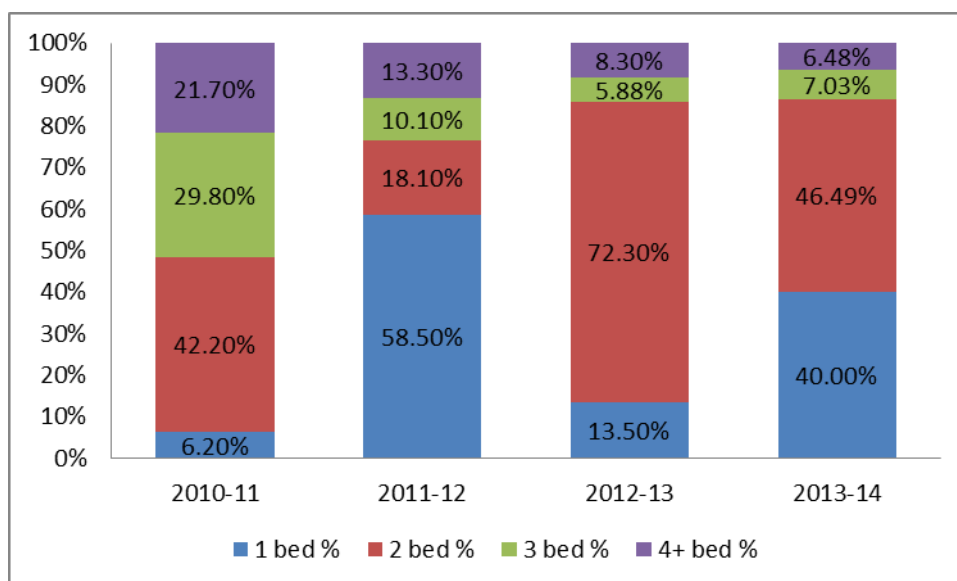


Table 8: Percentage of Dwellings of Each Size on Completed Schemes 2010-2014
(Source: Planning Services, WBC)

The number of private sector houses made decent during this monitoring period fell for the first time in four years, with 30 homes brought up to a decent standard. This is a decrease of 35 from the previous period. Since 2009/2010, 239 private sector properties have been made decent.

Indicator:	Provision of accommodation for gypsies, travellers and travelling showpeople
Target:	10 new Gypsy and Traveller pitches from 2006-2016 and 1 or new pitches for Travelling Showpeople to 2016 (South East Plan)

At present, the Council has met its identified need for additional pitches in the Borough up to 2015. Sites to meet the need for necessary additional pitches between 2015 and 2027 will be identified through the Site Allocations Development Plan Document (DPD) and will be informed by the Green Belt Boundary Review. The Council is actively seeking to identify a five-year supply through a plan-led process and the final three years of the five-year supply will be delivered through the Site Allocations DPD process. This will be updated with the future publication of the five year Housing Land Supply Position Statement in early 2015.

Year	Planned pitch provision	Net additional 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	+1.5*
2014/2015			0.2*
2015/2016			-1.1*
2016/2017			-2.3*
2017/2018			-3.6*

Table 9: *Net additional pitches provided in Woking Borough, 2006/2007 to 2017/2018*
(Source: *Five Year Housing Land Supply Position Statement, 2014/15, WBC*)

* Based on the assumption of zero planning permissions being granted during this time period

OBJECTIVE 2. Improve the health and well being of the population and reduce inequalities in health

Indicator:	Proportion of people who describe their health as good
Target:	There is no specific target.

Indicator:	Proportion of people who describe their health as not good
Target:	There is no specific target.

Indicator:	Proportion of people with a limiting long-term illness
Target:	There is no specific target.

Indicator:	Life expectancy
Target:	There is no specific target.

Indicator:	Death rates from circulatory disease, cancer, accidents and suicide
Target:	There is no specific target.

Indicator:	Number of people using sports/leisure facilities, local parks and open spaces
Target:	There is no specific target.

Census data indicates that the number of residents that describe their health as Bad or Very Bad has decreased between 2001 and 2011. Comparatively Woking performs well compared to both regional and national figures.

Heath status	2001			2011		
	Woking	South East	England	Woking	South East	England
Good or Very Good Health	74.4%	71.5%	68.8%	86.3%	83.6%	81.4%
Fairly Good Health	19.7%	21.4%	22.2%	10.3%	12.0%	13.1%
Bad or Very Bad Health	5.9%	7.1%	9.0%	3.4%	4.4%	5.5%

Table 10: *Description of Health*
(Source: *Census 2001 and 2011*)

The life expectancy of residents in Woking has also increased between 2001 and 2011. In order to ensure the needs of an older population are met, the Core Strategy (Core Strategy Policy CS13: Older people and vulnerable groups) states that the Council will support the development of specialist accommodation for older people and vulnerable groups. It also highlights that existing specialist accommodation will be protected.

Life expectancy	Woking	South East	England
2001 Census	M: 77.7 F: 82.1	M: 77.2 F: 81.5	M: 75.9 F: 80.6
2011 Census	M: 79.3 (+1.6) F: 84.0 (+1.9)	M: 79.4 (+2.2) F: 83.3 (+1.8)	M: 78.3 (+2.4) F: 82.3 (+1.7)

Table 11: Life expectancy of the residents of Woking Borough
(Source: Census 2001 and 2011)

The key way in which the planning system can help to improve health is by facilitating improvements in the number and accessibility of open spaces. The Council's Open Space, Sport and Recreation Facilities Audit was updated in September 2008. This document found that there is sufficient supply of public open spaces, but that in order to provide for the Borough's growing population the Council need to ensure that supply continues to match demand. Designation of new open space will be considered through the Site Allocation DPD.

Surveys monitoring the number of people visiting open spaces in the borough and the frequency of their visits has not been updated since the WBC Place Survey 2008 and 2005 Open Space, Sport and Recreation Facilities Audit. With recent improvement works carried out at a number of the open spaces throughout the Borough, it is anticipated that visitor numbers will increase, which will be reviewed in future monitoring reports.

OBJECTIVE 3: Reduce the risk of flooding and the resulting detriment of public wellbeing, the economy and the environment.

Indicator:	Amount of development permitted in the floodplain against the advice of the Environment Agency
Target:	No development to be permitted in the floodplain against the advice of the Environment Agency

Since the adoption of the Woking Borough Local Plan 1999 no planning applications have been permitted contrary to advice from the Environment Agency.

Indicator:	Number of properties alleviated from flood risk
Target:	LDF to reduce flood risk and the consequences of flooding through new development.

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

The scheme also includes the provision of circa 150 new homes which will be in the former tip area, all free from flooding. The Hoe Valley Scheme was completed in 2012.

The Environment Agency is currently in the process of carrying out detailed modelling to update the Flood Map to determine the number of properties that have benefited from the improvements to flood defences.

Indicator:	Number of planning applications for new residential and commercial development incorporating a Sustainable Urban Drainage System (SUDS)
Target:	All new development applications to show that sustainable drainage has been considered and implemented if appropriate (Source: IRF)

No new dwellings permitted in the reporting period contained SUDS. The Climate Change Supplementary Planning Document (SPD) has been adopted by the Council during the monitoring period and should help to ensure that future development is of the highest environmental standards.

The WWF Living Wildlife Centre on Brewery Road contains SUDS and was completed during this monitoring period.

OBJECTIVE 4: Create and maintain safer and more secure communities

Indicator:	Number of domestic burglaries/ 1,000 population
Target:	08/09 target: n/a (Source: Safer Woking Partnership)

Indicator:	Number of violent offences/ 1,000 population
Target:	08/09 target: n/a (Source: Safer Woking Partnership)

Indicator:	Number of vehicle crimes/ 1,000 population
Target:	08/09 target: n/a (Source: Safer Woking Partnership)

Year	Total number of reported crimes	Average number of reported crimes per month
2011/2012	10,624	885
2012/2013	8,916	743
2013/2014	7,955	663

*Table 12: Crime in Woking Borough, 2011-2014
(Source: UK Crime Stats)*

The number of crimes within Woking has fallen for the second consecutive year. As Table 13-15 below shows, the number of burglary, violent offences and vehicle crimes recorded over the previous three years has decreased. There has been a significant decrease in the number of violent offences within the Borough.

Year	Total number of reported burglary offences (Yearly)	Change from previous year
2011/2012	645	---
2012/2013	607	-38
2013/2014	625	18

Year	Total number of reported violent offences (Yearly)	Change from previous year
2011/2012	1,318	---
2012/2013	1,059	-259

2013/2014	962	-97
-----------	-----	-----

Year	Total number of reported vehicle crime offences (Yearly)	Change from previous year
2011/2012	442	---
2012/2013	342	-100
2013/2014	327	-15

Table 13-15: *Crime in Woking Borough, 2013-2014*
(Source: Surrey)

Indicator:	Proportion of local people who feel safe in their local environment
Target:	LDF to support the creation of safe communities.

This information has not been updated since the last annual monitoring report.

Indicator:	Number of road users killed or seriously injured
Target:	Reduce the number of people killed or seriously injured from an average of 932 in 1994/98 to 386 by 2010 (a 58% reduction) for the County. This is stretched from the Government's 2010 target of a 40% reduction. (Source: The Surrey Local Transport Plan 2006/07 to 2010/11)

The number of people killed or seriously injured on roads in Surrey last year was 599 (18 killed and 581 seriously injured) which is higher than the target set in The Surrey Local Transport Plan 2006/07 to 2010/11. This figure has increased by 25 since the previous monitoring report. The planning system can facilitate a reduction in the number of road users killed or seriously injured through policies which seek to ensure that developments are acceptable in terms of highway safety and better integrated with the various types of travel modes.

OBJECTIVE 5: Encourage opportunities for decision making and information for all

Indicator:	Up to date Statement of Community Involvement (SCI)
Target:	To have an adopted SCI by March 2007 and update as necessary

At 31 March 2007, the Council adopted its first SCI, on target. The adopted SCI can be found at; www.woking.gov.uk/council/planningservice/ldf/sci/sciadopted.pdf.

The document has now been updated so that it is in line with the changes the Government have made to planning legislation and associated regulations in 2009. The updated version was adopted by the Council in July 2011. The Council is currently looking to update the document again in order to ensure it is in line with the Town and Country Planning (Local Planning) England Regulations 2012 and to make the document more user friendly.

Indicator:	Number of times the Council has consulted with the community.
Target:	There is no specific target.

This is not currently monitored by the Council.

Indicator:	Proportion of people who feel they can influence local decisions
Target:	There is no specific target.

Do you agree or disagree that you can influence decisions affecting your local area?	2004 (%)	2008 (%)	2013 (%)	2014 (%)
Definitely agree	2	3	6.2	7.4
Tend to agree	21	26	33.7	29.5
Tend to disagree	38	49	27.7	23.6
Definitely disagree	15	22	11.1	28.3
Don't know	21	-	21.2	11.2

Table 16: Percentage of people who feel that they can influence decisions affecting their local area

(Source: WBC General Satisfaction Survey 2004, Place Survey 2008, Annual Survey Residents Survey 2013)

The number of people that feel that they can influence decisions affecting their local area has fluctuated since 2004. More residents now believe they can Definitely influence decisions affecting their local areas and this may have been influenced by the Localism Act that empowers neighbourhoods by enabling them to create Neighbourhood Development Plans. At present, there are a number of neighbourhood forums that have been established within the borough and currently working towards producing a Neighbourhood Development Plan.

However, there is also an increase in the number of people who do not feel that they can influence decisions and the Council will continue to work with communities that are interested in establishing a Neighbourhood Forum.

Indicator:	Number of areas within Woking that are in the top 20% deprived areas nationally as measured by the Index of Multiple Deprivation
Target:	There is no specific target.

Woking Borough, although rated as an area of low deprivation in national terms (Woking is in the top 10 per cent of the least deprived areas in the country), does contain areas and issues that are masked by the high levels of affluence. There are pockets of disadvantage and exclusion, sometimes concentrated in small areas that make it harder and more resource intensive to reach those affected. In 2010, four areas within Woking fell within the top 40th percentile, up from two areas in 2004.

OBJECTIVE 6: Create and sustain vibrant communities

Indicator:	Proportion of people who say that they are satisfied with their local area as a place to live
Target:	There is no specific target.

The number of Woking's residents that are satisfied with their local area as a place to live has slightly reduced during this monitoring period. The number of people that are Very Satisfied is higher than the previous monitoring period but generally people are less satisfied now than 12 months previously. .

	% of residents (2014)	% of residents (2013)	% change since 2013
Very satisfied	52.0	50.6	+1.4
Fairly satisfied	35.7	42.6	-6.9
Neither satisfied nor dissatisfied	6.2	3.5	+2.7

Fairly dissatisfied	4.6	2.3	+2.3
Very dissatisfied	1.5	1	+0.5

Table 17: *Percentage of residents satisfied with their local area as a place to live*
(Source: Surrey Residents' Survey – Annual Data)

Indicator:	Proportion of residents who are satisfied with cultural and recreational facilities
Target:	There is no specific target.

The Surrey County Council annual resident survey showed that residents in Woking were generally satisfied with cultural activities and recreational facilities such as libraries.

Cultural activities	%
Satisfaction with Cultural activities - % Very satisfied	20.7
Satisfaction with Cultural activities - % Fairly satisfied	49.7
Satisfaction with Cultural activities - % Neither satisfied nor dissatisfied	16.1
Satisfaction with Cultural activities - % fairly dissatisfied	4.9
Satisfaction with Cultural activities - % very dissatisfied	
Satisfaction with Cultural activities - % Don't know	8.6

Table 18: *Percentage of residents satisfied with cultural activities*
(Source: Surrey Residents' Survey – Annual Data)

Libraries	%
Satisfaction with Libraries - % Very satisfied	37.6
Satisfaction with Libraries - % Fairly satisfied	37.3
Satisfaction with Libraries - % Neither satisfied nor dissatisfied	9.7
Satisfaction with Libraries - % fairly dissatisfied	5.0
Satisfaction with Libraries - % very dissatisfied	2.5
Satisfaction with Libraries - % Don't know	7.9

Table 19: *Percentage of residents satisfied with their local libraries*
(Source: Surrey Residents' Survey – Annual Data)

Indicator:	Number of areas within Woking that are in the top 20% deprived areas nationally as measured by the Index of Multiple Deprivation
Target:	There is no specific target.

Rank	Ward	LSOA description	Score 2010	National percentile 2010	Score 2007	National percentile 2007	Score 2004	National percentile 2004
1	Maybury & Sheerwater	Dartmouth & Devonshire Avenue	41.22	12.9%	41.09	13.46%	28.58	27.01%
2	Goldsworth East	Lakeview	33.17	21.1%	28.12	27.83%	25.16	32.38%
3	Maybury & Sheerwater	Top of Walton Road & Maybury Road plus Boundary Road	24.12	34.5%	24.63	33.29%	19.21	44.59%
4	Maybury & Sheerwater	Bottom of Walton Road & Maybury Road	23.69	35.3%	21.74	38.90%	20.37	41.84%

Table 20: *Woking LSOA in the 40% most deprived nationally*
(Source: IMD 2010)

Indicator:	Proportion of convenience stores in local centres
Target:	There is no specific target.

Detailed retail information can be found under Objective 18.

OBJECTIVE 7: Make the best use of previously developed land and existing buildings

Indicator:	Proportion of new dwellings built on previously developed land
Target:	Core Strategy target as set out in CS10: Housing provision and distribution is 70%

	% on previously developed land
Completed schemes 01-02	95.2
Completed schemes 02-03	99.5
Completed schemes 03-04	100
Completed schemes 04-05	100
Completed schemes 05-06	100
Completed schemes 06-07	100
Completed schemes 07-08	98.4
Completed schemes 08-09	100
Completed schemes 09-10	100
Completed schemes 10-11	100
Completed schemes 11-12	99.5
Completed schemes 12-13	96.7
Completed schemes 13-14	90.5

Table 21: *Percentage of completions on PDL sites*
(Source: Planning Services, WBC)

Indicator:	Proportion of new business floorspace built on previously developed land
Target:	80% of new business floorspace on previously developed land.

Within this monitoring period all new business floorspace was built on previously developed land.

Indicator:	Amount of derelict land
Target:	There is no specific target.

There is 4.95ha of derelict land in Woking (Camphill Tip and 141-143 Goldsworth Road).

Indicator:	Housing densities in the urban area
Target:	National target as set out in PPG3: Housing is that new dwellings should be built at between 30 and 50 dwellings per hectare (dph) and at higher densities in locations served by good levels of public transport.

Housing Density	2010 - 2011	2011 - 2012	2012 - 2013	2013 - 2014
less than 30 dwellings per	25.1%	8.5%	51.9%	44.8%

hectare				
between 30 and 50 dwellings per hectare	50.3%	22.3%	18.5%	14.0%
above 50 dwellings per hectare	24.5%	69.1%	29.6%	41.2%
Average Density	26.3dph	38.8dph	74.6dph	62.0dph

Table 22: *Density of Housing Completions*
(Source: Planning Services, WBC)

Average housing density for completed dwellings in 2013/14 was 62.0 dwellings per hectare. One of the main contributors to this high average density is the development of New Central on Guildford Road in Woking Town Centre. In terms of sustainability, the town centre is the most sustainable location for high density developments as it provides the best access to key services and facilities.

Dwellings by ward	2013/2014
Brookwood	0
Byfleet	17
Goldsworth East	5
Goldsworth West	0
Hermitage and Knaphill South	0
Horsell East and Woodham	3
Horsell West	0
Kingfield and Westfield	14
Knaphill	1
Maybury & Sheerwater	2
Mount Hermon East	8
Mount Hermon West	245
Mayford and Sutton	0
Old Woking	68
Pyrford	1
St. Johns & Hook Heath	3
West Byfleet	3
TOTAL	370

Table 23: *Net additional dwellings by Ward*
(Source: Planning Services, WBC)

OBJECTIVE 8: Ensure that air quality continues to improve

Indicator:	Number of days when air pollution is moderate or high
Target:	To establish Air Quality Action Plans in areas which are unlikely to meet national air quality objectives

No information available.

Indicator:	Population living in an Air Quality Management Area (AQMA)
Target:	None of Woking's population should live in a AQMA.

An Air Quality Management Area (AQMA) has been established in Woking on the Anchor Hill – High Street junction in Knaphill. The AQMA has been established as the three main housing blocks at the top of Anchor Hill are all exceeding the NO₂ annual mean objective or are within 10% of the objective (36µg/m³).

Indicator:	Number of complaints to Environmental Health about odour, dust and noise
Target:	To reduce the number of complaints to Environmental Health

Last year, the Council's Environmental Health Team received 1931 complaints on a range of issues including noise, odours and dangerous animals.

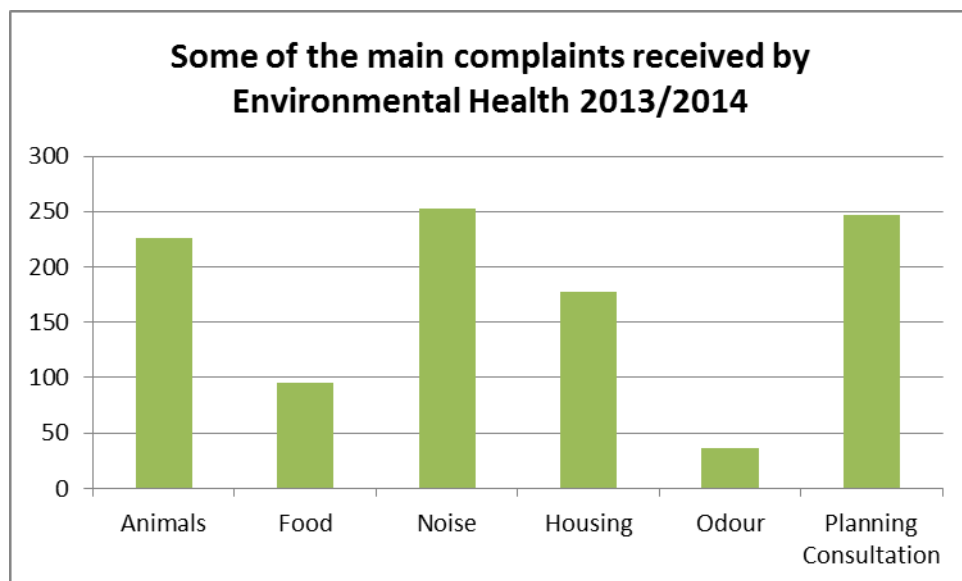


Table 24: Summary of Environmental Health complains 2014
(Source: Environmental Health, WBC)

Indicator:	Light pollution.
Target:	There is no specific target.

There were seven instances of light pollution complaints received by Environment Health during the monitoring period.

OBJECTIVE 9: Conserve and enhance biodiversity

Indicator:	Creation of new/ enhancement of existing habitats for Biodiversity Action Plan (BAP) priority species
Target:	Targets to be inline with those set out in the Surrey BAP

There were no new habitats for BAP priority species during the monitoring period.

Indicator:	Condition of: Sites Special Scientific Interest (SSSI), Sites of Nature Conservation Importance (SNCI), Local Nature Reserve (LNR) and Special Protection Area (SPA) and Special Areas of Conservation (SAC).
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Target:	SSSI's: PSA 95% to be favourable/ recovering by 2010 (Source: Natural England). SNCI Target TBC. LNR's: Actions set out in the Woking Habitat Monitoring Project.
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There are 16 SSSI areas in Woking. The condition of them has been surveyed by Natural England between 2006 and 2010, with 2 of the sites being surveyed in August 2010 and 5 of the sites being surveyed in February 2009.

The results of the surveys are as follows:

	Aug 2007	Oct 2008	Dec 2009	Nov 2010	Nov 2011	Nov 2012	Nov 2013
Favourable	2	2	2	2	2	2	2
Unfavourable condition but recovering	5	8	8	8	8	8	9
Unfavourable condition with no change	2	2	6	6	6	6	5
Unfavourable condition and declining	7	4	0	0	0	0	0

Table 25: Condition of SSSI in Woking Borough
(Source: Natural England Condition of SSSI units,

www.sssi.naturalengland.org.uk/Special/sssi/reportAction.cfm?Report=sdr13&Category=C&Reference=1039

37 of Woking SNCIs areas were surveyed between 2003 and 2005. 14 were found to have declined in quality, 13 were considered to be stable, and 1 was considered to have improved. 9 were not included in the survey. A problem with SNCIs is that many are privately owned.

Nine re-surveys were undertaken by Surrey Wildlife Trust in 2009 and all sites were re-selected. Two areas were subject to boundary changes to exclude areas of poor woodland, garden and hard core and include additional woodland.

The Woking Habitat Monitoring Project 2002 found that both White Rose Lane and Mayford Meadows Local Nature Reserves were in an unfavourable condition. There is no funding for LNRs, works are entirely reliant on volunteers. Work was carried out at both sites to remove Himalayan Balsam in 2011 and additional work has recently been undertaken at White Rose Lane in order to improve the condition of the Local Nature Reserve.

Indicator:	Length/area of high quality hedgerows
Target:	There is no specific target.

No data available.

Indicator:	Achievement of Biodiversity Action Plan (BAP) and Habitat Action Plan (HAP) targets
Target:	There is no specific target.

To be updated in due course.

As part of on going countryside works programme various biodiversity enhancement projects were carried out during the 2012/2013 season.

These include:

- 4 parks protected as Queen Elizabeth II Fields through Fields in Trust (Brookwood Country Park, Kings Head Lane Recreation Ground, St. John's Lye and Waterers Park).
- Habitat and access improvement works at White Rose Lane Local Nature Reserve, including scrub clearance.
- Construction of additional surfaced footpath through Brookwood Country Park.
- Heathland restoration work across 4 heathland sites in Woking.

Indicator:	Population of farmland birds
Target:	There is no specific target.

No data available.

Indicator:	Woodlands Access Standard
Target:	No person should live more than 500m from at least one area of accessible woodland of 2ha; at least one area of accessible woodland of no less than 20ha within 4km.

No data available.

<p>OBJECTIVE 10: Protect, enhance and where appropriate make accessible for the enjoyment the natural, archaeological and historic environments and cultural assets and landscapes of Woking</p>

Indicator:	Number of ancient monuments, listed buildings, locally listed buildings and conservation areas
Target:	a) There should be no loss of statutorily listed buildings. b) There should be no loss of locally listed buildings in conservation areas.

Between 1999 and April 2008 there was an increase of 20 Listed Buildings in the borough – 18 of which are tombs. In this monitoring period there have been no additional Listed Assets in the Borough.

At present there are:

25 Conservation Areas
 4 Grade I buildings and monuments,
 10 Grade II* buildings and monuments, and
 166 Grade II buildings and monuments.
 311 Locally Listed Buildings,
 5 Scheduled Ancient Monuments, and
 3 Registered Parks and Gardens.

Indicator:	Number of Scheduled Ancient Monuments and listed buildings at risk of decay
Target:	Maintain and strengthen the commitment to stewardship of the historic environment.

Brookwood Cemetery was added to the 2009 Heritage at Risk Register produced by English Heritage and remains on the register. The register states that the cemetery's condition is "Extensive significant problems", and its vulnerability is "high". The register also states that "scale of maintenance and restoration work required is immense".

Indicator:	Access to and use of the natural environment
Target:	<ul style="list-style-type: none"> • Natural green space less than 300km from home • 20ha site within 2km of home • 100ha site within 5km of home • 500ha site within 10km of home • At least 1ha of Local Nature Reserve for every 1000 people

Based on the 2008 Place Survey, 10% of residents feel that their needs are not being met in terms of access to and use of the countryside, primarily due to a lack of information, distance from their homes, and problems with transport/ parking. Encouraging access to the natural environment may conflict with objectives to protect nature conservation areas.

A recent Surrey County Council survey (2014) shows that the percentage of residents that feel the countryside is well maintained for recreation purposes is very high. Overall, 74% of residents in the borough are either fairly or very satisfied with the maintenance of the countryside. This is however a 7.6% decrease from the previous monitoring period.

Indicator:	Historic landscapes
Target:	There is no specific target.

There are no proposed Areas of Special Historic Landscape Value in the Borough, although Brookwood Cemetery is worthy of consideration (Source: English Heritage).

Indicator:	No of properties open to the public on heritage open days
Target:	There is no specific target.

2001, 2002, 2003: 2 properties open
 2004: 8 properties open.
 2007: 9 properties open
 2008: 13 properties open
 2009: 16 properties open
 2010: 15 properties open
 2011: 15 properties open
 2012: 15 properties open
 2014: 5 properties open

Indicator:	Number of Conservation Area Character Appraisals (CAC)
Target:	Maintain and strengthen the commitment to stewardship of the historic environment.

Conservation Area BVIs	2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14
Total Number of	26	26	26	25	25	25	25	25	25

Conservation Areas									
Conservation Areas - % with up-to-date character appraisals	35	34.6	20	8	0	0	0	0	0
Conservation Areas - % with published management proposals	23	19.2	0	0	0	0	0	0	0

Table 26: Conservation Area statistics
(Source: Planning Services, WBC)

No CAAs were produced between 2006-2014 due to lack of resources. Of the 8 Conservation Area Appraisals which the Council have produced all are now over 5 years old and out of date.

The Character Study produced for the Council in 2010 recommends producing Conservation Area Appraisals for all Conservation Areas.

Indicator:	Number of sites in Areas of High Archaeological Potential where development takes place without prior assessment
Target:	No development should take place in areas of High Archaeological Potential without prior assessment.

Within this monitoring period no development took place without prior assessment.

OBJECTIVE 11: Maintain agricultural soil quality and reduce the number of sites that are contaminated

Indicator:	Development on the best and most versatile agricultural land
Target:	There should be preference to the development of ALC 3b, 4 and 5.

There has been no development on Grade 1, 2, or 3a agricultural land since the adoption of the Local Plan in 1999 with the exception of the McLaren Production Centre.

Indicator:	Percentage of Local Authority Area inspected for contaminated land annually.
Target:	There is no specific target.

Table 26: Community Safety Indicators

	Annual Community Safety Indicators	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	213/14
EN-006 BV216a	Identifying Contaminated Land – number of sites of potential concern	370	393	407	400	492	527	570	581	592
EN-007 BV216b	Information on contaminated Land – number	18	23	28	31	18	19	19	14	12

BV217	Pollution control improvements %	95	-	100						
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Table 27: *Community Safety Indicators*
(Source: Green Book, WBC)

Identifying contaminated land is dependent on development activity on brownfield sites (envisaged by the government that 75% of contaminated land activity would be on brownfield development) and Council activity on Part IIA (development activity was overestimated and direct Part IIA intrusive investigation activity is not taking place due to lack of available government funding).

Indicator:	Area of land affected by contamination brought back into beneficial use
Target:	There is no specific target.

No data available.

OBJECTIVE 12: Reduce the causes of climate change and prepare for its impacts

Indicator:	Emissions of greenhouse gases from energy consumption, transport, land use and waste management
Target:	Reduce the amount of CO ² equivalent emissions by 80% of the 1990 level by 2090 in steps of 10% up to 2050 and 5% from 2050 to 2090

There has been no further update since the previous Monitoring Report.

Indicator:	Emissions of greenhouse gasses from Council run properties
Target:	Reduce the amount of CO ² equivalent emissions by 80% of the 1990 level by 2090 in steps of 10% up to 2050 and 5% from 2050 to 2090

The amount of greenhpuse gas emissions has decreased by 656,039kg CO₂e (6%0 between 2012/13 and 2013/14. This is partly due to energy efficiency works and CHP refurbishments carried out at three sites within the Borough.

The SAP is an index of the annual cost of heating a dwelling to achieve a standard heating regime and runs from 1 (highly inefficient) to 120 (highly efficient). The rating has changed to move to a scale from 1 (highly inefficient) to 100 (highly efficient). The average SAP rating of local authority-owned dwellings is monitored annually by BV63. This had increased between 2004 and 2010 but has dropped since then. This is thought to be because of the revised SAP Index. The SAP rating has not been updated and published since the last monitoring period.

	2009/2010	2010/2011	2011/2012	2012/2013
Energy efficiency of Council owned homes - SAP rating	77	62.5	63	60.5

Table 28: *Energy efficiency of Council owned homes - SAP rating*
(Source: Green Book, WBC)

OBJECTIVE 13: Reduce the impact of consumption by using sustainably produced and local products

Indicator:	Number of local food producers from Woking area listed in the Surrey Produce Directory
Target:	There is no specific target.

2005: 4 out of 95 in Surrey (Source: Surrey Produce Directory 2004).

The Surrey Produce Directory has not been updated since 2004 however a range of local produce is available at Woking's Farmers' Market which is held in Woking Town Square from 9am to 2.30pm on the third Thursday of the month and also the fifth Saturday of the month. Markets were held throughout 2007, 2008, 2009 and 2010. A Farmers' Market is also held on the first Saturday of each month in Byfleet.

The Woking Farmers Market a range of stalls selling produce ranging from cheese, bread, sauces, pickles to meats and fruit juices and give local residents the opportunity to buy fresh, locally produced goods direct from farmers and producers. All products sold at the Farmers' Market have been grown, reared, brewed, pickled, baked, smoked or processed by the stallholder. Farmers' Markets support the local economy.

Indicator:	Number of plots in Borough and percent vacant
Target:	Recognise the value of allotments as open space and their benefits to health.

There are a total of 10 allotment sites in the Borough. In total, there are now 814 allotment plots in the Borough.

As of the 1 April 2013, there are 70 people on the waiting list for allotment plots. In order to keep up with demand, some allotment societies are reducing the size of their plots to ensure their waiting lists are reduced. There have also been 'start up plots' set up to encourage new people to use the allotments.

OBJECTIVE 14: Reduce waste generation and disposal and achieve management of waste

Indicator:	Proportion of municipal solid waste that has been recycled (1), composted (2) used to recover heat, power and other energy sources (3) and land filled (4)
Target:	Waste Strategy 2007 sets national targets for the reuse, recycling and composting of household waste – of at least 40% by 2010, 45% by 2015 and 50% by 2020

Woking has surpassed its 2020 recycling targets for the fourth consecutive year. Nearly 60% of all waste is now either recycled or composed and it is reducing the amount of waste going to landfill.

	Recycled	Composted	Garden waste	Food Waste	Total
2003/04	14.4	5.0	-	-	19.4
2004/05	15.4	8.2	-	-	23.6
2005/06	19.7	9.3	-	-	29.0
2006/07	27.2	11.2	-	-	38.4

2007/08	30.2	10.8	-	-	41.0
2008/09	32.33	11.7	-	-	44.0
2009/10	30.7	13.2	-	-	43.9
2010/11	30.5	14.2	-	8.7	54.2
2011/12	29.5	-	18.67	8.84	57.0
2012/13	29.8	-	20.71	8.62	59.1
2013/14	30.1	-	21.6	8.0	59.7

Table 28: Percentage of waste recycled and composted
(Source: Neighbourhood Services, WBC)

Indicator:	Total tonnage of household waste produced
Target:	To reduce the amount of household waste collected per household

Total household waste is estimated to increase annually at 2%, and is dependent on population changes. During this reporting year the amount of household waste collected increased from the previous monitoring period by 0.97%.

	Target (Kg of household waste collected)	Kg of Household Waste Collected	% increase
2003/04	-	342	
2004/05	-	359	5.0%
2005/06	-	391	8.9%
2006/07	-	396	1.3%
2007/08	-	382	-3.5%
2008/09	-	363.3	-4.9%
2009/10	355	357.5	-1.6%
2010/11	363	368	2.8%
2011/12	321	370.3	0.6%
2012/13	372	350	-5.5%
2013/14	331	361	+0.9%

Table 29: Kg of Household Waste Collected
(Source: Neighbourhood Services, WBC)

OBJECTIVE 15: Maintain and improve the water quality of the region's rivers and groundwater and to achieve sustainable water resources management

Indicator:	Rivers of Good and Fair chemical and biological quality
Target:	By 2005 for 91% of river length to achieve compliance with Environment Agency River Quality Objectives (in line with national PSA) The Environment Agency has published the River Basin Management Plan.

	Hoe Stream	Basingstoke canal	Wey
Typology Description	Low, Small, Siliceous	Canal	Low, Medium, Siliceous
Current Ecological Quality	Poor Status	Moderate Potential	Moderate Potential
Current Chemical Quality	Does Not Require Assessment	Does Not Require Assessment	Fail
2015 Predicted	Poor Status	Moderate Potential	Moderate

Ecological Quality			Potential
2015 Predicted Chemical Quality	Does Not Require Assessment	Does Not Require Assessment	Fail
Overall Risk	At Risk	Not Assessed	At Risk
Protected Area	Yes	Yes	Yes

Table 29: River quality in Woking
(Source: Environment Agency)

Water Framework Directive (WFD) has now replaced both the River Ecosystem (RE) Classification Scheme and the General Quality Assessment scheme (GQA). The Water Framework Directive sets a target of aiming to achieve at least 'good status' in all water bodies by 2015. (However, provided that certain conditions are satisfied, in some cases the achievement of good status may be delayed until 2021 or 2027.)

The River Ecosystem (RE) Classification Scheme was introduced in England & Wales in 1994 and was used as a water quality planning tool until 2006 when it was replaced by the Water Framework Directive.

In 2008 under the WFD the Environment Agency started to assess water quality using a new, tougher methodology. In addition to rivers, the Directive also applies to lakes and groundwater, not previously included in GQA results. The changes to the assessments mean that WFD results appear significantly different to GQA data. Care must be taken when comparing the two. To make this easier, the Environment Agency ran the WFD and GQA classifications at the same time for 3 years (GQA results are available online). From 2011 the Environment Agency have followed the WFD classification only.

Indicator:	Incidents of major and significant water pollution
Target:	a) By 2007, achieve a 12% reduction in Category 1 and 2 pollution incidents from all sectors (Source: IRF).

There were 16 water pollution incidents in the Borough over the monitoring period. All cases have now been closed. This is up by 3 incidents since the previous monitoring period.

Indicator:	No of new dwellings incorporating grey water systems/ rainwater harvesting
Target:	There is no specific target.

During this monitoring period, there were no new dwellings permitted containing SUDS.

Indicator:	Pressures on water resources allocation
Target:	Maximum indoor water consumption of 105 litres per person per day (Core Strategy Policy CS22)

The Environment Agency state that there is considerable pressure on resources in certain parts of the catchment area; each application for abstraction is subject to a detailed assessment.

The Veolia's Revised Resource Water Management Plan 2008 highlights that whilst the South East Region is an area of severe stress, water supply is not anticipated to be a problem if a new reservoir is completed in Oxfordshire. It is noted that water consumption is very high at 170 litres per day for non-metered properties compared with a national average of 150 litres.

OBJECTIVE 16 Increase in energy efficiency and the proportion of energy generated from renewable sources

Indicator:	Capacity for production of energy from renewable sources
Target:	At least 10% energy needs of new development to be renewable The Thames Valley and Surrey area to achieve 140 MW by 2010 and 209 MW by 2016.

There were 6 development schemes completed during the monitoring period had at least 10% renewable energy production.

Indicator:	Code for Sustainable Homes and SAP Ratings of new buildings
Target:	10% reduction on 2005 baseline of 6.9 tonnes per capita by 2011. (Local Area Agreement 2008, NI 186)

	Design stage	Post construction stage
March 2011	11	1
March 2012	17	1
March 2013	358	3
March 2014	761	24

Table 30: Code for Sustainable Homes - Code certificates issued to date (cumulative figures)
(Source - <https://www.gov.uk/government/collections/code-for-sustainable-homes-statistics>)

The Code for Sustainable Homes rating takes a whole house approach and measures the sustainability of a dwelling against nine different categories: energy/carbon; water; waste; materials; surface water run-off; and health and well being, which have mandatory performance standards; and pollution; ecology; and management. To achieve the levels of the Code, a number of points must be accumulated across all categories and the mandatory requirements must be met.

As the recording of all SAP ratings for new buildings is not passed onto the Building Control Team within Planning Services, it is felt that monitoring the CfSH rating will be more accurate and consistent.

OBJECTIVE 17: Maintain high and stable levels of employment and productivity, encourage high quality low impact development and improve education for all

Indicator:	Economic active population
Target:	There is no specific target.

Date	Woking	Woking (%)	South East (%)	England (%)
Mar 99-Feb 00	48,000	86.4	83	78.5
Mar 00-Feb 01	49,000	84.3	82.9	78.3
Mar 01-Feb 02	52,000	88.7	82.6	78.3

Mar 02-Feb 03	49,000	85.6	82.8	78.3
Mar 03-Feb 04	45,300	77	82.1	78.2
Apr 04-Mar 05	50,400	84.9	82.1	78.3
Apr 05-Mar 06	48,800	83.9	82.3	78.3
Apr 06-Mar 07	48,900	81.7	82.1	78.6
Apr 07-Mar 08	47,300	78.6	82	78.7
Apr 08-Mar 09	53,000	86.5	82.5	78.9
Apr 09-Mar 10	53,000	81.7	79.6	76.5
Apr 10-Mar 11	49,300	78.2	79.3	76.2
Apr 11-Mar 12	51,000	81.4	79.4	76.5
Apr 12-Mar 13	51,800	83.7	79.4	77.3
Apr 13-Mar 14	47,800	78.9	79.9	77.5

Table 31: *All people economically active*
(Source: ONS)

In 2012/13 Woking had an economically active population of around 47,800, which equates to 79.9% of its working aged population. This has decreased by 4000 people over the past year and is now slightly below the South East average.

Indicator:	Number of jobs in the Borough
Target:	There is no specific target.

Year	Woking (density)	South East (density)	Great Britain (density)
2000	0.85	0.84	0.79
2001	0.85	0.84	0.80
2002	0.85	0.85	0.80
2003	0.96	0.83	0.80
2004	0.91	0.83	0.80
2005	0.91	0.84	0.80
2006	0.88	0.81	0.79
2007	0.87	0.82	0.79
2008	0.86	0.81	0.79
2009	0.82	0.79	0.77
2010	0.82	0.80	0.77
2011	0.83	0.80	0.78

Table 32: *Number of employee jobs*
(Source: ONS)

The number of jobs compared to the population of Woking has remained steady over recent years. This is in spite of a growing population and an uncertain economic climate. There is no further update since the previous AMR.

Indicator:	Proportion of people claiming unemployment benefits
Target:	There is no specific target.

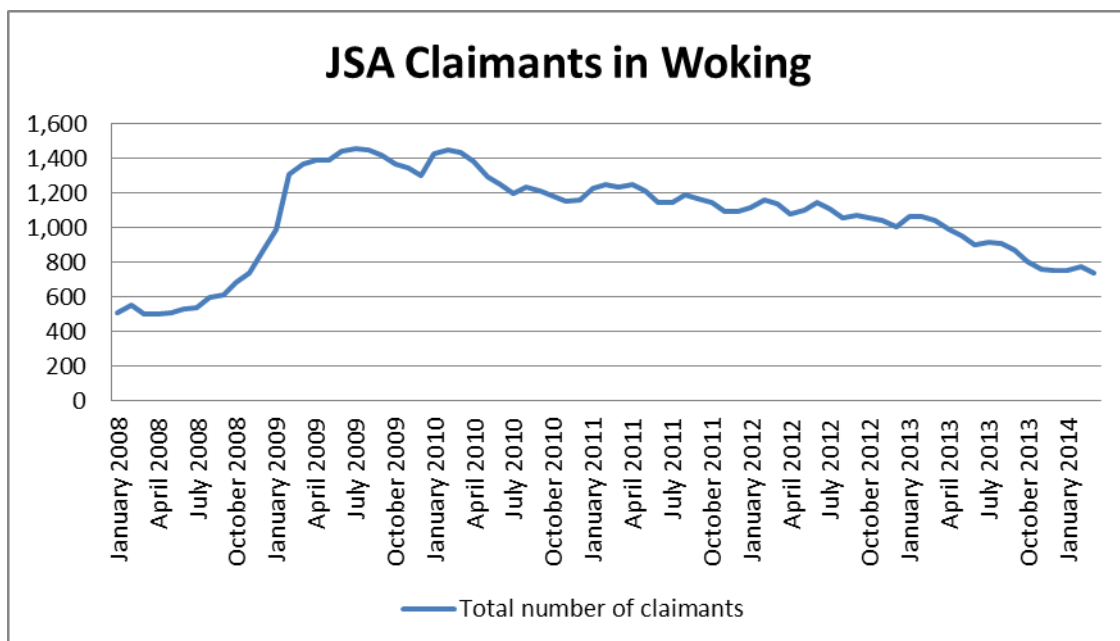


Table 33: Number of people claiming unemployment benefits
(Source: ONS)

The number of people claiming Job Seekers Allowance has continued to steadily fall since the peak in 2009/2010. Historically, the number of claimants has remained relatively low since the mid-1990s. It is hoped that a buoyant local economy will ensure the figure remains low in the future.

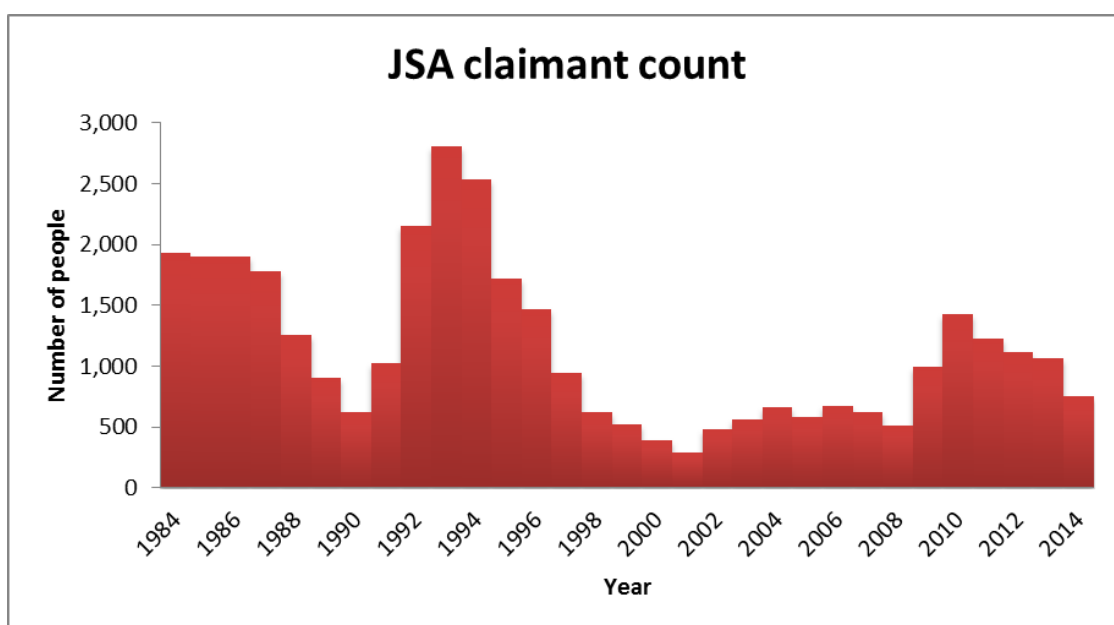


Table 34: Number of people claiming unemployment benefits historically
(Source: ONS)

Indicator:	Increase and decrease in the number of VAT registered businesses in Woking.
Target:	TBC

The number of VAT registered businesses has shown a steady increase in the last 10 years from 3,170 in 1997 to 3,850 in 2007, a rise of 22%. The number of registrations was 22% higher in 2007 than in 2006.

This has not been updated since 2007.

Indicator:	Productivity: Gross Value Added (GVA)
Target:	There is no specific target.

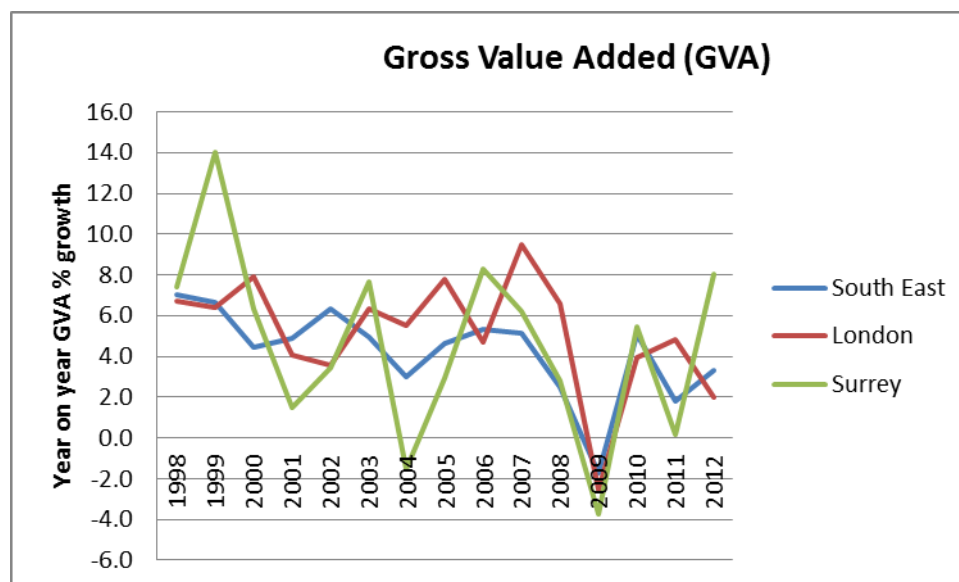


Table 35: Gross Value Added
(Source: ONS)

Gross Value Added indicates the economic activity within a region by measuring the production of goods and services. Since 2000, the Gross Value Added (GVA) in Surrey has increased from £22,006 to £32,736 in 2012. This significant increase has generally followed the regional and London trend data over this period. The latest statistics were published on a county, regional and national level so there is no data specific to the Borough of Woking.

Indicator:	Proportion of population of working age with GCSE or equivalent as highest qualification achieved
Target:	There is no specific target.

	Woking (numbers)			Woking (%)			South East (%)		
	2011	2012	2013	2011	2012	2013	2011	2012	2013
NVQ4 and above	27,700	29,500	31,900	44.5	47.5	52.9	36.2	36.8	38.3
NVQ3 and above	40,200	42,900	41,500	64.6	69.0	68.7	56.7	58.2	59.3
NVQ2 and above	47,200	50,300	49,100	75.9	80.9	81.4	73.3	75.4	76.5
NVQ1 and above	55,400	55,200	54,100	89.1	88.8	89.6	86.6	87.7	88.4
Other qualifications	-	-	-	-	5.4	-	5.5	5.4	5.2
No qualifications	3,800	4,900	4,000	6.1	6.9	6.7	7.9	6.9	6.5

Table 36: Qualification of People of Woking Age in Woking Borough
(Source: ONS annual population survey, Numbers and % are for those of aged 16-64)
NVQ1 – equivalent to fewer than 5 GCSE's at grade A-C

NVQ2 equivalent to 5 or more GCSE's at grades A-C

The percentage of people with NVQ1 and higher qualifications have all increased since 2010 and Woking compares favourably compared to the South East region. It should be noted that the number of people with no qualifications has decreased by 900 people in one year.

Indicator:	Proportion of 16 year olds staying on in education
Target:	There is no specific target.

	Oct 2009	March 2010	Oct 2010	March 2011	July 2011	August 2012
Number of NEETs	-	84	-	82	59	155
% of the Surrey total	10.6%	9.7%	8.4%	9.6%	8.5%	13.2%

Table 37: *Number of Not in Education or Employment Training (NEETs) in Woking Borough*
Source: *Woking Young People's Needs Analysis January 2013*

Table 41 above sets out the number of 16-18 year olds classified as NEET (not in education, employment or training) and the percentage of the Surrey NEET total in Woking from October 2009 to August 2012. According to the data in the Woking Young People's Needs Analysis, 78% of young people who have been identified as at risk of becoming NEET in Woking have some form of learning difficulty or disability. It also highlights that the majority of 16-18 years olds classified as NEET can be found in the wards of Maybury and Sheerwater and Knaphill. This information has not been updated since the previous monitoring period.

Indicator:	Proportion of adults with poor literacy and numeracy
Target:	There is no specific target.

No recent information available.

Indicator:	Number of people in vocational training
Target:	There is no specific target.

The number of people on full time apprentice schemes in the Borough continues to remain strong. Since 2005 the number of people of full time schemes as grown from 190 to 550 people. The figures for this year are provisional and therefore the actual number may be equal to or greater than the previous years figure.

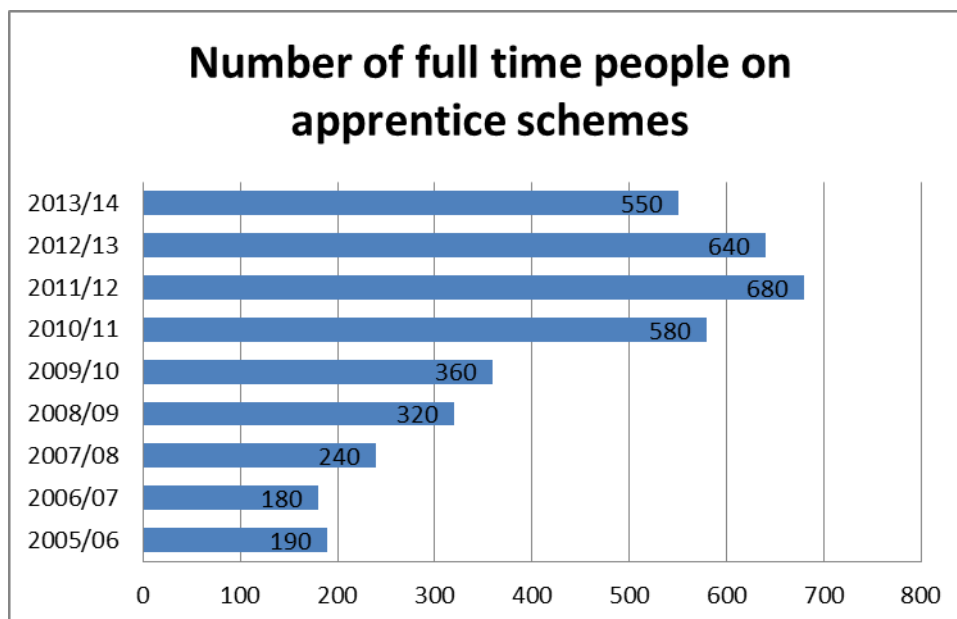


Table 38: Number of full time people on apprentice schemes
(Source: ONS)

Indicator:	Gross weekly salary (£)
Target:	There is no specific target.

Table 47: Earnings by Workplace, Gross Weekly Pay

Gross weekly pay	Woking 2010	Woking 2011	Woking 2012	Woking 2013	Woking 2014	South East 2014
Full time workers (average)	£498.8	£464.1	£483 (+3.3%)	£480.6 (-0.49)	£451.6 (-6.03%)	£541.4
Males	£574.9	£512.8	£541 (+3.7%)	£548.5 (+1.38)	£484.9 (-11.59)	£589.9
Females	£407.1	£429.5	£415 (-2.3%)	£413.9 (+0.26)	£420.3 (+1.54)	£475

Table 39: Earnings by workplace, Gross Weekly Pay
(Source: NOMIS - ONS annual survey of hours and earnings - workplace analysis)

OBJECTIVE 18: Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance the economies of town and district centres

Indicator:	Number of businesses in rural areas
Target:	There is no specific target.

2008: 933 businesses (measured as workplaces) in rural Woking (ABI, Nomis) Rural is defined as the employment sites which are located within the designated Green Belt of the Woking Borough, with areas such as Mayford and Sutton Green, as well as parts of Horsell East, Pyrford and Old Woking.

In 2010 Lambert Smith Hampton Produced an Employment Land Review as part of the Evidence Base for the Core Strategy and identified 10 employment sites within this designated area.

Indicator:	Amount of commercial and industrial floorspace
Target:	There is no specific target.

In 2010 Lambert Smith Hampton Produced an Employment Land Review as part of the Evidence Base for the Core Strategy. The document reviewed existing employment land and found that Woking Borough has 206,726 sq. m of office floor space, 215, 616 sq. m of Industrial floorspace and 84,830 sq. m of mixed employment floorspace and a total of 507,172 sq. meters of floorspace. Over this monitoring period there was an overall increase of 2298 sq. m of B1, B2 and B8 floorspace, this is mainly down to the completion of the WWF building in the Town Centre .

Changes to Permitted Development Rights will have an impact on the amount of office floorspace throughout the Borough. It will be important to monitor the number of change of use applications that are approved and their locations in subsequent monitoring reports in order to ensure the Council facilitates the delivery of office floorspace in the relevant centres, as set out in the Core Strategy.

Indicator:	Amount of vacant Employment Floorspace
Target:	There is no specific target.

Vacancy Rates of Employment Floor Space:

2014: 2.9%*
2013: 20.3%
2010: 19.1%
2009: 19.0%
2007: 16.5%
2000/01: 11%

** This figure is derived from un-let floorspace marketed from a Commercial database Costar. The data may be skewed as it will only pick up floorspace that is being marketed.*

Indicator:	Vacant floorspace in the town and village centres
Target:	There is no specific target.

Table 50: Retail Vacancy

Area	Vacancy rate (%)				
	2008	2009	2011	2013	2014
WTC – primary retail area	4.1	8.8	13.4	14.2	9.3
WTC – secondary retail area	6.8	6.2	10.3	19.2	11.11
West Byfleet District Centre	7.1	-	7.9	6.6	3
Byfleet District Centre	8.8	-	15.2	4.2	5.5
Goldsworth Park	0	-	0	0	0
Horsell	2.6	-	5.1	12.1	3
Knaphill	1.5	-	7.5	6.7	3.3
Sheerwater	4.8		38.1	0	5

Table 40: Retail vacancy rates, 2013
(Source: Planning Services, WBC)

The vacancy rate in the primary retail area and secondary areas of Woking Town Centre have decreased. This demonstrates that the retail market in the town is coping well in the current climate.

In other areas, vacancy rates have generally fallen.

OBJECTIVE 19: Minimise the adverse impact of emissions arising from the use of transport

Indicator:	Proportion of people who travel to work by car
Target:	Reduction in number of people travelling to work by car

The number of people that travel to work by car or van has decreased from 58.9% of the population in 2001 to 57.8% in 2011. This is the fifth lowest proportion of people who travel to work by car or van in Surrey. Table 49 indicates how people travel to work in Woking.

Method of transport	Proportion of the population in Woking	Surrey average
Driving a car or van	57.79%	59.26%
Foot	8.9%	8.61%
Train	15.9%	13.55%
Bus	2.33%	2.67%
Work mainly at or from home	6.62%	7.7%
Bicycle	2.66%	2.23%

Table 41: Method of transport to work, 2011
(Source: Census 2011)

Indicator:	Traffic volumes
Target:	No increase in peak period traffic flows (07:00-10:00 hrs).

No updated data available.

	Surrey			Great Britain		
	Motorways	A Roads	All Roads	Motorways	A Roads	All Roads
2001	4,980	5,680	13,819	90,800	215,100	474,400
2002	5,072	5,654	13,959	92,600	218,600	486,500
2003	5,106	5,615	13,949	93,000	221,000	490,400
2004	5,053	5,054	14,108	96,600	224,100	498,600
2005	5,009	5,002	14,001	97,000	223,000	499,400
2006	5,124	4,971	14,116	99,200	226,000	507,500
2007	5,152	4,924	14,163	100,600	224,800	513,000
2008	-	-	14,074	100,100	222,800	508,900
2009	-	-	13,945	99,500	222,400	504,000
2010	-	-	13,652	98,200	219,500	495,900
2011	-	-	13,509	99,500	220,400	488,900
2012	-	-	13,469	100,400	218,500	487,100
2013	-	-	13,466	101,900	218,600	488,800

Table 42: Annual traffic (million vehicle kilometres) for Motorways and A Roads, in Surrey and GB

(Source: www.gov.uk - Table TRA0202 and TRA8904)

Indicator:	Monetary investment in public transport, cycling and walking
Target:	There is no specific target.

In 2010/2011 Surrey County Council were successful in securing £3.93 million for its Local Sustainable Transport Fund bid (Key Component).

Surrey County Council submitted a further bid to Government in December 2011 for £16 million towards improvements to the road net works around the Towns of Woking, Guildford and Redhill. In June 2012, it was confirmed that the County Council was successful in securing £14.304 million in grant funding from the Department for Transport's Local Sustainable Transport Fund (LSTF), requesting that the County find additional sources of funding to meet the total 16million required.

In combination the Council, in partnership with the County are rolling out a number of improvements across the borough. The Sheerwater Link Road is now complete and has had a significant impact on reducing congestion in the area. Highway improvements are also under way along Albert Drive and Parvis Road. This funding will continue to be rolled out across the county over the next year.

Indicator:	Number of planning permissions with Green Travel Plans
Target:	There is no specific target.

No planning permissions that were permitted between April 2012 and March 2013 had Green Travel Plans.

Indicator:	Length of cycle tracks
Target:	TBC

As part of 'The Planet Trails' cycle network, sufficient improvements have been made to the cycle network during the monitoring period. As the works have been carried out in phases, it is expected that the routes will be completed during 2014.

Three new routes were started including the new 'Earth Trail' which will link Woking Town Centre with Worplesdon Station using quiet streets and off-road shared

spaces. Works have been completed on the first phases of the 'Mercury Trail' which links West Byfleet with Byfleet. This new trail is approximately 3km in length.

The Dione Trail will enable cyclists and pedestrians to use a shared surface and new signage for this route is planned to be installed.

	As at bid to Cycle England February 2008	March 2010
Off-road	9.58km	27.18km
On-road	7.71km	7.71km
On-road (signed only)	26.35	27.72km
Total	43.64km	62.45km

Table 43: Cycle network distances in Woking Borough (km)
(Source: Cycle Woking)

Total length of dedicated cycle facilities in July 2008 (pre Cycle Woking) = 43.64 km
Total Length of dedicated facilities added during course of cycling town programme = 26.31 km

Cycling town programme added the following;

Off-road cycle paths = 26.3 km

On-road cycle lanes added = 0.01 km

Additional advanced stop lines = 3

Prior to the Cycle Woking programme, the total length of dedicated facilities in Woking in July 2008 was 43.64km. 26.31km of new off road cycle network has been constructed since the July 2008, with 12.9km along the Basingstoke Canal. This provided a 60% increase in dedicated cycle facilities during the course of the programme between July 2008 and March 2011.

Although only 0.01km of new marked cycle lanes were installed, 12.34km of on road (signed only) routes were added, mainly on quiet roads.

Five new or improved signalised cycle crossings were added, allowing improved access across busy roads and joining up the network, four of these were in the town centre area. Three advanced stop lines were also added. 39.77km of the cycle network has been comprehensively signed.

OBJECTIVE 20: Improve public transport facilities and their use and reduce congestion by providing jobs and services close to where people live or where they can access them by public transport.

Indicator:	Number of live work units constructed
Target:	There is no specific target.

No data available.

Indicator:	Level of planning obligations pooled and directed to transport improvement
Target:	There is no specific target.

During the monitoring period, the Council agreed no monies in Section 106 contributions toward public transport improvements. Despite this figure, significant S106 transport contributions are only agreed on large scale developments. Table 52

shows how transport and highways contributions have fluctuated over recent monitoring periods.

The Council agreed £129,020.32 in highways contributions during this monitoring period.

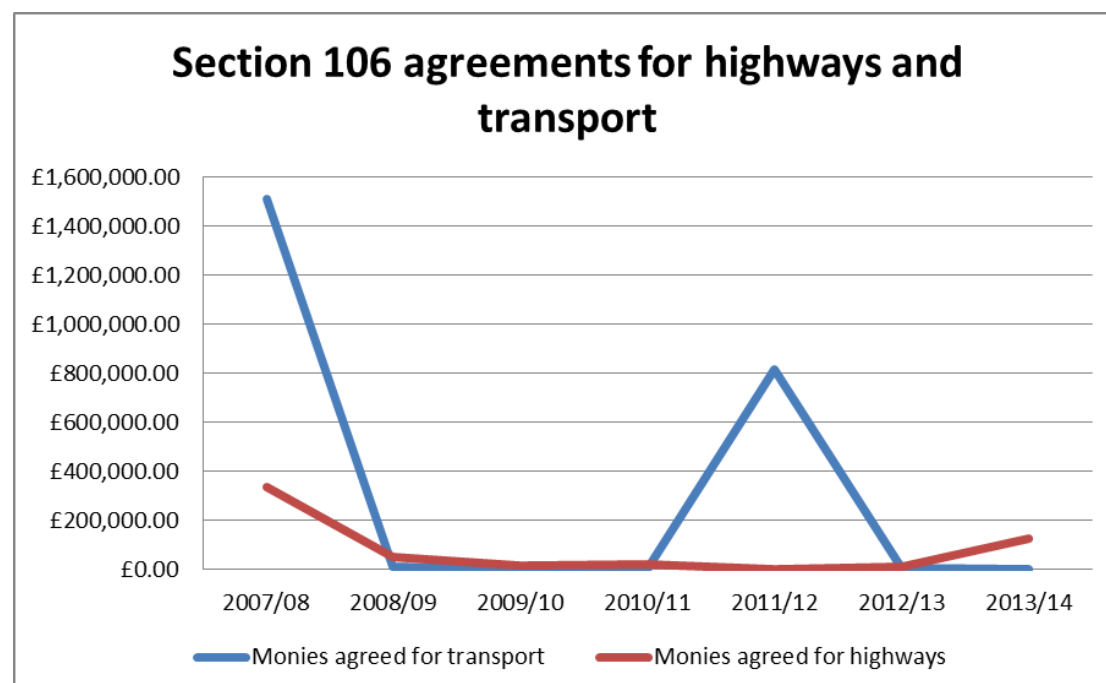


Table 44: Section 106 agreements for highways and transport 2007 – 2013
(Source: Planning Services, WBC)

As part of the regulations under the Community Infrastructure Levy, Council's are required to prepare a Regulation 1,2,3 List which sets out infrastructure projects the money generated from CIL should be put towards. This list has been put together by the Council and will be submitted as part of the examination documents when CIL goes to independent examination in 2014.

Indicator:	Access to and frequency and reliability of public transport
Target:	There is no specific target.

South West Trains Performance Boards Charter Results: 4 weeks up to 6 December 2014 and average performance over 52 weeks to 6 December 2014: Performance against Passengers' Charter standards

	South West Trains Charter Standards	Performance 4 weeks to 06 December	Ave performance 52 weeks to 06 Dec
Main Line			
Punctuality	89.0	77.6	87.1
Reliability	99.0	99.4	99.5
Suburban Service			
Punctuality	92.0	80.4	89.5
Reliability	99.0	99.1	99.2

Table 45: South West Trains Performance, (Source: Stagecoach South West Trains)

Punctuality - Percentage of peak hour trains arriving at destinations within five minutes of scheduled time (Monday to Friday).

Reliability - Percentage of the advertised train service actually operated (Monday to Friday all day).

Indicator:	Percentage of new development built in the most accessible areas as defined by the Public Transport Accessibility Model
Target:	Surrey Local Transport Plan provisional target: reduce the percentage of children travelling to school by car (as only passenger): 5-10yrs from 42% (2004) to 36% (2010); 11-16yrs from 28% (2004) to 22% (2010).

Surrey wide target for children travelling to school by car shows a reduction of 3% which is on track to meet the current Surrey target.

Amount of new residential development within 30 minutes of key services			
	2011/12	2012/13	2013/14
GP	100%	100%	100%
Hospital	96.2%	95.6%	99.7%
Primary School	100%	100%	100%
Secondary School	94.1%	96.0%	95.4
Area of Employment	99.5%	100%	100%
Major Retail Centre (Woking Town Centre)	99.9%	100%	100%

Table 46: *Amount of new residential development within 30 minutes of Key Services;
Based on additional dwellings completed
(Source: Planning Services, WBC)*

Annex 2 – Dwelling completions

Dwelling completions 01/04/2013 – 31/03/2014

Application Reference	Address	Description	Ward	New Increase in Dwellings
2007/0850	1 Elmstead, Sanway Road	EREC OF SIDE EXT TO CREATE A NEW 2 BED DWELLING	Byfleet	1
2007/0857	New Central, Guildford Road	MIXED USE REDEV INCL 445 FLATS, TOWNHOUSES, B1 OFFICE & MIXED COMM USES (A1 & A3) (AMM + RM 2005/1229)	Mount Hermon West	216
2008/0909	Land to the rear of 22 Woodham Road	EREC OF 2 X 2 STOREY 4 BED HOUSES WITH ACCESS FROM RUSSETTS CLOSE	Horsell East and Woodham	2
2008/1191	Land at Rydens Way, Old Woking	REDEVELOPMENT OF PRIVATE OPEN SPACE TO PROVIDE 42 NEW DWELLINGS	Old Woking	35
2009/0432	24 College Road	CONVERSION OF GRD FLR FROM A1 (RETAIL) TO C3 (DWELLING) & EXTENSIONS TO EXISTING BLDG TO CREATE 6 FLATS	Mount Hermon East	4
2009/0592	25 Claremount Avenue	ERECTION OF 3 STOREY BUILDING CONTAINING 9 FLATS FOLLOWING DEMOLITION OF EXISTING PROPERTY	Mount Hermon West	8

2010/0082	Wisteria Cottage, Onslow Crescent	DEMOLITION OF EXT DWELLING & REPLACE WITH 2 X 4 BED DWELLINGS. (AMENDEMENT TO 09/0473 TO ALLOW ROOMS IN ROOF & S/S EXTENSIONS TO REAR)	Mount Hermon East	1
2010/0197	36 Hursley, Bagshot Road	DEM EXISTING + EREC 2 X 4 BED HOUSES	Knaphill	1
2010/0234	Martins Press, High Street	EXTENSION OF TIME TO BEGIN DEV UNDER O/L PP 2006/0538 & RM 08/0024 FOR REDEVEL OF PRINTWORKS TO FORM 88 UNITS	Old Woking	33
2010/0367	80 Kingsway	RENEWAL OF 2007/0159 TO DEMOLISH EXISTING BUNGALOW & ERECT 2 SEMI-DETACHED HOUSES	Goldsworth East	1
2010/0845	5 Portugal Road	CONVERSION OF DWELLING HOUSE TO 2 X SELF-CONTAINED FLATS	Maybury and Sheerwater	1
2010/0866	Post Office, 9 St Johns Road	TWO STOREY EXTENSION TO ACCOMMODATE 1 X STUDIO, 2 X 1 BED FLATS AND 1 X 2 BED FLAT	St Johns	3

2011/0063	Limerick House, Heathside Park Road	CONVERSION OF EXISTING LIVING ROOM IN HMO TO SELF CONTAINED STUDIO FLAT	Mount Hermon East	1
2011/0249	11 Camphill Road	DEMOLISH EXISTING HOUSE & ERECTION OF 3 x 4 BED HOUSES	West Byfleet	2
2011/0657	Vanners Parade, High Road	ADDITION OF ROOF EXT WITH DORMERS TO PROVIDE 7 FLATS & TWO STOREY EXTENSION WITH ROOF ACCOMODATION FOR 1 BED APARTMENT	Byfleet	8
2011/0680	11-13 Old Woking Road	COU OF 1ST & 2ND FLOORS FROM B1 (OFFICE) TO 3 BED FLAT (C3)	West Byfleet	1
2011/0705	Tudor Glen and Ambleside, Kingfield Road	ROOF EXTENSION & DORMERS TO FRONT & REAR TO FACILITATE CONVERSION TO 6 X 1 BED FLATS	Kingfield and Westfield	4
2011/0998	32 St Thomas Mores Church, Binfield Road	DEMOLITION OF EXISTING CHURCH & ERECTION OF TERRACE OF 6 X 3 BED & 2 X 2 BED DWELLINGS	Byfleet	8
2011/1062	33 Westfield Social Club, Westfield Road	ERECTION OF 2 X 2 BED & 7 X 3 BED DWELLINGS WITHIN 3 TERRACES & ASSOCIATED PARKING	Kingfield and Westfield	9

2012/0036	Primrose, Coley Avenue	DEMOLISH EXISTING CARE HOME & ERECT 2 X 4 BED DWELLINGS	Mount Hermon East	2
2012/0143	20 Omega Road	SUB-DIVISION OF EXISTING PROPERTY INTO 1 X 1 BED & 1 X 3 BED FLATS	Maybury and Sheerwater	1
2012/0212	Bolberry Cottage, Ridgway Road	ERECTION OF 1 NEW DWELLING TO REAR OF PROPERTY	Pyrford	1
2012/0377	23-25 Chertsey Road	COU OF 1ST & 2ND FLRS FROM ANCILLIARY RETAIL AND OFFICE ACCOMODATION (A1) TO 2 X 1 BED & 2 X 2 BED FLATS	Goldsworth East	4
2012/0720	New Central, Guildford Road	RELOCATION OF APPROVED GYM TO GRD FLR & 11 ADDITIONAL APARTMENTS ON GRD FLR OF BLOCKS A, B & C	Mount Hermon West	7
2012/0737	12A Greensward, White Rose Lane	ERECTION OF 2 DETACHED DWELLINGS FOLLOWING DEMOLITION OF EXISTING DWELLING	Mount Hermon West	1
2012/0895	Conifers, Grange Road	DEMOLITION OF EXISTING BUNGALOW & ERECTION OF TWO DETACHED HOUSES (AMENDMENT TO PREVIOUS APPLICATION)	Horsell East and Woodham	1

2012/1123	120 Hawthorn Road	RETENTION OF 2 STOREY SIDE EXTENSION TO BE USED AS SELF-CONTAINED 2 BED DWELLING	Kingfield and Westfield	1
2012/1129	Block L, New Central, Guildford Road	RE-PLAN TO PREVIOUSLY APPROVED BLOCK L TO PROVIDE 13 APARTMENTS IN PLACE OF 6 TOWNHOUSES	Mount Hermon West	13
			TOTAL	370

Annex 3 – Dwelling permissions

Dwelling Permissions – 01/04/2013 – 31/03/2014

Application Reference	Address	Description	Ward	Net increase in dwellings
2012/0224	Land at Brookwood Farm, Bagshot Road	ERECTION OF 297 DWELLINGS WITH OPEN SPACE, SPORTS PITCHES, ANCILLIARY B'LDING & FACILITIES, ALLOTMENTS, ACCESS ROAD & CAR PARKING	Knaphill	297
2012/0466	Cedar Ridge, St Johns Hill Road	DEMOLITION OF EXISTING HOUSE & ERECTION OF 2 X 5 BED DETACHED HOUSES	St Johns	1
2012/0720	New Central, Guildford Road	RELOCATION OF APPROVED GYM TO GRD FLR & 11 ADDITIONAL APARTMENTS ON GRD FLR OF BLOCKS A, B & C	Mount Hermon West	11
2012/0763	Land to the rear of 143 Old Woking Road	ERECTION OF 2 X 5 BED DWELLINGS	Pyrford	2
2012/0828	Land to the rear of 3-9 St Johns Road	ERECTION OF 4 X TWO STOREY DWELLINGS	St Johns	4
2012/0862	White Cottage and Cypress, Mount Hermon Road	ERECTION OF 4 X 4 BED DWELLINGS FOLLOWING DEMOLITION OF EXISTING DWELLINGS	Mount Hermon West	2

2012/0937	The White Hart, 150 High Street	CONVERSION & EXTENSION OF PUBLIC HOUSE TO FORM 2 HOUSES & 4 FLATS & ERECT TERRACE OF 3 HOUSES AT REAR	Old Woking	9
2012/0946	Hemyock, Chobham Road	ERECTION OF 2 SEMI-DETACHED 3 BED DWELLINGS FOLLOWING DEMOLITION OF EXISTING DWELLING	Horsell East and Woodham	1
2012/0998	Sapphire House, York Close	DEMOLITION OF VACANT OFFICE BUILDING AND ERECTION OF 10 X 3 BED & 1 X 4 BED UNITS	Byfleet	11
2012/1039	Sandringham, Guildford Road	DEMOLISH OFFICE BUILDINGS AND ERECT FRONTAGE BLOCK WITH NURSERY & 8 FLATS & 4 HOUSES	Mount Hermon West	12
2012/1058	122 Hawthorn	NEW ATTACHED 2 BED DWELLING	Kingfield and Westfield	1
2012/1103	112-116 Connaught Road	ERECTION OF 9 X 1 BED & 21 X 2 BED FLATS	Brookwood	29
2012/1123	120 Hawthorn Road	RETENTION OF 2 STOREY SIDE EXTENSION TO BE USED AS SELF-CONTAINED 2 BED DWELLING	Kingfield and Westfield	1
2012/1129	Block L, New Central, Guildford Road	RE-PLAN TO PREVIOUSLY APPROVED BLOCK L TO PROVIDE 13 APARTMENTS IN PLACE OF 6 TOWNHOUSES	Mount Hermon West	13

2012/1185	42 Arnold Road	COU OF REAR OF BUILDING FROM A1 (SHOP) TO C3 (RESIDENTIAL)	Maybury and Sheerwater	1
2013/0062	Five Acres, Brookwood Lye Road	TWO ADDITIONAL MOBILE HOMES WITH PARKING AND RELATED HARDSTANDING FOR A PERIOD OF 2 YEARS	Brookwood	1
2013/0081	Site known as Moor Lane	DEMOLITION OF ALL EXISTING STRUCTURES ON SITE & ERECTION OF 371 RESIDENTIAL UNITS	Kingfield and Westfield	371
2013/0165	Conifers, Maybury Hill	DEMOLISH EXISTING DWELLING & ERECTION OF 2 X 5 BED DWELLINGS	Mount Hermon East	1
2013/0172	141-143 Goldsworth Road	ERECTION OF 13 APARTMENTS	Goldsworth East	13
2013/0321	Russells Yard, 12A Loop Road	DEMOLISH EXISTING WORKSHOPS & ERECTION OF 3 X 3 BED & 2 X 2 BED DWELLINGS	Kingfield and Westfield	5
2013/0526	Regent House, 19-20 The Broadway	PRIOR APPROVAL FOR COU FROM B1 (OFFICES) TO C3 (RESIDENTIAL)	Goldsworth East	9
2013/0552	Sheer House, 7 Station Approach	PROPOSED CONVERSION OF EXISTING OFFICE BUILDING TO RESIDENTIAL	West Byfleet	40

2013/0716	Plum House, 72 High Street	PRIOR APPROVAL FOR COU OF REAR HALF OF BUILDING FROM OFFICES B1a (OFFICES) TO C3 (RESIDENTIAL)	Horsell West	2
2013/0749	Old Woking Police Station, 80A Rydens Way	TWO STOREY REAR & SIDE EXTENSIONS TO FORM NEW DWELLING	Old Woking	1
2013/0760	Evans (Woking) Cycle, 1 Guildford Road	CHANGE OF USE FROM VACANT OFFICES TO RESIDENTIAL	Mount Hermon West	1
2013/0776	Maybury Lodge Hotel, 83-84 Maybury Road	ERECTION OF 4 X 2 BED HOUSES TO REAR OF	Maybury and Sheerwater	4
2013/0804	Depot, Wishbone Way	DEMOLITION OF DEPOT & CONSTRUCTION OF 12 X 1 BED FLATS	Goldsworth West	12
2013/0818	First floor, 80-82A High Road	CHANGE OF USE FROM OFFICE TO RESIDENTIAL	Byfleet	1
2013/0876	30A High Street	COU OF EXISTING WORKSHOP (B1c) TO RESIDENTIAL DWELLING	Old Woking	1
2013/0958	7-9 Chertsey Road	PRIOR APPROVAL FOR CONVERSION FROM B1 (OFFICES) TO RESIDENTIAL (C3)	Goldsworth East	11
2013/0974	Highclere House, 5 High Street	PRIOR APPROVAL FOR CONVERSION OF OFFICES (B1) TO RESIDENTIAL (C3)	Knaphill	8

2013/1031	The Clockhouse, St Johns Lye	CONVERSION OF EXISTING OFFICE BUILDING TO 2 X 2 BED APARTMENTS	St Johns	2
2013/1301	Unit 2, Pyrford House, Pyrford Road	PRIOR NOTIFICATION OF COU FROM OFFICE (B1) TO RESIDENTIAL (C3) TO CREATE 2NO 2 BED FLATS	West Byfleet	2
2013/1309	Steward House, 14-18 Commercial Way	PRIOR APPROVAL FOR COU FROM OFFICE (B1) TO RESIDENTIAL (C3) TO CREATE 15 FLATS WITH 12NO 1 BED AND 3NO STUDIO FLATS	Goldsworth East	15
2014/0134	6 Chertsey Road	PRIOR APPROVAL TO CHANGE OF USE FROM OFFICES (B1) TO RESIDENTIAL (C3) COMPRISING 5NO 1 BED FLATS	Goldsworth East	5
			TOTAL	900

Annex 4 – Monitoring of Core Strategy Policies

Core Strategy Policy CS2: Woking Town Centre

Indicator	Achieved	Target	Difference
Net additional dwellings - Completed	241	128.2	+112.8
Net additional dwellings - Permitted	93	128.2	-35.2
Density completed	182.58dph	200dph	-17.42
Density permitted	185dph	200dph	-15
B1 floorspace – Completed (m ²)	2787	1,588	1199
B1 floorspace – Permitted (m ²)	729	1588	-859
Amount of floorspace completed - A1 (m ²)	-94	4,375	-4469
Amount of floorspace completed - A2 (m ²)	0		
Amount of floorspace completed - A3 (m ²)	0		
Amount of floorspace completed - A4 (m ²)	0		
Amount of floorspace completed - A5 (m ²)	0		
Amount of floorspace permitted - A1 (m ²)	-2277	4375	-6652
Amount of floorspace permitted - A2 (m ²)	-91	1,675	-1111
Amount of floorspace permitted - A3 (m ²)	356		
Amount of floorspace permitted - A4 (m ²)	0		
Amount of floorspace permitted - A5 (m ²)	48		
Amount of floorspace permitted - Mixed A (m ²)	251		
Net Change in Town Centre Floorspace (m ²)	-94	4429	4335
% of new A1 floorspace in Primary Shopping Frontage	0		
% of new A1 floorspace in Secondary Shopping Frontage	-94		
Net change in hotel bed spaces	0		
Vacancy rates - Primary shopping frontage	9.9%		
Vacancy rates - Secondary shopping frontage	4.4%		
Rest of Town Centre	11.11%		
Number of transport improvements in the Town Centre	0		
Cycle parking spaces	336		
Improvement schemes to cycle network	1		
Net change in community floorspace	0		
Traders at the farmers market	An average of 10		

Core Strategy Policy CS3: West Byfleet District Centre

Indicator	Achieved	Target	Difference
Net additional dwellings - Completed	1	10	-9
Net additional dwellings - Permitted	42	10	+32
Density completed	50	50-100dph	Achieved
Density permitted	47dph	50-100dph	-3dph
B1 floorspace – Completed (m ²)	-137	88.23	-225.23
B1 floorspace – Permitted (m ²)	-5500	88.23	-5588.23
Amount of floorspace completed - A1 (m ²)	0	735.3	-735.3
Amount of floorspace completed - A2 (m ²)	0	500	-500
Amount of floorspace completed - A3 (m ²)	0		
Amount of floorspace completed - A4 (m ²)	0		
Amount of floorspace completed - A5 (m ²)	0		
Amount of floorspace permitted - A1 (m ²)	0	735.3	-735
Amount of floorspace permitted - A2 (m ²)	0	500	-500
Amount of floorspace permitted - A3 (m ²)	0		
Amount of floorspace permitted - A4 (m ²)	0		
Amount of floorspace permitted - A5 (m ²)	0		
Amount of floorspace permitted - Mixed A (m ²)	0		
Completed A1 floorspace in Primary Shopping Frontage (m ²)	0		
Permitted A1 floorspace in Primary Shopping Frontage (m ²)	0		
Net change in community floorspace (m ²)	0		
Cycle parking spaces	0		
Cycle journeys made	No information available		

Core Strategy Policy CS4: Local and neighbourhood centres and shopping parades

Indicator **Achieved** **Target** **Difference**

Net additional dwellings - Completed

Byfleet	0	14.7	-14.7
Horsell	0		
Knaphill	0		
St Johns	0		
Goldsworth Park	0		
Kingfield	0		
Sheerwater	0		

Net additional dwellings - Permitted

Byfleet	1	14.7	-5.7
Horsell	2		
Knaphill	0		
St Johns	6		
Goldsworth Park	0		
Kingfield	0		
Sheerwater	0		

Net change in A1 retail floorspace completed (m²)

Knaphill	0	141.2	-141.2
Horsell	0	153	-153
St Johns	0		
Goldsworth Park	0		
Kingfield	0		
Sheerwater	0		
Brookwood	0		
Mayford	0		
Old Woking	0		
Pyrford	0		
Walton Road	0		
Westfield	0		
Anchor Hill	0		
Barnsbury	0		
Blackbridge Road	0		
East Hill	0		
Guildford Road	0		
Gorsewood Road	0		
Hermitage Road	0		

Maybury	0		
Maybury Road	0		
Oriental Road	0		
Rydens Way	0		
Wych Hill	0		

Net change in A1 retail floorspace permitted (m²)

Knaphill	0	141.2	-141.2
Byfleet	1020	153	782
Horsell	0		
St Johns	0		
Goldsworth Park	0		
Kingfield	0		
Sheerwater	-85		
Brookwood	0		
Mayford	0		
Old Woking	0		
Pyrford	0		
Walton Road	0		
Westfield	0		
Anchor Hill	0		
Barnsbury	0		
Blackbridge Road	0		
East Hill	0		
Guildford Road	0		
Gorsewood Road	0		
Hermitage Road	0		
Maybury	0		
Maybury Road	0		
Oriental Road	0		
Rydens Way	0		
Wych Hill	0		

Net change in A2-5 retail floorspace completed (m²)

Knaphill		40	-40
Horsell		40	-40
St Johns			
Goldsworth Park			
Kingfield			
Sheerwater			
Brookwood			
Mayford			
Old Woking			
Pyrford			

Walton Road			
Westfield			
Anchor Hill			
Barnsbury			
Blackbridge Road			
East Hill			
Guildford Road			
Gorsewood Road			
Hermitage Road			
Maybury			
Maybury Road			
Oriental Road			
Rydens Way			
Wych Hill			

Net change in A2-5 retail floorspace permitted (m²)

Knaphill	-16	40	-56
Byfleet		40	-40
Horsell			
St Johns			
Goldsworth Park			
Kingfield			
Sheerwater			
Brookwood			
Mayford	-470		
Old Woking			
Pyrford	-16		
Walton Road			
Westfield			
Anchor Hill			
Barnsbury			
Blackbridge Road			
East Hill			
Guildford Road			
Gorsewood Road			
Hermitage Road			
Maybury			
Maybury Road			
Oriental Road			
Rydens Way			
Wych Hill			

Net change in B1 floorspace completed (m²)

Knaphill	-125		
Byfleet			
Horsell			
St Johns			
Goldsworth Park			
Kingfield			
Sheerwater			
Brookwood			
Mayford			
Old Woking			
Pyrford			
Walton Road	-145		
Westfield			
Anchor Hill			
Barnsbury			
Blackbridge Road			
East Hill			
Guildford Road			
Gorsewood Road			
Hermitage Road			
Maybury			
Maybury Road			
Oriental Road			
Rydens Way			
Wych Hill			

Net change in B1 floorspace permitted (m²)

Knaphill	-575		
Byfleet			
Horsell			
St Johns	-543		
Goldsworth Park			
Kingfield			
Sheerwater			
Brookwood			
Mayford			
Old Woking			
Pyrford			
Walton Road	1190		
Westfield			
Anchor Hill			
Barnsbury			
Blackbridge Road			
East Hill			

Guildford Road			
Gorsewood Road			
Hermitage Road			
Maybury			
Maybury Road			
Oriental Road			
Rydens Way			
Wych Hill			

Local Service Provision Audit undertaken	No
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Number of transport improvements in the Centres	0
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Number of A1 units lost in Neighbourhood Centres or Shopping Parades	0
Number of A1 units lost as a percentage in Neighbourhood Centres or Shopping Parades	0

Number of post offices, petrol stations or pubs lost	Unknown
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Amount of retail floorspace permitted outside the Centres (m²)

A1	-61
A2	-892
A3	50
A4	0
A5	0

Core Strategy Policy CS5: Priority Places

Indicator	Achieved
Net change in all retail floorspace completed (m ²)	0
Net change in all retail floorspace completed within 300 metres (m ²)	Unknown
Net change in all retail floorspace permitted (m ²)	-114
Net change in all retail floorspace permitted within 300 metres (m ²)	Unknown
Variety of A1 units delivered	None
Net change in A1 retail floorspace completed in Lakeview (m ²)	0
Net change in A1 retail floorspace permitted in Lakeview (m ²)	0
Net change in D1 floorspace completed in Lakeview (m ²)	0
Net change in D1 floorspace permitted in Lakeview (m ²)	0
Delivery of the new road in accordance with the project plan	Works completed
Number of additional bus services provided	Monitored by SCC
Number of cycle parking spaces provided	Monitored by SCC
Number of cycle journeys made	Monitored by SCC
Annual progress report on delivery of identified schemes	No data available
Delivery of infrastructure items listed in the infrastructure schedule	On going
The delivery of the items set out in the schedule	On going - At least 20 of the projects are either complete or started
Amount of developer contributions secured and how this has been allocated/spent	No data available
Achievement of targets set out in the Woking Partnerships Priority Places Action Plan	No data available
Evaluation of infrastructure projects	No data available
Update of the Infrastructure Delivery Plan	No
Regular monitoring of corporate strategies including the play strategy and housing strategy to monitor progress against wider corporate objectives	No data available
Review future Indices of Multiple Deprivation to identify the Borough's priority communities	See Table 19 in Appendix 1

Core Strategy Policy CS6: Green Belt

Indicator	Achieved
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Amount of development permitted in the Green Belt (m²)

A1	0
A2	0
A3	0
A4	0
A5	0
B1	468
B2	0
B8	0
C1	0
C2	0
C3	0* Temporary use
C4	0
D1	0
D2	0
SG	0
Mixed employment floorspace	60,000 ²

Major Developed Sites - Amount of development taken place (m ²)	0
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Number of hectares released from the Green Belt for residential development	0
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² McLaren application for a new applied technology centre

**Core Strategy Policy CS7: Biodiversity
and nature conservation**

Indicator	Achieved
Annual SCC statistics on the proportion of Local Biodiversity Sites where positive conservation management has been or is being implemented	See below
Review of the Surrey Biodiversity Action Plan	Every 5 years
Condition of SSSIs	16 of 16 Favourable, recovering or no change. See P71 of main document for more information.
Condition of SNCIs	14 have declined in quality, 13 are in a stable condition and 1 has improved. See P71 for more information.
Progress of countryside works programme (Cultural and Community Development team)	Started and on-going
Number of planning applications permitted against the advice of Natural England and/or Surrey Wildlife Trust	0
The percentage of major applications incorporating measures to protect and enhance biodiversity	No data available

Core Strategy Policy CS8: Thames Basin Heaths Special Protection Areas

Indicator	Achieved
Annual SCC statistics on the proportion of Local Biodiversity Sites where positive conservation management has been or is being implemented	See below
Review of the Surrey Biodiversity Action Plan	Every 5 years
Condition of SSSIs	16 of 16 Favourable, recovering or no change. See P71 of main document for more information.
Condition of SNCIs	14 have declined in quality, 13 are in a stable condition and 1 has improved. See P71 for more information.
Progress of countryside works programme (Cultural and Community Development team)	Started and on-going
Number of planning applications permitted against the advice of Natural England and/or Surrey Wildlife Trust	0
The percentage of major applications incorporating measures to protect and enhance biodiversity	No data available

Core Strategy Policy CS9: Flooding and water management

Indicator

Achieved

Number and type of planning permissions granted contrary to EA/Water Authority advice	0
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Number of completed dwellings in:	
Flood Zone 2	53
Flood Zone 3a	0
Flood Zone 3b	0

Number of new developments incorporating SUDS	1
Number of new developments incorporating SUDS, as a percentage	<5%

Number of applications that seek to reduce the risk of flooding	Unknown
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Core Strategy Policy CS10: Housing provision and distribution

Indicator	Achieved	Target	Difference
Net additional dwelling completions	370	292	+78
Annual five year housing land supply position statement	See P24 of the main document		
% of dwellings on PDL	90.50%	70%	+20.5%
Net additional dwellings completed in Mayford Village	0		

Core Strategy Policy CS11: Housing mix

Indicator

Achieved

Size of new dwellings delivered	
1 Bedroom	148
2 Bedroom	172
3 Bedroom	26
4+ Bedroom	24

Type of new dwellings delivered*	
Detached	13
Semi Detached	9
Terraced	38
Flat	310

Overall dwelling mix achieved in comparison to needs identified through SHMA	Unknown
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Net change of 2+ bedroom homes	+222
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*Type of new dwellings delivered by location

Detached	1 Woking Town Centre, 12 Rest Of Urban Area (ROUA)
Semi Detached	9 ROUA
Terraced	3 Green Belt, 34 ROUA
Flat	240 Woking Town Centre, 30 Green Belt, 39 ROUA, 1 West Byfleet District Centre

**Core Strategy Policy CS12:
Affordable housing**

Indicator	Achieved	Comments
Number of net additional affordable dwellings provided, by location		
Old Woking	16 (Houses and flats)	Shared Ownership Scheme and Social Rented
Level of commuted payments collected by the Council	See Table 25 in the main document	
Amount of commuted sums collected towards affordable housing provision	£6,410,144	
Schemes providing affordable units/financial contributions in lieu	See Table 16 in the main document	

Core Strategy Policy CS13: Older people and vulnerable groups

Indicator	Achieved
The number of nursing home bed spaces	0
The number of private sheltered housing for sale	0
The number of affordable sheltered housing for social rent	0
The number of extra care housing spaces against need	0
Number of net additional private sheltered dwellings	0
Number of net additional affordable sheltered housing for social rent against need	0
Number of specialist accommodation beds/dwellings lost	0
Number of bedrooms of new specialist accommodation dwellings	0
Number of net additional bed-sits provided	0
Percentage of specialist accommodation dwellings which incorporate Lifetime Homes standards	0
Percentage of specialist accommodation dwellings which are wheelchair accessible.	0

**Core Strategy Policy CS14:
Gypsies, Travellers and
Travelling Showpeople**

Indicator	Achieved
The delivery of additional pitches for Gypsy and Traveller accommodation between 2017 and 2027	On-going
The level of supply (pitch numbers) measured against need identified in the GTAA	To be confirmed
The number of unauthorised or illegal encampments or developments and enforcement actions carried out	0
Number of pitches granted planning permission	2 (temporary)
Number of pitches delivered	0
Provision of a site for Travelling Showpeople in the Site Allocations DPD	Work in progress

Core Strategy Policy CS15: Sustainable economic

development

Indicator	Achieved
Amount of completed B1 floorspace in the Borough (m ²)	-4714
Amount of completed B2 floorspace in the Borough (m ²)	280
Amount of completed B8 floorspace in the Borough (m ²)	-3816
Amount of permitted B1 floorspace in the Borough (m ²)	7347
Amount of permitted B2 floorspace in the Borough (m ²)	-9199
Amount of permitted B8 floorspace in the Borough (m ²)	-8744
Amount of permitted Mixed B floorspace in the Borough (m ²)	60,000
Total permitted B floorspace (m ²)	49,404
Net change in employment floorspace in the Borough (m ²)	-8250
Amount of employment floorspace lost to non-employment uses	
Completed (m ²)	-9424
Permitted (m ²)	17427
Number of completed new incubator units	Unknown
Number of permitted new incubator units	Unknown
Number of completed new managed workspace	Unknown
Number of permitted new managed workspace	Unknown
Number of completed new serviced office accommodation	Unknown
Number of permitted new serviced office accommodation	Unknown
VAT registrations/de-registrations by industry	No update since 2007
Number of live/work units permitted	Unknown
Number of employee jobs in the Borough	See P82 in the main document
Earnings by workplace (average full time weekly gross pay)	£480.6
Number of net additional dwellings completed within the Butts Road/Poole Road employment area	0
Net change in office floorspace completed in the Butts Road/Poole Road area (m ²)	0

Net change in office floorspace permitted in the Butts Road/Poole Road area (m ²)	0
Net change in office floorspace under construction in the Butts Road/Poole Road area (m ²)	0

Core Strategy Policy CS16: Infrastructure delivery

Indicator	Achieved
Adoption of a CIL	On-going
Delivery of infrastructure items listed in the infrastructure schedule	On-going
Total amount of financial contributions secured towards infrastructure provision	See Table 23 in the main document
Total amount of financial contributions spent towards infrastructure provision	See Table 23 in the main document
Amount of contributions secured towards particular forms of infrastructure	See Table 25 in the main document

Core Strategy Policy CS17: Open space, green infrastructure, sport and recreation

Indicator	Achieved
Net change in the amount of green infrastructure, public open space and built sports facilities	Unknown
Amount of developer contributions secured on Green Infrastructure provision	See Table 23-25 in main document
Amount of developer contributions spent on Green Infrastructure provision	Unknown
Amount of formal and informal open space lost and gained	Unknown
Number of planning applications approved contrary to objections raised by the statutory consultees and SWT	0
Delivery of Open Space items listed in the infrastructure schedule	On-going
Net increase or loss of allotment pitches	0

Core Strategy Policy CS18: Transport and accessibility

Indicator	Achieved
Number of new developments located within 30 travel by public transport to local services	See Table 20 in main document
Number of major developments submitted with Transport Assessments	Unknown
Number of major developments with travel plans, assessed in accordance with SCC's Travel Plans Good Practice Guide	Unknown
Amount of transport infrastructure improvements secured with developments	See Table 23 in the main document
Annual patronage of the Borough's railway stations	See Table 19 in main document
Average journey time per mile during morning peak on major routes in the authority	Unknown
Amount of B-use floorspace completed in the centres (m ²)	-2917
Amount of B-use floorspace permitted in the centres (m ²)	-5056
Amount of A-use floorspace completed in the centres (m ²)	-94
Amount of A-use floorspace permitted in the centres (m ²)	-1531
Amount of developer contributions collected for transport mitigation schemes	£0
Amount of funding spent on sustainable transport schemes in the Borough	Unknown
Number of parking spaces provided through residential and non-residential developments	310 residential
Local air quality in the Borough	AQMA established in Knaphill

Core Strategy Policy CS19: Social and community infrastructure

Indicator	Achieved
Delivery of items listed in the Infrastructure Delivery Plan	On-going
Loss of D1 facilities	0
Gain of D1 facilities	0
Usage of D1 facilities	Most facilities such as The Vyne in Knaphill, Parkview in Sheerwater, Moorcroft in Old Woking and St. Mary's in West Byfleet are fully used both day and night.
Identify any under utilised facilities	Unknown
Amount of developer contributions secured for social and community infrastructure	See table 25 in the main document

Due to a lack of information and on-going changes to monitoring procedures, Core Strategy Policies CS20-25 have not assessed in this monitoring period.