



Woking Borough Council

Local Development Documents

Annual Monitoring Report 2015-2016

December 2016



Produced by the Planning Policy Team

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



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

Contents

- 7. Headline information
- 8. Introduction
- 10. Woking in context
- 14. Spatial vision of Woking from the Core Strategy 2027
- 15. Progress on preparing a planning policy framework and Neighbourhood Plans
- 18. Part A – Well designed homes
- 28. Part B – Commercial and employment development
- 31. Part C – Improving access to key services, facilities and jobs
- 35. Part D – Provision of community infrastructure
- 39. Part E – Community benefits
- 41. Part F – Biodiversity and nature
- 45. Part G – Protecting heritage and conservation
- 47. Part H – Climate change and sustainable construction
- 50. Annex 1 – Sustainability Appraisal Monitoring Report
- 86. Annex 2 – Housing completions
- 91. Annex 3 – Housing permissions
- 97. Annex 4 – Monitoring of Core Strategy Policies

Headline information

- There were 360 new dwelling completions in the Borough over the monitoring period, a surplus of 68 above the annual housing target. 148 dwellings were permitted and the Council currently has 7.7 years of housing land supply.
- Of the 360 new dwellings in the Borough, 102 were affordable units. This equals 28.3% of the overall completions and below the target of 35%.
- There has been a significant 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 McLaren Technology Centre.
- There has been a marginal decrease of A Use floorspace across the Borough over the monitoring period.
- Changes to General Permitted Development Rights enabling a change of use from office and retail to residential resulted in seven applications being granted, which could enable the delivery of up to 57 units. Five dwellings were delivered through general permitted developments over the monitoring period.
- The Council is preparing the Development Management Policies DPD and Site Allocations DPD.

Introduction

This Annual Monitoring Report (AMR) covers the monitoring period of 1 April 2015 to 31 March 2016.

The aim of the report is to examine the progress on implementation of the Woking 2027 Core Strategy which sets a clear vision of what the Borough will look like by the end of the Plan period, without compromising the ability of future generations to meet their needs. The AMR sets out the progress made in putting together a policy framework for decisions on planning applications and reviews what effect policies are having on the delivery of priorities for the Borough.

The Core Strategy has the ability to contribute significantly 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 their objectives or need to be reviewed 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. Consequently, the AMR is published on the Council's website and it is a factual account of how the policies of the Local Development Documents are performing.

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 99,435 residents (2015 population estimate). 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 fifth highest proportion of children under the age of 16 in Surrey. It is also the Borough with the third lowest number of over 65's in the county. Within the Borough approximately 62.3% 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.

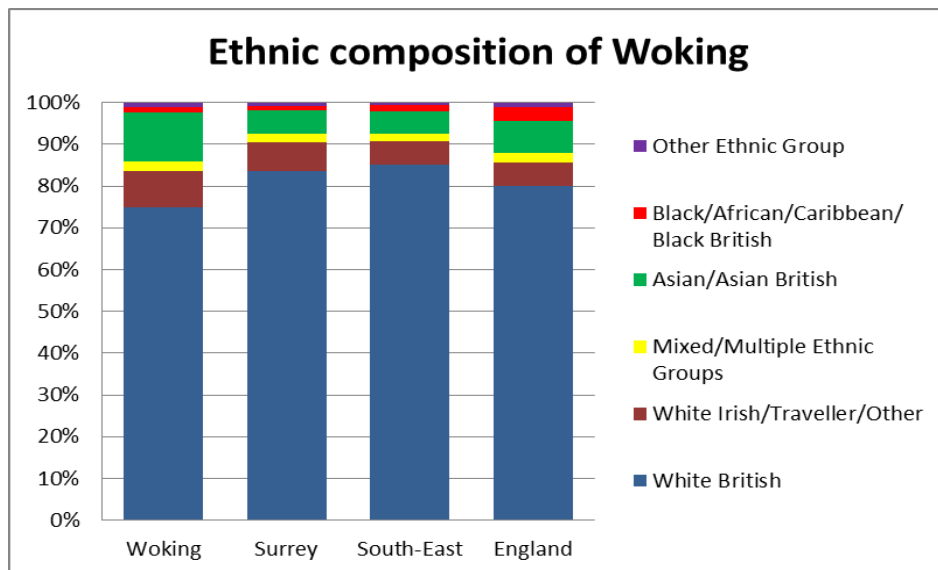


Table 1: *Ethnic composition of Woking (Source: ONS)*

Crime rates within the Borough have risen this monitoring year for the first time in three years. On average, there were 728 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
2014/2015	7,356	613
2015/2016	8,739	728

Table 2: *Crime recorded in Woking, 2011-2016*
(Source: <http://www.ukcrimestats.com/Constituency/66039>)

Planning and urban design 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 as well as creating active streets and frontages.

There is a skilled workforce in Woking with 92.8% of people over the age of 16 having some form of qualification and 45.7% being educated to Level 4 or higher, compared to 39.8% in the South East. The strategic location of the Borough close to the M3 corridor, the international airports of London Heathrow and London Gatwick as well as proximity to London makes Woking an ideal location for major business and retail.

Woking has a large economic workforce with 85.3% of the population economically active, one of the highest proportion in Surrey and well above both regional and national averages. In 2011, retail (14.8%), professional services (10.7%) and human health and social work activities (10.4%) were the main industry employers in the Borough. The on-going regeneration of the town centre will see the retail sector continue to employ a large proportion of the residents in the Borough.

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

- Oil, gas and petrochemical companies Petrofac, Mustang and Kuwait Petroleum
- Financial and business service companies such as CapGemini and Fidessa
- An advanced engineering technology centre at McLaren, and
- Multi-national companies WWF and Yum! Foods.

The Index of Multiple Deprivation combines a number of factors such as income, employment, health and disability, education, housing, living environment and crime. The scores are ranked to compare levels of deprivation nationally. The Council have identified the areas of Sheerwater, Maybury and the Lakeview Estate as Priority Areas as they are some of the most deprived areas in Surrey. 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.

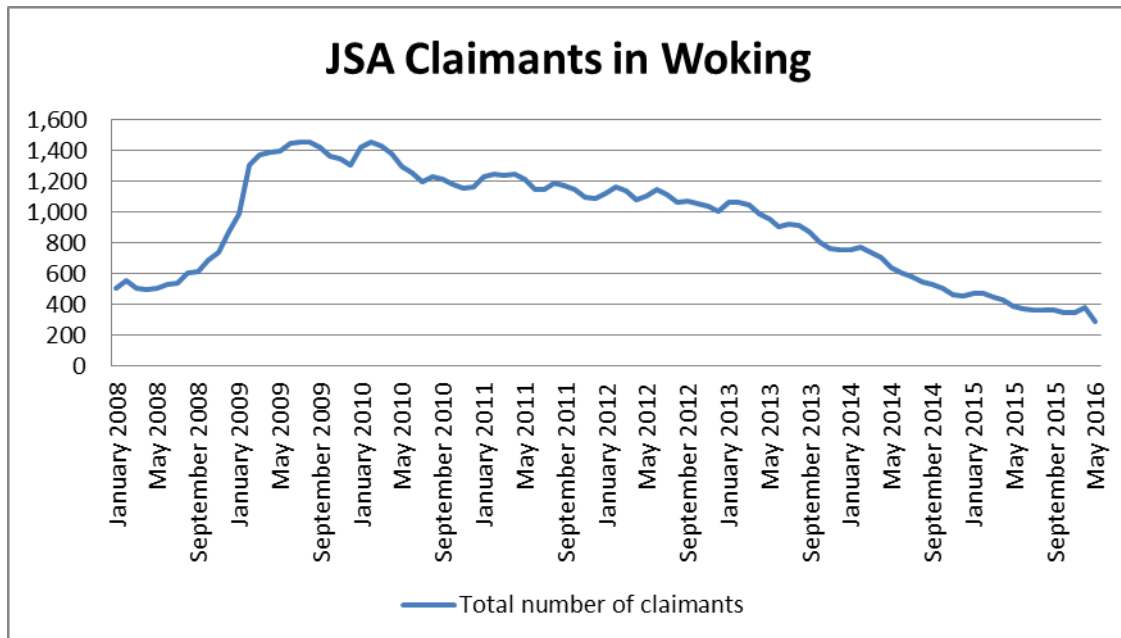


Table 3: Job Seekers Allowance claimants in Woking, 2008 – 2016 (Source: ONS)

The average earnings for full time workers in the Borough is now £32,802 which is an increase of £15.90 per week from the previous monitoring period. This is also higher than both the south east average (£30,264) and the UK average (£28,132).

Property prices in the Borough are lower compared to most of the neighbouring boroughs in Surrey. The average price of a property in Woking is £421,910 (March 2016). According to recent market data, the average flat in the borough is sold for £283,470, whilst the average house value is £511,988. 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.

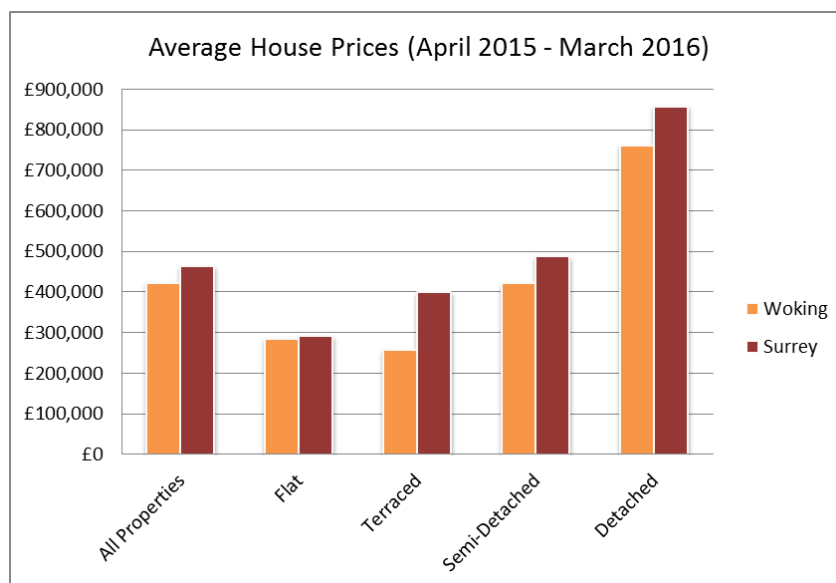


Table 4: Average house prices, April 2015 to March 2016
(Source: Surrey.gov.uk and home.co.uk)

There are currently 40,694 (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. Development schemes currently under construction at Brookwood Farm and Kingsmoor Park (also known as Moor Lane) will also help to readdress the balance between flatted and housing developments across the Borough.

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

Spatial Vision of Woking from the Core Strategy 2027

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

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

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

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

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

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

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

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

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

Based on recent monitoring data, including that set out in this AMR, the Council does not intend to review, in part or in full, the Core Strategy at this stage. It is however committed to monitoring the policies of the Core Strategy and will consider any future review if the policies are not considered to be working towards delivering the objectives of the Core Strategy.

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 NPPF replaced previous national guidance including Planning Policy Statements (PPSs) and Planning Policy Guidance (PPGs).

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 are adopted by the Council. A list of the saved policies can be found in Appendix 6 of the Core Strategy.

Key Monitoring News

Progress on policy documents 2015-2016

Development Management Policies Development Plan Document (DPD)

The Council published the draft Development Management Policies [DPD](#) for Regulation 19 public consultation between 26th October 2015 and 7th December 2015. The document was supported by a Sustainability Appraisal and Habitats Regulations Assessment. The document contains detailed development management policies on various issues to support the policies of the Core Strategy. The Council submitted the Development Management Policies DPD to the Secretary of State for Examination on 29th February 2016. Further updates on the progress of the DPD and the Examination in public will be recorded in the next AMR. Once adopted, the DPD will replace the 'saved' policies of the Local Plan 1999. The DPD is being prepared in accordance with the approved LDS.

Hook Heath Neighbourhood Plan

Following the successful referendum that was held on 8th October 2015, Woking Borough Council decided at its meeting on 22nd October 2015 to make the [Hook Heath Neighbourhood Plan](#) part of the Development Plan for the area. The Plan includes a number of locally specific policies that will ensure that future development in the Neighbourhood Area is of the highest standard and will have a positive impact on the local area.

Site Allocations Development Plan Document (DPD)

The Site Allocations DPD was published for Regulation 18 consultation in the summer 2015 (June – July). The document identified specific sites across the Borough that will help deliver the Core Strategy. Since the conclusion of the consultation, the Council has been recording, summarising and responding to the representations received. In total, around 1,700 people and organisations responded to the consultation. The LDS states that the Site Allocations DPD will be published for Regulation 19 consultation in September 2016.

Neighbourhood Plans

In addition to Hook Heath, the local communities of 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 Pyrford Neighbourhood Forum consulted on their draft Neighbourhood Plan between 12th May and 22nd June 2015. The consultation enabled the public to comment on the draft Plan before it is finalised for examination. Further updates on the Pyrford Neighbourhood Plan will be set out in the next AMR.

The timeframe set out in the current LDS 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	Proposals Map
Public Consultation (Regulation 18)	February – April 2015	June – July 2015	N/A
Public Consultation (Regulation 19)	October – December 2015	December 2015 – January 2016	N/A
Submission to PINS	February 2016	July 2016	N/A
Public Examination	May 2016	August 2016	N/A
Adoption	September 2016	December 2016	December 2016

Table 5: LDS 2015
(Source: Planning Services, WBC)

Duty to Co-operate

During the monitoring period, the Council has prepared two DPDs. During the preparation of the Development Management Policies DPD the Council identified no strategic issues however it consulted with the neighbouring authorities as well as the statutory consultees. This is set out in further detail in the Development Management Policies DPD Consultation Statement.

The Site Allocations DPD is currently being prepared and discussions are on-going with Waverley and Guildford Borough Councils, who form the Strategic Housing Market Area and Functional Economic Market Area. As an outcome a draft agreement of common ground has been prepared during the monitoring year, setting out how future co-operation will be carried out (draft now agreed). In addition the Council is an active member of SPOA, Planning Working Group and West Surrey Group where strategic issues of Surrey significance are discussed, including issues that affect the preparation of local plans.

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 2015 and March 2016 over 1,100 applications were determined (this increases to over 2,300 if you include applications for the discharge of conditions and applications for tree works).

Over the monitoring period there were 36 appeals, of which 21 were dismissed (58%), one split decision and one withdrawn.

Enforcement

Enforcement statistics are similar to the previous monitoring periods where a significant amount of enforcement complaints were dealt with within 7 working days (88%).

Part A - Well designed homes



Part A - Well designed homes

Key Facts

Housing completions within the Borough are significantly higher than the previous monitoring period, with 360 net additional dwellings built within the monitoring period. The most notable developments have taken place at Kingsmoor Park (139), Willow Way (68) and Brookwood Farm (58). 42.5% of new homes throughout the Borough have been built on previously developed land. This figure is lower compared to the previous monitoring periods as Kingsmoor Park and Brookwood Farm are currently under construction.

The number of permitted dwellings has fallen over the monitoring period. However there are a number of large scale schemes that are currently being determined by the Planning Authority including the Sheerwater Regeneration Scheme.

Although the number of completed dwellings for this monitoring period is above the annual housing target, on average 277 dwellings have been delivered since 2006. Although this is slightly below the average annual target, there has been no significant periods of under supply as highlighted in this monitoring period and in 2013/2014. Housing trajectories show that housing completions are expected to achieve or exceed the annual housing target of 292 over subsequent monitoring periods and schemes such as Kingsmoor Park will deliver a significant number of affordable units.

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 2015 and 31 March 2016. It indicates that a relatively low proportion of new dwellings in the Borough were built on previously developed land (42.5%), significantly below the 70% target set out in Core Strategy Policy CS10. As shown in Table 6, this is due to the delivery of housing on the safeguarded sites at Brookwood Farm and Kingsmoor Park (Moor Lane).

	Net additional dwellings	Number built on Previously Developed Land
Woking Town Centre	19	19
Green Belt	0	0
Rest of Urban Area	144	134
Safeguarded Sites	197	0
TOTAL	360	153

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

Table 7 below shows that most dwelling completions were within the wards of Kingfield and Westfield and Knaphill. This information will reflect the new boundary changes to the electoral wards of the Borough in the next AMR.

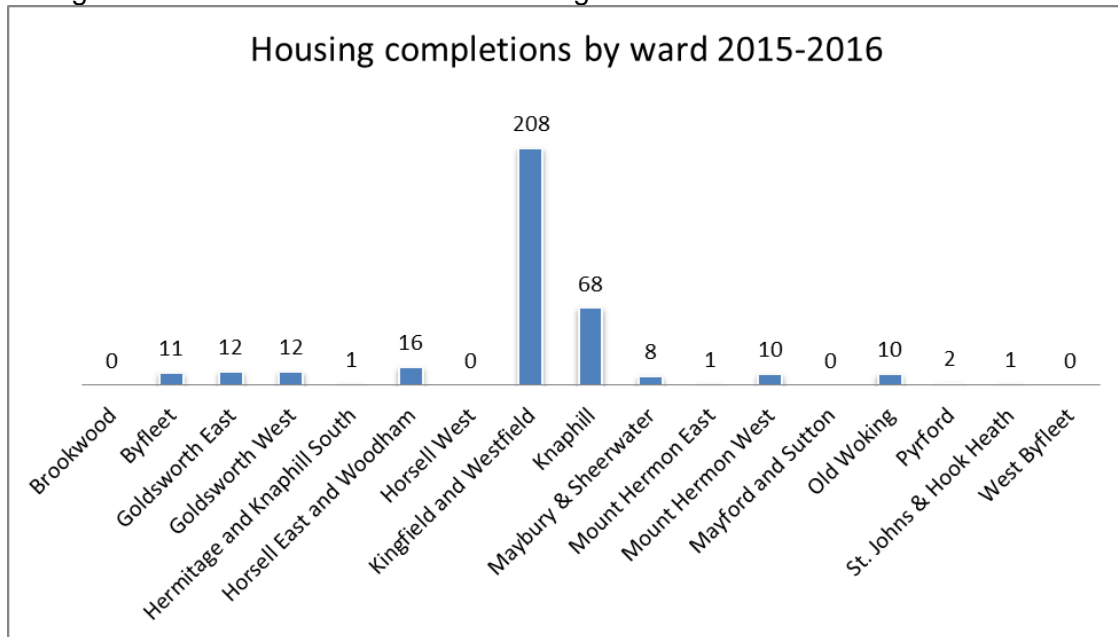


Table 7: Net increase in dwellings by ward (Source: Planning Services, WBC)

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 277 dwellings per year has been delivered within the borough. The graph indicates that despite a low number of dwelling completions between 2010 and 2011 and during the previous monitoring period, generally housing completions have been inline with the annual housing target set out in the Core Strategy.

Over this monitoring period there has been no starter homes permitted or completed within the Borough.

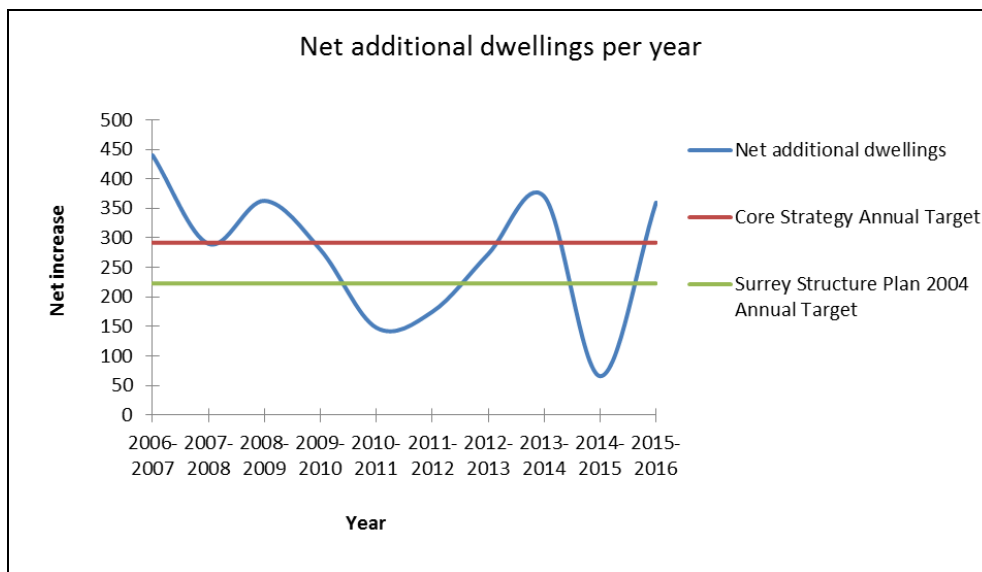


Table 8: Net additional dwellings between 2006-2016 (Source: Planning Services, WBC)

Town Centre

The overall objective of Core Strategy policy CS2 is to create a town centre that provides a large number of high density housing developments in close proximity to transport infrastructure, local services and community facilities. Over the monitoring period 19 net additional dwellings have been completed. Whilst this is significantly lower than previous monitoring years, a number of the large scale redevelopment schemes have now completed including New Central. Nevertheless during the last monitoring period the Council permitted the proposed Victoria Square Development which is expected to deliver 397 dwellings alongside a hotel and a significant amount of retail floorspace. Further information regarding this development is available at www.victoriasquarewoking.co.uk.



New Central, Guildford Road, Woking Town Centre

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 no 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 6 completed dwellings in Old Woking Neighbourhood Centre. There have been 30 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 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 6 new dwellings in Maybury and Sheerwater. The Council has also permitted 19 net additional 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 as well as a number of community facilities. 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 delivered within the Borough.

During the monitoring period, an appeal decision granted planning permission for two mobile homes for a period of three years.

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.

Woking currently has one publicly owned Gypsy and Traveller site at the Hatchington, Worplesdon providing 16 pitches. There are also two privately owned locations in the Borough; 13 pitches at Five Acres, Brookwood and three pitches at Ten Acre Farm, Mayford.

The Site Allocations DPD will propose additional pitch provision sufficient to address outstanding need to 2027 and beyond the plan period.

The TAA (2013) identified a need to provide 19 new pitches between 2012 and 2027, with an annual average provision of 1.3 recurring pitches. As outlined below, the Council has met its identified need for additional pitches in the Borough to 2015. Without attempting to meet retrospective need between 2006-2016, the Council would have met its need up to 2016.

	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	+1.3
2014/2015		0	0
2015/2016		0	-1.3

2016/2017		-2.7*
2017/2018		-4*

Table 9: 5 year Gypsy and Traveller pitch supply
(Source: 5 Year Housing Land Supply Position Statement, 2015)

*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.



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. There were no other housing completions in the Green Belt in the monitoring period.

Over the monitoring period there has been 4 new permanent dwellings permitted within the Green Belt. Most of these permissions are change of use or the reuse of previously developed land.

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 or Kingsmoor Park 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). During the monitoring period, 139 dwellings were completed at Kingsmoor Park.

Brookwood Farm Safeguarded site on Bagshot Road was also granted planning permission during the monitoring period 2013/2014. 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). During this monitoring period the scheme delivered 58 new dwellings, whilst a significant number of dwellings are currently under construction.

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 2016/17 – 2020/21. It takes into account information on scheme permissions, commencements and completions.

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 (2016/17 – 2020/21)

	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 (taking into account under supply and NPPF buffer)
Plan years (2016/17 – 2020/21)	(292 x 5) 1,460	+181	1,714	2,530	+816

Table 10: Five year housing requirement, 2016-2021
(Source: Five Year Housing Land Supply Position Statement, 2016)

Woking Borough has a total housing land supply at 1 April 2016 to enable the delivery of 2,530 net additional dwellings, compared with the Core Strategy requirement (including 5% buffer) of 1,533 net additional dwellings between 2016/17

and 2020/21. This represents a surplus of 816 net additional dwellings against the requirement and an overall supply of 7.7 years.

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

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 102 affordable homes completed within the Borough. In total, affordable housing completions represents 28.3% of all new dwellings in this period.

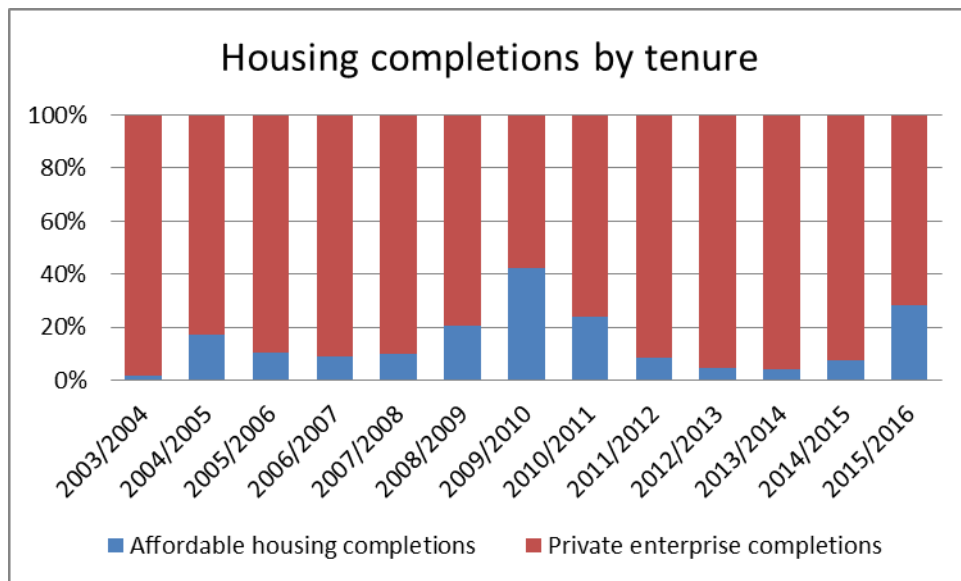


Table 11: Affordable and market price housing completed, 2006-2016 (Source: Planning Services, WBC)

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 £1,124,701. This was a significant increase from the previous monitoring period.

Since April 2006 Woking Borough Council has agreed over £10.1 million in financial contributions towards affordable housing. There have also been 290 affordable housing units completed within this period.

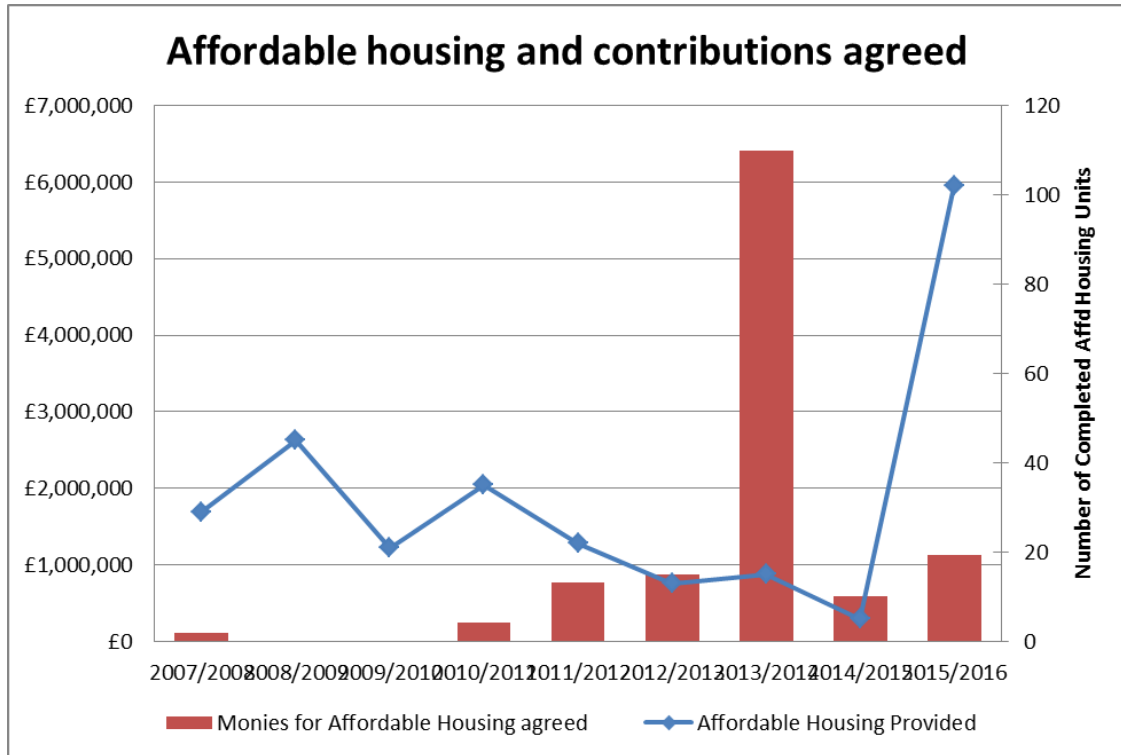


Table 12: Affordable housing completed and affordable housing contributions agreed, 2007-2016
(Source: Planning Services, WBC)

This monitoring period has delivered a significant number of affordable homes and a vast increase on the previous monitoring years. The commencement and continued delivery of both Brookwood Farm and Kingsmoor Park has and is expected to continue to increase the number of open market and affordable homes in the borough over future monitoring periods.

In order to continue to deliver affordable housing in the borough, the Council has an adopted 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.

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 2015, there were a total of 959 households on the local Housing Register, a decrease of around 142 people from the last monitoring period.

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 2015/2016 is 58.5dph. This is marginally higher

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 319 new dwellings with two bedrooms or more. 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.



Brookwood Farm, Knaphill

Self Build and Custom Housebuilding Register

Whilst the Council has established a register, this only came into effect on the 1st April 2016 and it falls outside of this reporting year. More information on the register will be set out in the next AMR.

Part B – A buoyant local economy



Part B - Commercial and employment development

Key Facts

There has been a small decrease in the amount of A Class floorspace coming forward in the Borough during the monitoring period. Nevertheless there has been a significant increase in employment floorspace in the Borough, with over 37,200 sqm. of B2 floorspace being completed at the McLaren Technology Centre (PLAN/2009/0440).

In addition there has been some modest floorspace increases for D1 uses, including an additional 800 sqm of floorspace at West Byfleet County First and Middle School (Camphill Road).



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 small decrease of 296 sqm of retail floorspace in the Town Centre. 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
-296 sqm	-283 sqm	0 sqm

Table 13: *Net change in retail, office and non-residential floorspace in Woking Town Centre (completions ,2014/2015)*
(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 also been no loss of office floorspace.

The Boroughs local centres have been identified as having potential for some additional A class floorspace. In this monitoring period there was no additional A1 Use floorspace in the local centres, whilst the redevelopment of The White Hart Public House in Old Woking Neighbourhood Centre resulted in the loss of 470 sqm of A4 floorspace.

Commercial and Retail Vacancy Rates

Commercial vacancy rates indicate a small increase in vacant office space over the monitoring period. The vacancy rates of commercial properties increased from 12,153 sqm. to 14,100 sqm¹ across the borough. As of Quarter 1 of 2016, vacancy rates across the Borough for office floorspace is at 5.4% compared to 4.00% last year and 12.70% for the same period in 2013.

Retail vacancy rates have fallen over the reporting year, from 2,124 sqm in April 2015 to 1,505 sqm in Quarter 1 in 2016. This makes up for a retail vacancy rate of around 0.8%.

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

Following the addition of Woking Station Cycle Hub during the last monitoring period, an additional hub is currently under construction in order to provide further safe and convenient cycle storage at Woking Station.

The New Woking Fire Station on Goldsworth Road is also currently under construction. This scheme will create a new modern fire station and training facilities alongside affordable housing above. This scheme will also enable the subsequent demolition of the existing fire station that currently sits within the Victoria Square Development site.

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 has adopted and is now implementing its CIL Charging Schedule. The annual amount generated through CIL and an update on the projects the money is being spent on will be reported in future monitoring reports. To date the Council is yet to receive any CIL funds due to the lag between granting planning permission and the commencement of development.

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



Patronage of Woking Railway Station continues to grow with 7.96 million passengers starting or finishing their journey at the station. It is the fifth busiest station in the South East (excluding London) after Gatwick Airport, Reading, Brighton and Guildford. Woking Station is also the 3rd busiest interchange station in the South East with 1.67 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 2014/2015, 10.5 million 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
Total number of Entries & Exits 2013-2014	7,697,790	1,325,210	966,250	211,414
Total number of Entries & Exits 2014-2015	7,963,172	1,371,642	989,826	209,504
Difference between 2009-10 and 2014-15	+818,848	+214,604	+97,850	+338

Table 14: *Entries and exits at Woking's Railway Stations, 2009-2015*
(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 and continuing to grow in passenger numbers, in particular Woking Station. 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 and station facilities keep up with demand.

Car Parking

Of the 360 new dwellings completed over the monitoring period, there were 521 associated car parking spaces. This equates to 1.45 car parking spaces per dwelling. Within the Woking Parking High Accessibility Zone, the four completed dwellings provided no car parking spaces. 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. The data from this monitoring [period shows that the parking High Accessibility Zone is having an effect on reducing parking provisions in the town centre and surrounding areas.

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	40	99	220	0	0	1	0	0
Access to Secondary School	0	14	73	52	13	0	150	58
Access to Employment Areas	23	8	18	22	90	1	140	58
Access to Hospitals	10	13	8	2	100	3	164	60
Access to GP	40	235	14	2	0	69	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 except one 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.

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 has identified a site in south Woking for the future provision of educational facilities. Further information will be provided in future monitoring reports.

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. The Site Allocations DPD also identifies improvements to Woking Station to create a bus/rail interchange as well as improvements to the Six Crossroads Roundabout, Horsell. Future infrastructure proposals will be set out within the 123 Infrastructure List.



Bedser Bridge, Woking

Part D – Provision of community infrastructure



Part D – Provision of community infrastructure

Key Facts

There were significant improvement works carried out at Woking Park during the monitoring period with the completion of the children’s play area. In total there are now 38 play areas in the borough which offer facilities to a wide range of children.

Allotments

There are now ten allotment sites within the borough. In total, there are now 845 allotment plots in the borough and a waiting list of 67 people (February 2016).

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 Site Allocations DPD process, a specific site has been identified for a new secondary school on Egley Road. This is based on the evidence within the Green Belt boundary review (2014). In January 2015, the Council announced that it is working closely with The Hoe Valley School to deliver a temporary secondary school at Woking Park. The temporary site is currently offering a Free School in South Woking before a more permanent site is delivered. More information will be included within future monitoring reports.

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.

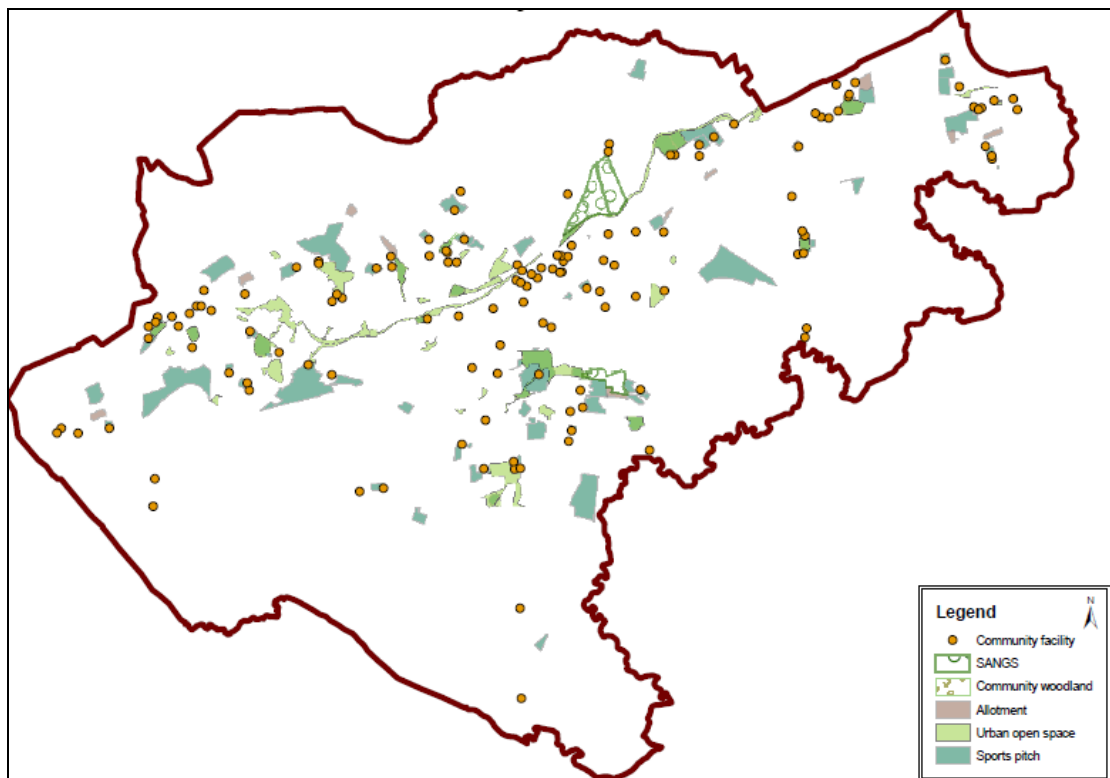


Table 16: *Community facilities and open spaces in the borough*
(Source: *Planning and Neighbourhood Services, WBC*)

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:

- Heathland restoration work across 4 heathland sites in Woking
- Habitat and access improvement works at Inkerman Escarpment, St Johns Lye, Westfield Common, White Rose Lane Local Nature Reserve and Brookwood Country Park (including scrub clearance and removal of non-native invasive species)
- New play area in the Hoe Valley Linear Park, just off Willow Way
- New outdoor gyms provided at Woking Park and Vyne Field

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 county.

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 fallen this year for the first time in a number of years.

Do you agree or disagree that you can influence decisions affecting your local area?	2004 (%)	2008 (%)	2013 (%)	2014 (%)	2015 (%)	2016 (%)
Definitely agree	2	3	6.2	7.4	6.4	4.5
Tend to agree	21	26	33.7	29.5	26.3	31.8
Tend to disagree	38	49	27.7	23.6	23.8	34.6
Definitely disagree	15	22	11.1	28.3	27.8	24.1
Don't know	21	-	21.2	11.2	15.7	5.0

Table 17: Resident Satisfaction Survey, 2016
(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 Hook Heath Neighbourhood Plan has been adopted as part of the Local Development Plan for the area. In addition the Council has continued to support Neighbourhood Forums in 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 Section 106 Agreements has now significantly reduced following the implementation of the Community Infrastructure Levy. Over this monitoring period over £1.2 million has been agreed through Section 106 Agreements. Nearly 92% of this figure has been allocated towards providing affordable housing in the Borough.

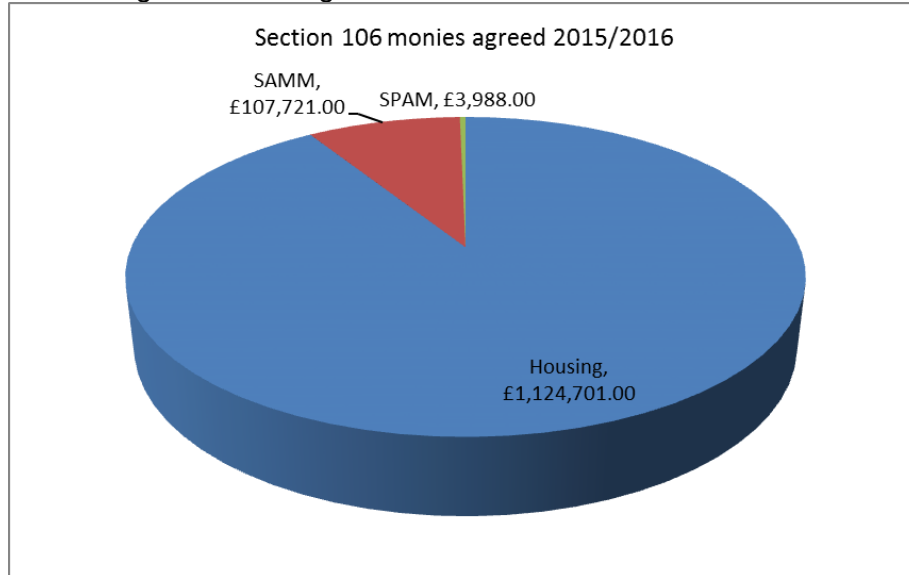


Table 18: Section 106 monies agreed, 2015/2016
(Source: Planning Services, WBC)

Woking Borough Council has secured Section 106 Agreements for a wide range of categories since 2006. As shown in table 24, the largest Section 106 monies agreed are for transport, affordable housing, education and SANGs (suitable alternative natural green space). In total, the Council has received £2.55 million in contributions during the monitoring period.

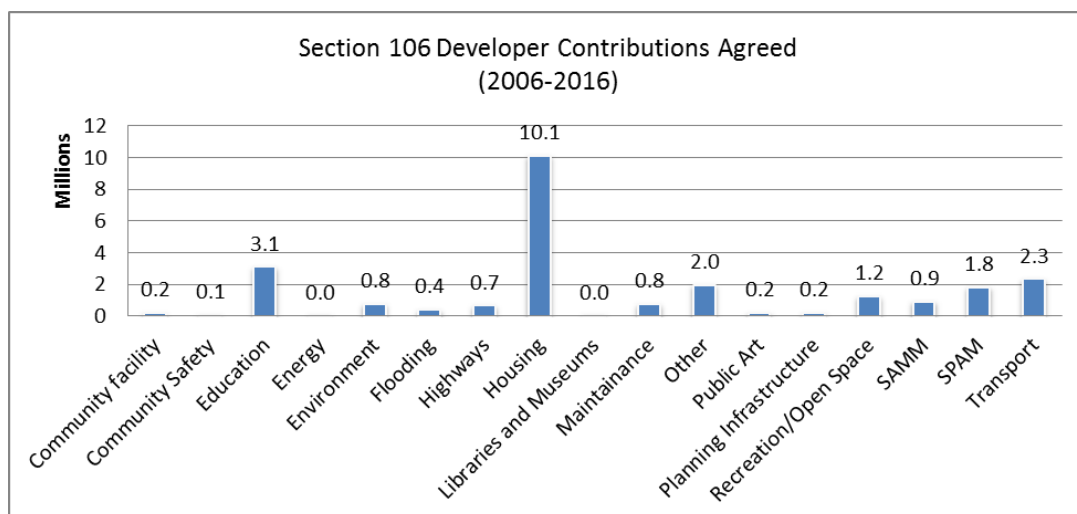


Table 19: Section 106 developer contributions agreed, 2006-2016 (Source: Planning Services, WBC)

Over the monitoring year, the Council has released £10,105.29 of Section 106 contributions towards SAMP.

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 Council has formed a Green Infrastructure Team over the monitoring period and is currently involved in a range of projects including piloting a new approach to support great crested newts in the Borough. The Green Infrastructure Team has also published [Natural Woking](#), a biodiversity and green infrastructure strategy for the area.

The Heather Farm SANG in Horsell opened to the public during the 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 214 dwellings completed in Flood Zone 1, 79 in Flood Zone 2 and 67 within Flood Zone 3. The majority of the dwellings built in Flood Zone 2 and 3 are at Willow Reach (former Westfield Tip) and Brookwood Farm where recent flood improvement works have taken them out of the Flood Zones and into Flood Zone 1. This data can be found on the Environment Agency Flood Map.

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. Except the Ash to Brookwood Heaths SSSI that has been assessed as Favourable/Unfavourable Recovering, the SSSI's have not been surveyed since 2013. 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 long term needs. On 9th January 2016, the Heather Farm SANG opened to the public, providing publically accessible open space that should mitigate pressure on the Thames Basin Heaths Special protection Areas (SPA). The Council has also identified proposed SANG sites in the Site Allocations DPD in order to support the delivery of the Core Strategy and the next local plan.

Protecting and enhancing biodiversity and nature

As part of on going countryside works programme various biodiversity enhancement projects were carried out during 2014/2015.

These include:

- Heathland restoration work across 4 heathland sites in Woking
- Habitat and access improvement works at White Rose Lane Local Nature Reserve and Brookwood Country Park (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. This is also set out in the NPPF. There were 12 major applications permitted over the monitoring period that will have been required to provide SUDS within the development. Of the 360 completed residential properties, 265 incorporated SUDS into their schemes. 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	Moderate	Moderate	Moderate
Current Chemical Quality	High: Ammonia and Phosphate	Not assessed	High: Ammonia Poo: Phosphate

	Moderate: Annex 8 chemicals Good: Annex 10 chemicals		Pollutants High and Good
2015 Predicted Ecological Quality	Moderate	Moderate	Moderate
2015 Predicted Chemical Quality	Does Not Require Assessment	Does Not Require Assessment	Fail
Overall Risk	Not Assessed for cycle 2, 'at risk' for cycle 1	Not Assessed	Not Assessed for cycle 2, 'at risk' for cycle 1
Protected Area	Yes	Yes	Yes

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

Tree Preservation Orders

There was one new Tree Preservation Order made during the last monitoring period.

The number of tree preservation order applications that were decided within 6 weeks has fallen to 71.6%, as shown in table 23.

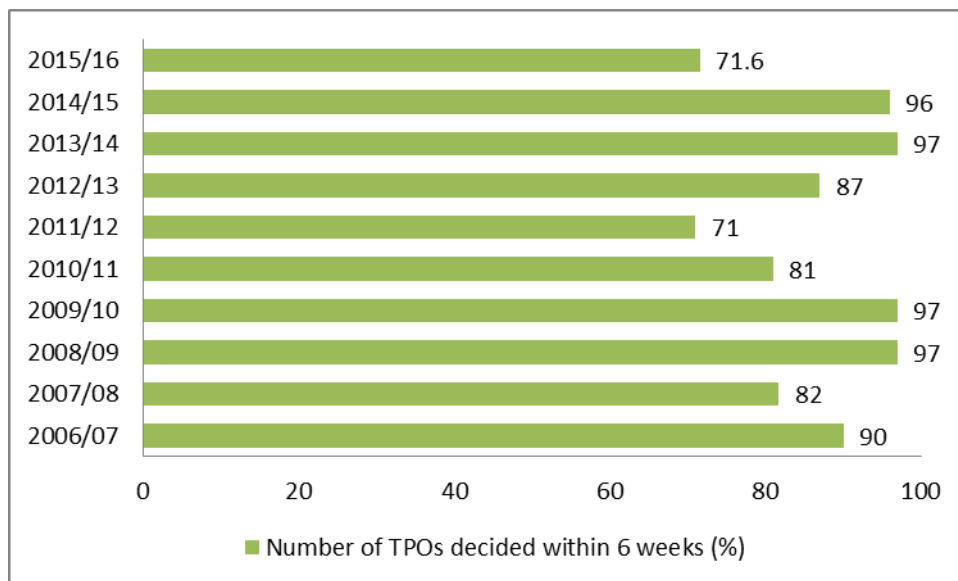


Table 22: *The number of Tree Preservation Order applications decided within 6 weeks*
(Source: Green Book, WBC)

Part G - Protecting heritage and conservation



Part G - Protecting heritage and conservation

Key facts

There 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 168 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 site has since been acquired by the Council and a programme of restoration works will be prepared.

There were 46 Listed Building applications submitted to the Council during the monitoring period. The Council approved 6 Listed Building and 20 Locally Listed Building Consents.



Brookwood Cemetery, Registered Park and Garden, Grade I

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 energy and water components of Code for Sustainable Homes as well as BREEAM standards for non-residential development.

The Code for Sustainable Homes rating took a whole house approach and measured 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 have been accumulated across all categories and the mandatory requirements should have been 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>)

From April 2014, the energy efficiency (SAP rating) data is now published in the Energy Performance Certificates statistics publication. The data shows the certificates lodged on the Energy Performance of Buildings Registers between 2008 and March 2016.

Energy Performance Certificate	A	B	C	D	E	F	G	Not Recorded
Woking	2	90	160	277	108	17	6	0

Table 23a: Energy Performance of Buildings Certificates Q1 2016 (cumulative figures)
(Source - <https://www.gov.uk/government/collections/energy-performance-of-buildings-certificates>)

The monitoring of these standards, including BREEAM standards for non-residential development, is an area work that the Council is seeking to improve.

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 there have been no developments in this period that are connected to the CHP and low carbon district heating network. This can be partly due to the limited number of completed developments within the Town Centre during the monitoring period. The 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, with a significant number of sites located in the town centre. 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 now that the Climate Change SPD has been adopted by the Council, connection rates will increase.

Electric vehicle charging points

There were no completed developments during the monitoring period that provided electric vehicle 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 no developments completed during the monitoring period that had at least 10% renewable energy production.



Solar PV roof tiles, Woking

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 2015 to 31 March 2016.

OBJECTIVE 1: Provision of sufficient housing which meets the needs of the local community and which is at an affordable price
--

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 2016, 2,739 net additional dwellings have been completed in Woking Borough (including 360 between 1 April 2015 and 31 March 2016).

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 versions of which were published in 2015 and are available on the Council's website.

Completions - (NI 154)

There were **2,739** net additional completions between 1 April 2006 and 31 March 2016 including **360** between 1 April 2015 and 31 March 2016.

Dwelling Completions	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16
H2(a)	436	288	362	263	146					
H2(b) and NI 154						175	273	370	66	360

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 (2016/17– 2020/21) is therefore 1,460 dwellings (292x5) plus 5% (73 additional dwellings), making a total of **1,533** net additional dwellings.

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

	Core Strategy Requirement	NPPF Requirement (+5%) plus current under supply (-181)	Net additional dwellings as evidenced in Updated 5 year land supply	Surplus/ deficit
Plan years 0-5 (2015/16 – 2019/20)	1,460	1,714	2,530	+816

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 2,530 net additional dwellings (7.7 years supply), compared with the Core Strategy requirement of 1,460. 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 2016/17 – 2020/21.

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/hlsp>

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 Delivery SPD (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 has also adopted 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
2014/2015	5	£583,808	£173,725.17
2015/2016	102	£1,124,701	£7,732.00
	531	£10,131,273	£1,581,311.05

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 2016 the number of total applications was 1,222 plus 258 transfer applications.

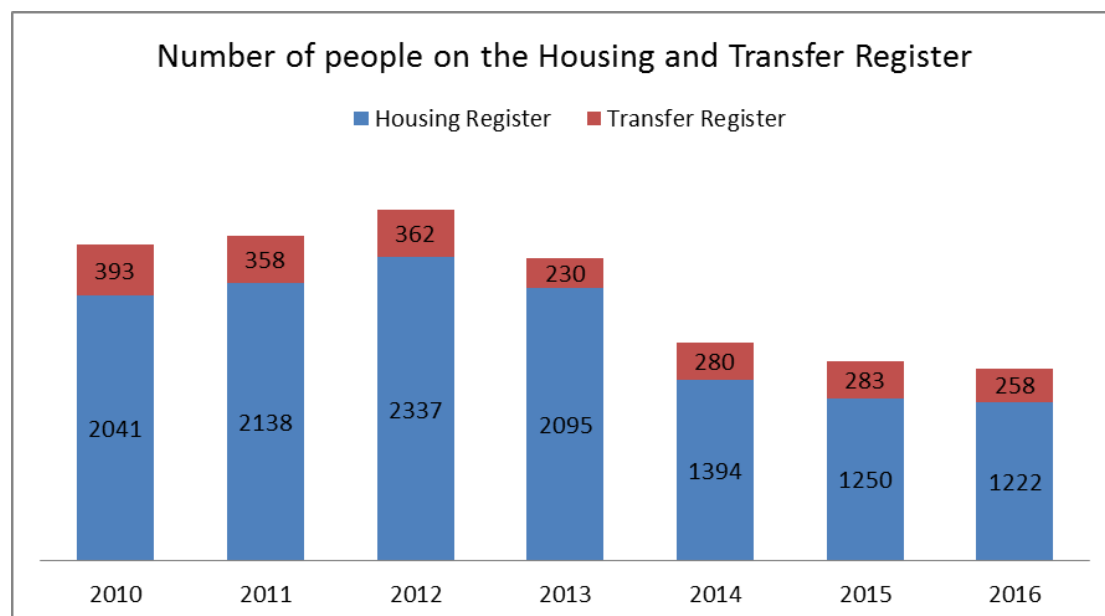


Table 4: Number of people on the Housing and Transfer Register, March 2016
(Source: Housing Services, WBC)

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). Recent data has shown that the average property price in the Borough is now £421,910.

Property prices in the Borough are lower compared to most of the neighbouring boroughs in Surrey. It is however higher than the national average (£272,000). The majority of homes in Woking are privately owned (70%) with the rental market making up around 30% of the housing stock (based on Census data). The rental market in the south east is generally higher than in Woking and in London alone, one in five households rent their home from the private market.

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 an 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	2014/15	2015/16
Number of rough sleepers	2	1-10	1	1-10	2	2	2	2	8	7	12
Housing Service Preventing Homelessness (%)	7	2	7	6.3	6.9						
The number of households prevented from becoming homeless						230	246	233	187	180	142

Table 5: 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, 88.6% of the new homes can be defined as family accommodation.

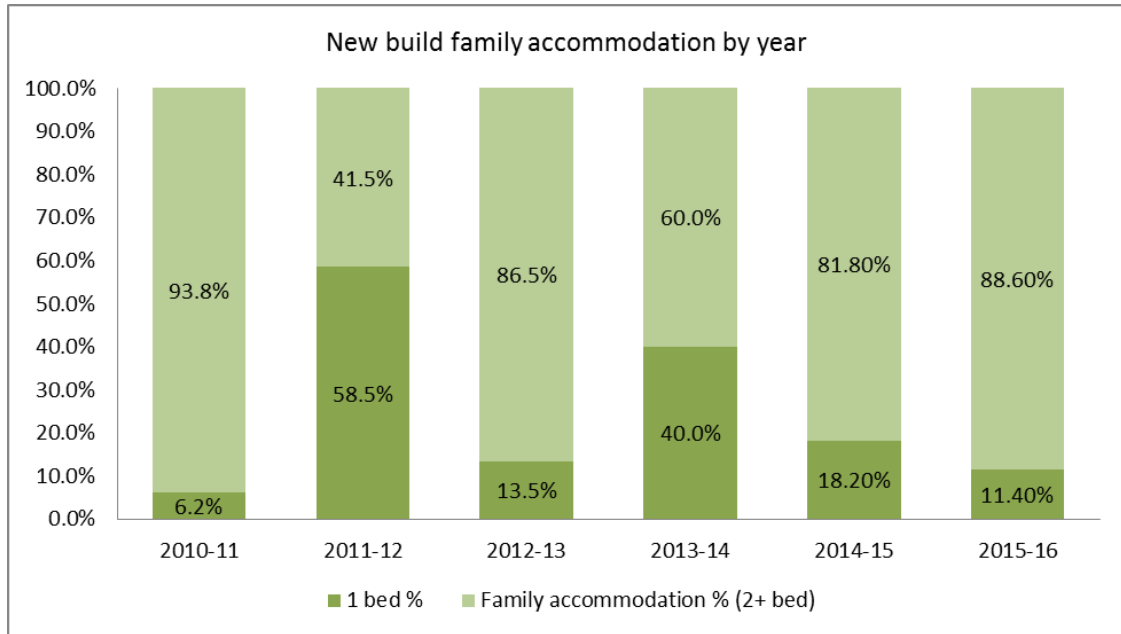


Table 6: Increase in family accommodation - % of gross new dwellings

Since 2010 the amount of family accommodation being provided in the Borough has remained relatively high. The recent fall in one bedroom accommodation is partly due to the completion of a number of town centre developments. It is envisaged that the amount of family accommodation within the Borough will continue to increase over the Plan period when large scale developments come forward such as Kingsmoor Park, Brookwood Farm and possible Green Belt sites post 2022. Smaller dwellings, such as 1 and 2 bedroom flats, are expected to continue be delivered in Woking Town Centre.

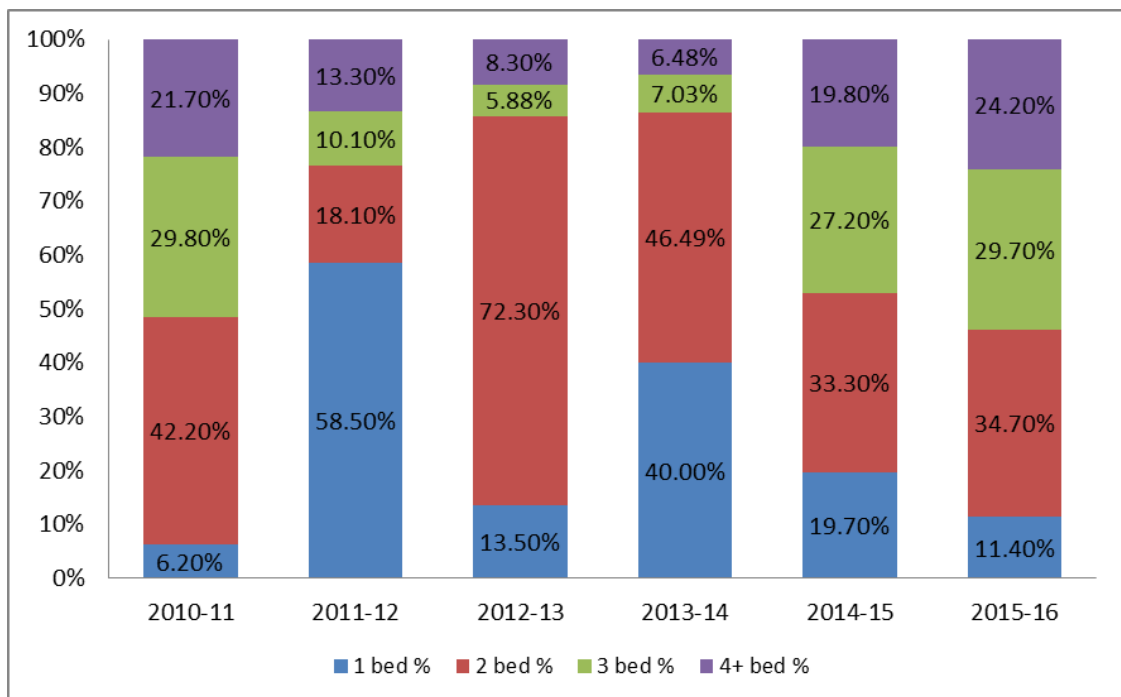


Table 7: Percentage of Dwellings of Each Size on Completed Schemes 2010-2016
(Source: Planning Services, WBC)

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)

The TAA (2013) identified a need to provide 19 new pitches between 2012 and 2027, with an annual average provision of 1.3 recurring pitches. As outlined below, the Council has met its identified need for additional pitches in the Borough to 2015. Without attempting to meet retrospective need between 2006-2016, the Council would have met its need up to 2016.

	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		0	+1.3
2014/2015		0	0
2015/2016		0	-1.3
2016/2017			-2.7*
2017/2018			-4*

Table 9: 5 year Gypsy and Traveller pitch supply
(Source: 5 Year Housing Land Supply Position Statement, 2016)

**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 9: *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 10: *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 has 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. In addition to these works, a large area of land has come out of the flood plain at Brookwood Farm. These improvements have enabled the construction and delivery of 297 dwellings on the site.

Further works are also expected to be identified on the Rive Ditch which runs through the Borough and is a source of flooding for several properties from the Town Centre to West Byfleet.

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)

12 planning applications were permitted in the reporting period that contained SUDS. The Climate Change Supplementary Planning Document (SPD) was adopted by the Council in 2013 and should help to ensure that future development is of the highest environmental standards. In addition, the NPPF has been updated by Government to make SUDs a requirement in future development of 10 dwellings or more and some non-residential uses.

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
2014/2015	7,356	613
2015/2016	8,739	728

Table 11: Crime in Woking Borough, 2011-2016
(Source: UK Crime Stats)

The number of crimes within Woking has risen for the first time in four years. As Table 13-15 below shows, the number of burglary crimes recorded over the previous four years has decreased. However there has been a significant increase in the number of violent offences and recently vehicle crimes 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
2014/2015	254	-371
2015/2016	211	-43

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
2014/2015	1,195	+233
2015/2016	1,435	+240

Year	Total number of reported vehicle crime offences (Yearly)	Change from previous year
2011/2012	442	---
2012/2013	342	-100
2013/2014	327	-15
2014/2015	190	-137
2015/2016	333	+143

Table 12-14: Crime in Woking Borough, 2011-2016
(Source: Surrey and ONS,

<https://www.ons.gov.uk/peoplepopulationandcommunity/crimeandjustice/datasets/recordedcrimedataatcommunitysafetypartnershiplocalauthoritylevel>)

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 679 (28 killed and 651 seriously injured) which is higher than the target set in The Surrey Local Transport Plan 2006/07 to 2010/11 but slightly lower than the previous monitoring period. 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. Whilst there were no fatal accidents in Woking Borough last year, there were 53 serious accidents.

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 for the second time so that is it in line with the changes the Town and Country Planning (Local Planning) England Regulations 2012. The updated version was adopted by the Council in the previous monitoring period (Feb 2015).

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

During the monitoring period, the Council consulted on the Development Management Policies DPD and the Site Allocations DPD.

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 (%)	2015 (%)	2016 (%)
Definitely agree	2	3	6.2	7.4	9.7	4.5
Tend to agree	21	26	33.7	29.5	34.8	31.8
Tend to disagree	38	49	27.7	23.6	23.3	34.6
Definitely disagree	15	22	11.1	28.3	11.8	24.1
Don't know	21	-	21.2	11.2	20.4	5.0

Table 15: Percentage of people who feel that they can influence decisions affecting their local area
(Source: WBC General Satisfaction Survey 2004, Place Survey 2008, Annual Surrey Residents Survey 2016)

The number of people that feel that they can influence decisions affecting their local area has fluxuated since 2004 but increased since 2015. More residents now believe

they can 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 have either adopted a Plan or are working towards doing so.

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 increased during this monitoring period. The number of people that are Very Satisfied is slightly higher than the previous monitoring period but generally people are a little more satisfied now than 12 months previously.

	% of residents (2015)	% of residents (2014)	% of residents (2013)
Very satisfied	52.2	52.0	50.6
Fairly satisfied	38.9	35.7	42.6
Neither satisfied nor dissatisfied	5.1	6.2	3.5
Fairly dissatisfied	1.9	4.6	2.3
Very dissatisfied	1.9	1.5	1

Table 16: *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	18.0
Satisfaction with Cultural activities - % Fairly satisfied	47.7
Satisfaction with Cultural activities - % Neither satisfied nor dissatisfied	16.7

Satisfaction with Cultural activities - % fairly dissatisfied	8.2
Satisfaction with Cultural activities - % very dissatisfied	4.6
Satisfaction with Cultural activities - % Don't know	4.8

Table 17: Percentage of residents satisfied with cultural activities
(Source: Surrey Residents' Survey – Annual Data)

Libraries	%
Satisfaction with Libraries - % Very satisfied	36.4
Satisfaction with Libraries - % Fairly satisfied	39.7
Satisfaction with Libraries - % Neither satisfied nor dissatisfied	10.5
Satisfaction with Libraries - % fairly dissatisfied	4.6
Satisfaction with Libraries - % very dissatisfied	1.6
Satisfaction with Libraries - % Don't know	7.2

Table 18: 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 19: 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
Completed schemes 14-15	87.9
Completed schemes 15-16	42.5

Table 20: *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). However at present, part of 141-143 Goldsworth Road is under construction for a mixed use development whilst Camphill Tip has been identified in the draft Site Allocations DPD for employment purposes.

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	2014/2015	2015/2016
less than 30 dwellings per hectare	25.1%	8.5%	51.9%	44.8%	21.2%	21.1%
between 30 and 50 dwellings per hectare	50.3%	22.3%	18.5%	14.0%	33.3%	62.2%
above 50 dwellings per hectare	24.5%	69.1%	29.6%	41.2%	45.5%	16.7%
Average Density	26.3dph	38.8dph	74.6dph	62.0dph	58.1dph	58.5 dph

Table 21: *Density of Housing Completions (Source: Planning Services, WBC)*

Average housing density for completed dwellings in 2015/16 was 58.5 dwellings per hectare. Although this is slightly lower than in some previous years, it is still higher than the housing target from PPG3 and in line with the Core Strategy. 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. Recent Town Centre developments can be seen in Table 21 between 2012 and 2014.

Dwellings by ward	2015/2016
Brookwood	0
Byfleet	11
Goldsworth East	12
Goldsworth West	12
Hermitage and Knaphill South	1
Horsell East and Woodham	16
Horsell West	0
Kingfield and Westfield	208
Knaphill	68
Maybury & Sheerwater	8
Mount Hermon East	1
Mount Hermon West	10
Mayford and Sutton	0
Old Woking	10
Pyrford	2
St. Johns & Hook Heath	1
West Byfleet	0
TOTAL	360

Table 22: 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 1,802 complaints on a range of issues including noise, odours and dangerous animals. This is a decrease compared to the same time last year.

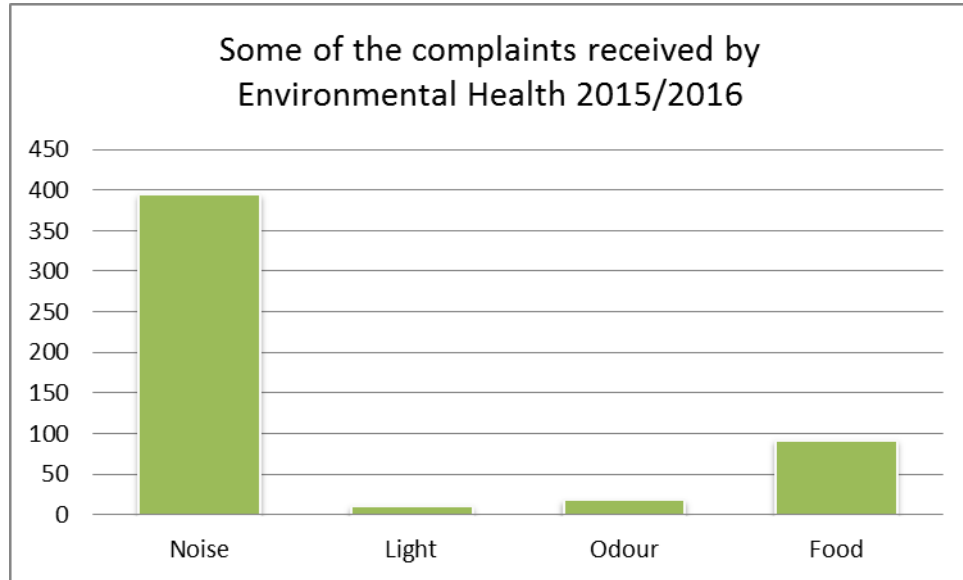


Table 23: Summary of Environmental Health complains 2016
(Source: Environmental Health, WBC)

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

There were 11 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).
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.

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. There were no further surveys carried out in the monitoring period.

The results of the previous 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 24: 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 2015/2016. These include:

- Heathland restoration work across 4 heathland sites in Woking
- Habitat and access improvement works at Inkerman Escarpment, St Johns Lye, Westfield Common, White Rose Lane Local Nature Reserve and

Brookwood Country Park (including scrub clearance and removal of non-native invasive species)

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

Nationally there is a significant decline of farmland birds between 1970 and 2014. Statistics from Data.gov.uk indicate that of the 19 farmland bird species, 13 are in weak or strong long term decline. Between 2007 and 2013 however this figure reduced to 11 species. The main cause of decline is due to the rapid change in farmland management between the late 1970s and early 1990s.

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.

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

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.

At present there are:

- 25 Conservation Areas
- 4 Grade I buildings and monuments,
- 10 Grade II* buildings and monuments, and
- 168 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". The Council has recently purchased the site and will be setting out a programme of works in due course.

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 (2015) shows that the percentage of residents that feel the countryside is well maintained for recreation purposes is very high. Overall, 74.1% of residents in the borough are either fairly or very satisfied with the maintenance of the countryside.

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
2015: 10 properties open
2016: 9 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 - 2015
Total Number of Conservation Areas	26	26	26	25	25
Conservation Areas - % with up-to-date character appraisals	35	34.6	20	8	0
Conservation Areas - % with published management proposals	23	19.2	0	0	0

Table 25: Conservation Area statistics

(Source: Planning Services, WBC)

No CAAs were produced between 2006-2015 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.

The McLaren Production Centre as well as part of the Brookwood Farm development fall within best and most versatile agricultural land.

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	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/ 14	14/15
EN-006 BV216a	Identifying Contaminated Land – number of sites of potential concern	370	393	407	400	492	527	570	581	592	593
EN-007 BV216b	Information on contaminated Land – number	18	23	28	31	18	19	19	14	12	16
BV217	Pollution control improvements %	95	-	100							

Table 26: 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). There has been no update since the previous monitoring period.

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 greenhouse 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 2012/2013.

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

Table 27: 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 845 allotment plots in the Borough.

As of the 1 February 2016, there are 67 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. 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
2014/15	29.7	-	22.3	8.0	60.0
2015/16	29.1	-	21.5	9.5	60.1

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 decreased from the previous monitoring period by 1.33%.

	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%
2014/15	325	360.1	-0.25%
2015/16	371	355.3	-1.33%

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 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 30: 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 12 water pollution incidents in the Borough over the monitoring period, a reduction of two from the previous period. All cases have now been closed.

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

During this monitoring period, there were 265 new dwellings constructed 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 no 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 31: 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 has been withdrawn by the Government following a Ministerial Written Statement to Parliament on 25 March. Despite this, Woking Borough Council will continue to apply the water and energy 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.

From April 2014, the energy efficiency (SAP rating) data is now published in the Energy Performance Certificates statistics publication. The data shows the certificates lodged on the Energy Performance of Buildings Registers between 2008 and March 2015.

Energy Performance Certificate	A	B	C	D	E	F	G	Not Recorded
Woking	2	90	160	227	108	17	6	0

Table 32a: Energy Performance of Buildings Certificates (cumulative figures)
(Source - LA1 - Number of Domestic Energy Performance Certificates lodged on the Register, in each Local Authority, by Energy Efficiency Rating in each Year/Quarter - <https://www.gov.uk/government/collections/energy-performance-of-buildings-certificates>)

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
Apr 14-Mar 15	52,600	81.9	80.4	78.2
Apr 15-Mar 16	55,100	85.3	80.8	77.9

Table 33: All people economically active
(Source: ONS)

In 2015/16 Woking had an economically active population of around 55,100, which equates to over 85% of its working aged population. This is a significant increase over the past two monitoring periods and is now well above both the South East and England 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
2013	0.83	0.83	0.80
2014	0.92	0.85	0.82

Table 34: Number of employee jobs
(Source: ONS)

The number of jobs compared to the population of Woking has grown over recent years and is now above the South East average.

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

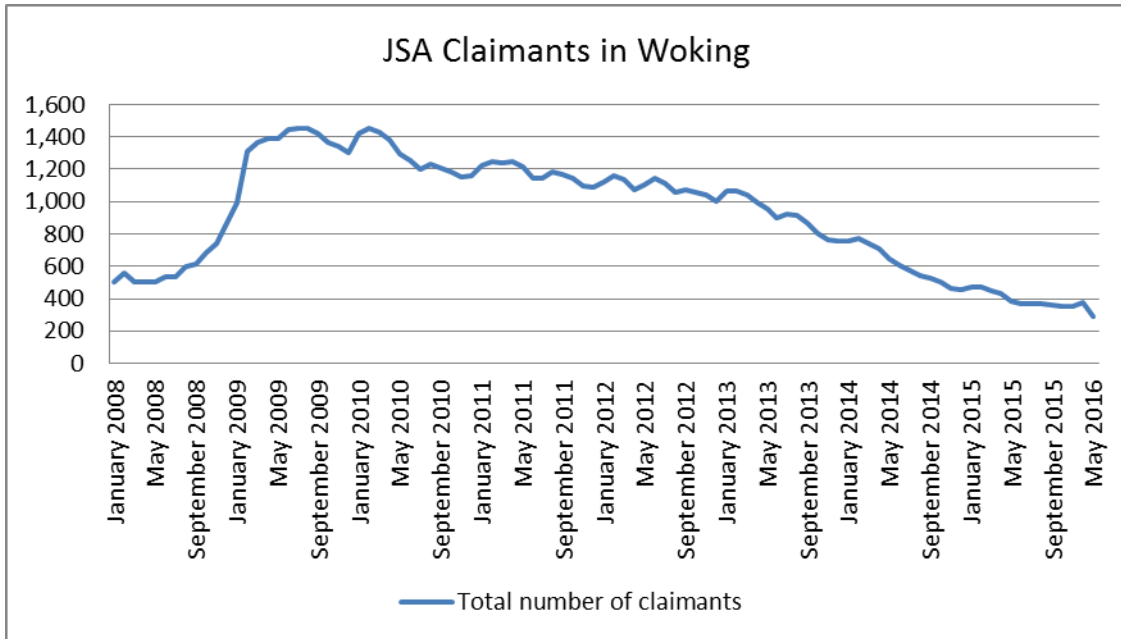


Table 35: Number of people claiming unemployment benefits (2008-2016) (Source: ONS)

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.

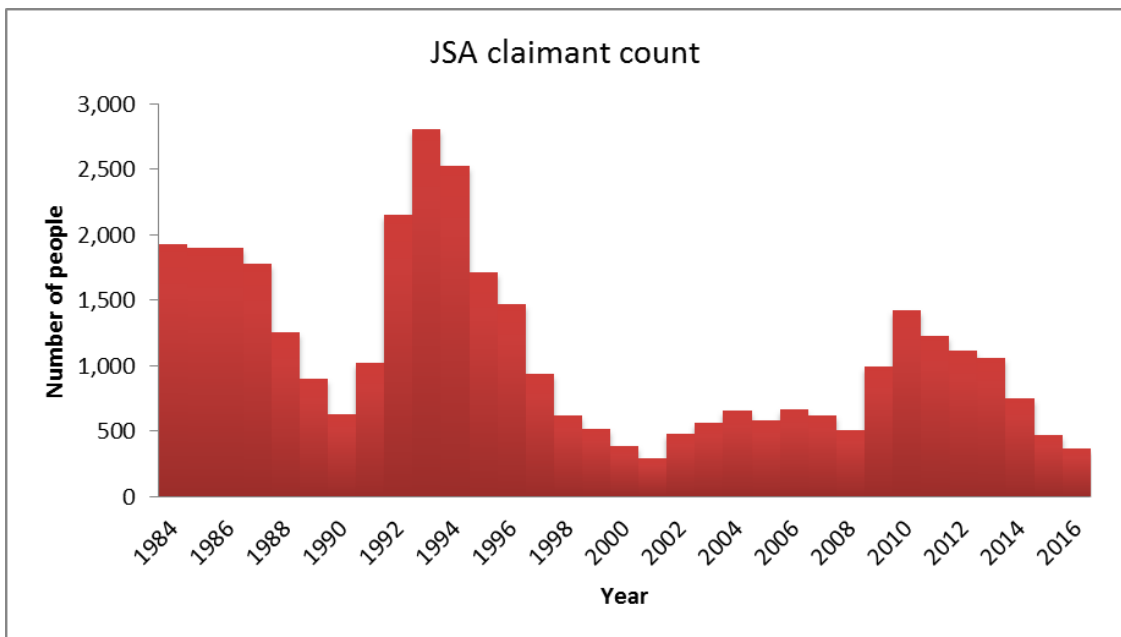


Table 36: Number of people claiming unemployment benefits historically (1984-2016) (Source: ONS)

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 since 1997, where there were 3,170 compared to 4,920 in 2016.

Source: Surrey.gov.uk - Enterprises by turnover size band

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

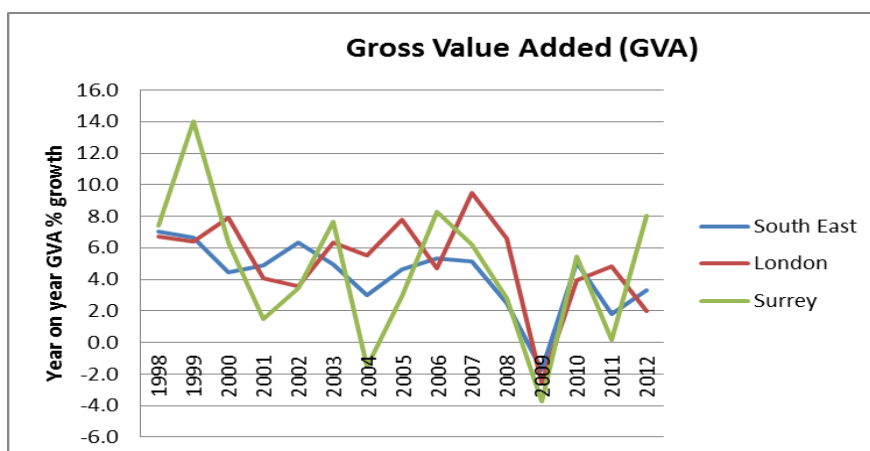


Table 37: Gross Value Added (Source: ONS)

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 and there have been no further updates within this monitoring period.

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 (%)		
	2013	2014	2015	2013	2014	2015	2013	2014	2015
NVQ4 and above	31,900	34,500	28,300	52.9	53.5	45.7	38.3	39.1	39.8
NVQ3 and above	41,500	44,800	39,000	68.7	69.5	62.8	59.3	60.5	58.8
NVQ2 and above	49,100	53,200	50,200	81.4	82.5	80.9	76.5	77.1	76.8
NVQ1 and above	54,100	59,200	57,600	89.6	91.7	92.8	88.4	89.2	88.5
Other qualifications	-	-	-	-	-	-	5.2	5.2	5.2
No qualifications	4,000	3,700	-	6.7	5.7	-	6.5	5.6	6.3

Table 38: 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

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 39: 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 periods.

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.

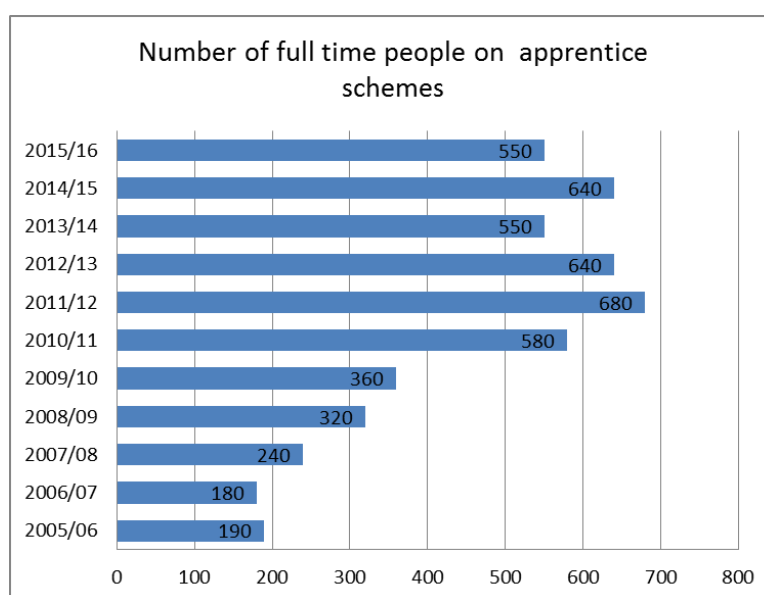


Table 40: Number of full time people on apprentice schemes
(Source: ONS)

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

Table 47: Earnings by Workplace, Gross Weekly Pay

Gross weekly pay	Woking 2011	Woking 2012	Woking 2013	Woking 2014	Woking 2015	Woking 2016	South East 2016
Full time workers (average)	£464.1	£483	£480.6	£460.2	£481.6	£575.0	£552.0
Males	£512.8	£541	£548.5	£484.9	£550.0	£645.4	£611.5
Females	£429.5	£415	£413.9	£420.3	£433.3	£535.6	£497.8

Table 41: *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 sqm of office floor space, 215,616 sqm of Industrial floorspace and 84,830 sqm of mixed employment floorspace and a total of 507,172 sqm of floorspace. Over this monitoring period there was an overall increase of 37,191 sqm of B1, B2 and B8 floorspace, this is mainly down to the completion of the McLaren Technology Centre in Horsell.

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:

2000/01	2007	2009	2010	2013	2014	2015	2016
11%	16.5%	19.0%	19.1%	20.3%	2.9%*	4.0%**	5.4%

* 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.

** This figure provides a more accurate account of vacant floorspace in the borough compared to the previous years figure.

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 42: Retail vacancy rates, 2014
(Source: Planning Services, WBC)

The Retail Surveys have not been carried out for 2015 and 2016 and therefore the data is incomplete. However generally across the Borough, vacancy rates for retail premises are around 0.8% (Q1, 2016) compared with 1.2% at the start of the monitoring year.

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 43: 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
2014	-	-	13,827	103,500	222,800	500,500
2015	-	-	14,142	107,000	226,900	509,700

Table 44: 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 confirm 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 finding 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. This funding in addition to future CIL revenue will continue to be rolled out across the county. The Council's CIL Regulation 123 list can be found online.

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

No planning permissions that were permitted between April 2015 and March 2016 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 in due course. Due to a lack of information it is not possible to provide an update in this monitoring period.

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 45: 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, no monies towards transport infrastructure or highways were secured through Section 106 contributions. This is directly related to the

implementation of the Community Infrastructure Levy. 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 is available online.

The amount of monies received from CIL contributions will be published in future monitoring reports.

The graph below shows historic information between 2007 and 2015.

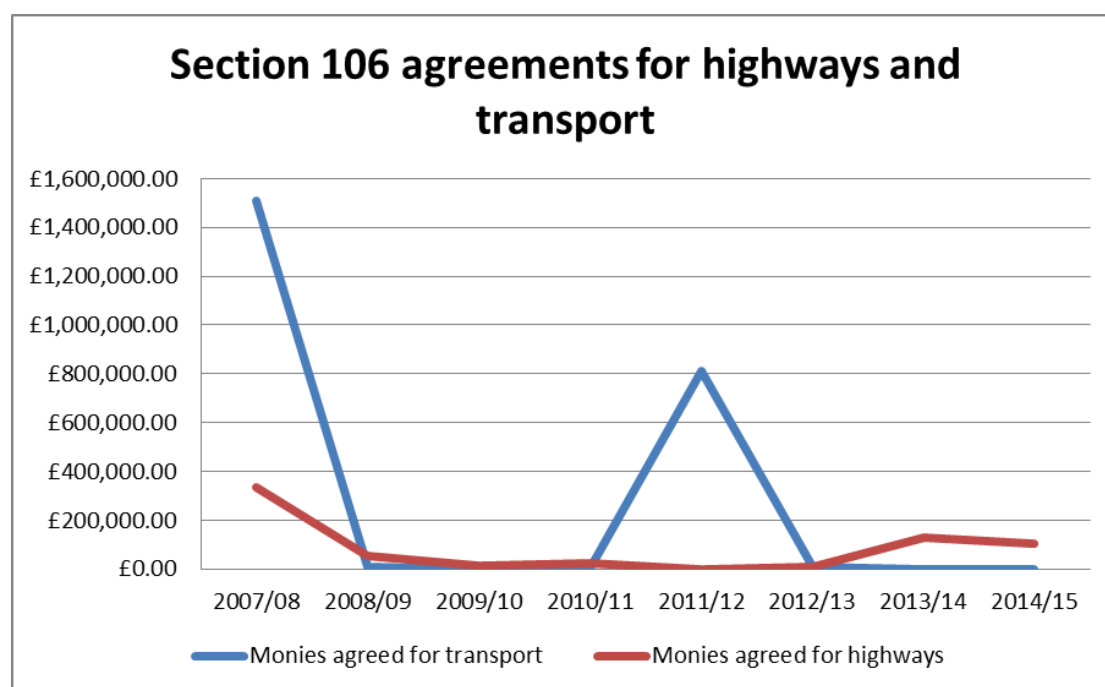


Table 46: Section 106 agreements for highways and transport 2007 – 2015
(Source: Planning Services, WBC)

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 15 October 2016 and average performance over 52 weeks to 15 October 2016: Performance against Passengers' Charter standards.

	South West Trains Charter Standards	Performance 4 weeks to 15 October	Ave performance 52 weeks to 15 October
Main Line			
Punctuality	89.0	87.5	86.8
Reliability	99.0	99.4	99.4
Suburban Service			
Punctuality	92.0	89.1	89.5
Reliability	99.0	98.7	99.1

Table 47: 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	2014/15	2015/16
GP	100%	100%	100%	100%	100%
Hospital	96.2%	95.6%	99.7%	74.2%	37.8%
Primary school	100%	100%	100%	100%	100%
Secondary school	94.1%	96.0%	95.4	74.2%	42.2%
Area of Employment	99.5%	100%	100%	74.2%	45.0%
Major Retail Centre (Woking Town Centre)	99.9%	100%	100%	100%	100%

Table 48: 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 01/04/2015 – 31/03/2016

Ref Number	Address	Ward (2015/2016)	Description of development	Net increase in dwellings
PLAN/2006/1 194	6 High Street	Maybury and Sheerwater	C/u to 2 bed managers flat on 1st + 2nd floor	1
PLAN/2008/0 318	Willows and Coom Lodge, Sheerwater Road	Horsell East and Woodham	Dem 2 existing dwellings & erect 2 blocks of flats (1x 8 flats + 1x 6 flats)	12
PLAN/2010/0 514	Former Westfield Tip, Westfield Avenue (Willow Reach)	Kingfield and Westfield	Extension of time to plan/2006/1237 for redevelopment of site to provide 154 dwellings & remediation of contaminated land	68
PLAN/2010/0 743	Bridge House, Chobham Road	Horsell East and Woodham	Extension of time to Plan/2007/0818 to demolish existing building & erect 5 x 2 bed & 1 x 1bed flats	4
PLAN/2010/0 757	Verlands, Pond Road	St Johns and Hook Heath	Renewal of pp 2007/1333 for erection of detached 4 bed bungalow & garage	1
PLAN/2011/0 088	Almond Villa Residential Home, 31-33 Broadway	Knaphill	Outline application for means of access for up to 10 dwellings	10

PLAN/2011/0 572	15 Albert Drive, Sheerwater	Maybury and Sheerwater	Erection of 2 storey side extension to facilitate creation of 1 x 2 bed house	1
PLAN/2011/0 959	Land to the rear of 89 Chertsey Road, Byfleet	Byfleet	Demolition of car repair/breakers yard & factory (b2) & erection of 10 x 2 bed terraced houses	10
PLAN/2012/0 224	Land at Brookwood Farm	Brookwood	Erection of 297 dwellings with open space, sports pitches, ancillary building & facilities, allotments, access road & car parking	58
PLAN/2012/0 763	Land to the rear of 143 Old Woking Road	Pyrford	Erection of 2 x 5 bed dwellings	2
PLAN/2012/0 885	158 Hermitage Road	Hermitage and Knaphill South	Demolition of existing dwelling & erection of 2 replacement dwellings	1
PLAN/2012/0 937	The White Hart, 150 High Street	Old Woking	Conversion & extension of public house to form 2 houses & 4 flats & erect terrace of 3 houses at rear	9
PLAN/2013/0 081	Moor Lane/Quartermaine Avenue (Kingsmoor Park)	Kingfield and Westfield	Demolition of all existing structures on site & erection of 371 residential units	139

PLAN/2013/0 431	10 Campbell Avenue	Kingfield and Westfield	Erection of attached 3 bed dwelling	1
PLAN/2013/0 776	Maybury Lodge Hotel, 83-74 Maybury Road	Maybury and Sheerwater	Erection of 4 x 2 bed houses to rear of	4
PLAN/2013/0 804	Depot, Wishbone Way	Goldsworth West	Demolition of depot & construction of 12 x 1 bed flats	12
PLAN/2013/1 014	Flat 3, Queens Court, 40 High Street, Old Woking	Old Woking	Sub-division of existing 2 bed flat to 2no. Studios	1
PLAN/2013/1 252	Land adjacent to Hatta, Pembroke Road	Mount Hermon East	Erection of 4 bed dwelling within curtilage of property	1
PLAN/2014/0 134	6 Chertsey Road	Goldsworth East	Prior approval to change of use from offices (b1) to residential (c3) comprising 5 no. 1 bed flats	5
PLAN/2014/0 407	Cardinal Place, Guildford Road	Mount Hermon West	Cou of retail space within block e to create 4 residential units	4
PLAN/2014/0 461	4b-4D, Chapel Street	Goldsworth East	Creation of an additional floor to form 3 flats & conversion of 3 existing dwellings to form 6 flats	6

PLAN/2014/0 898	Flat 9, Vanners Parade, 2 Brewery Lane	Byfleet	Subdivision of 1 bed flat to form 2 x 1bed flats (retrospective)	1
PLAN/2014/1 316	The Retreat, Guildford Road	Mount Hermon West	Erection of 3 new dwellings	3
PLAN/2015/0 289	9 Orchard Cottage, Orchard Close	Maybury and Sheerwater	Demolition of existing dwelling and construction of 2no 2 bed semi-detached dwellings	1
PLAN/2015/0 421	42 Arnold Road	Maybury and Sheerwater	Conversion of part of a1 (retail) to a1 & part residential	1
PLAN/2015/0 613	The Surgery, 9 Wendron Close	Goldsworth East	Cou of dental surgery (d1) to residential (c3)	1
PLAN/2015/0 732	Block F, Units 3-5, Cardinal Place, Guildford Road	Mount Hermon West	Cou from commercial unit to 3no residential units and a1 and b1 use on ground floor	4
			Total	360

Annex 3 – Dwelling permissions

Dwelling Permissions – 01/04/2015 – 31/03/2016

Planning Reference	Address	Ward (2015/2016)	Description	Net increase in dwellings
PLAN/2011/0582	101 Oyster Lane	Byfleet	Extension of time for plan/2008/0305 for demolition of ext dwelling & erection of 2 semi-detached 3 bed dwellings	1
PLAN/2013/0857	Grey Walls, Hook Heath Road	St Johns and Hook Heath	Erection of detached dwelling	1
PLAN/2013/1217	Land to the rear of 23-25 Claremont Avenue	Mount Hermon West	Erection of 2 no detached 4 bedroom 2.5 storey houses with car parking and landscaping	2
PLAN/2014/0658	Land to the rear of Bush Cottage, Mayford Green	Mayford and Sutton Green	Erection of 1no 2 bedroom chalet bungalow with associated access and landscaping	1
PLAN/2014/0659	Land to the rear of Bush Cottage, Mayford Green	Mayford and Sutton Green	Erection of 1no 2 bedroom chalet bungalow with associated access and landscaping	1
PLAN/2014/0762	26 and 28 Monument Road	Maybury and Sheerwater	Demolition of existing properties & erection of 3 storey mixed use scheme to include 5 flats	3
PLAN/2014/0799	Michael Smith Engineering, 73-75 Oaks Road	Goldsworth East	Change of use of 1st floor office space to 2 bed residential unit	1
PLAN/2015/1002	Spectrum House, 56 Goldsworth Road	Goldsworth East	Proposed change of use of offices (b1) to 12 flats (c3)	12
PLAN/2015/1273	Senate Electrics, 12 Well Lane	Horsell West	Demolition of existing electrical wholesale building (b1 & b8) & erection of 2 dwellings	2

PLAN/2015/1295	Park Cottage, Blackness Lane	Mount Hermon West	Erection of 9 new dwellings	9
PLAN/2014/0825	Land at Westminster Court, Hipley Street	Old Woking	Erection of 2 storey building to provide 4 flats	4
PLAN/2014/0818	Wheeler's Farm Barn, Warren Lane	Pyrford	Conversion of existing barn to 4 bed dwelling	1
PLAN/2014/1411	Land to the rear of London House, 134 High Street	Old Woking	Erection of one building comprising six flats	6
PLAN/2015/0232	Land to the rear of 12 and 14 Rectory Lane	Byfleet	Erection of a new dwelling	1
PLAN/2015/0623	Westdene, Mount Road	St Johns and Hook Heath	Erection of 1 x 5 bed dwelling	1
PLAN/2015/0101	29 Eve Road	Maybury and Sheerwater	Prior notification for cou of offices to dwellings	5
PLAN/2014/0898	Flat 9, Vanners Parade, 2 Brewery Lane	Byfleet	Subdivision of 1 bed flat to form 2 x 1bed flats (retrospective)	1
PLAN/2015/0421	42 Arnold Road	Maybury and Sheerwater	Conversion of part of a1 (retail) to a1 & part residential	1
PLAN/2014/0609	Land to rear of 48 Lower Guildford Road	Knaphill	Erection of 1 bed detached chalet bungalow	1
PLAN/2014/1315	London House, 134 High Street	Old Woking	Cou from a3 to c3 (1 studio flat & 2 x 2bed flats)	3
PLAN/2014/1192	14 Chapel Street	Goldsworth East	Retrospective application for the retention of a 1 bed flat on second floor	1

PLAN/2015/0289	9 Orchard Cottage, Orchard Close	Maybury and Sheerwater	Demolition of existing dwelling and construction of 2no 2 bed semi-detached dwellings	1
PLAN/2015/0263	Southernhay, Woodlands Road	West Byfleet	Demolition of existing bungalow and erection 2 storey dwelling	0
PLAN/2015/0454	longmoor, Forrest Road	Pyrford	Retrospective application replacement 2.5 storey dwelling to replace substantially demolished dwelling previously granted plan/2014/0589	0
PLAN/2015/0558	3 Horsell Moor	Horsell West	Subdivision of a single dwelling into two dwellings	1
PLAN/2015/0663	Manton, 59 Westfield Road	Kingfield and Westfield	Subdivision of existing property to form 1 x 4 bed dwelling and 1 x 3 bed dwelling	1
PLAN/2014/1261	A J Akehurst and Son, 1 and 2 Maybury Hill	Maybury and Sheerwater	Erection of a pair of semi-detached dwellings following demolition of existing building	2
PLAN/2015/0520	Pine Tree Cottage, Pembroke Road	Mount Hermon East	Erection of new dwelling	1
PLAN/2014/1333	Wokign Community Furniture Project, 27 North Road	Maybury and Sheerwater	Outline application for demolition of existing buildings and erection of 7no flats	7
PLAN/2015/0375	White Trees, White Rose Lane	Mount Hermon East	Demolition of existing dwelling and erection of a pair of semi-detached 4 bedroom dwellings and garages	1
PLAN/2015/0613	The Surgery, 9 Wendron Close	Goldsworth East	Cou of dental surgery (d1) to residential (c3)	1
PLAN/2015/0869	Roxburge House, Lavender Park Road	West Byfleet	Prior approval for the conversion of offices to residential comprising 22 x 1 bed units	22

PLAN/2015/0412	153 York Road	Mount Hermon West	Conversion of three flats to form one dwelling	-2
PLAN/2015/0149	201A Goldsworth Road	Goldsworth East	Erection of two double storey semi detached dwellings following demolition of current dwelling	1
PLAN/2014/1195	142 Robin Hood Road	Knaphill	Subdivision of existing 3 bed dwelling into 3no flats and associated works	2
PLAN/2015/0989	73 Horsell Moor	Horsell West	Demolition of existing buildings, redevelopment of 34 retirement apartments	34
PLAN/2015/0848	Horsell Grange Cottage, Kettlewell Hill	Horsell East and Woodham	Erection of a terrace of 3 dwellings with associated access following demolition of existing dwelling	2
PLAN/2015/0813	Brooklyns, 112 Connaught Road	Brookwood	First floor extension to form a 2 bed flat over existing commercial units	1
PLAN/2015/0929	Round Oak Cottage, Kingfield Close	Kingfield and Westfield	Amendment to approved plans for 1 x 5 bed detached dwelling	1
PLAN/2015/0265	The Grange, 28 St Johns Road	St Johns and Hook Heath	Part retrospective change of use from residential care home to residential with associated alterations	1
PLAN/2015/0438	1-2 Anchor Crescent	Knaphill	Change of use from a1/ a2/ b1/ b8 to 2 x 1 bed 1st floor apartments	2
PLAN/2015/0783	Coal Yard, Prey Heath Road	Mayford and Sutton Green	Cou from gas storage yard to residential and erection of detached dwelling and garage	1
PLAN/2015/0147	Chittenden, 106 High Road	Byfleet	Certificate of lawful proposed use or development, cou from existing from first floor showroom to create 1 x 2 bed apartment	1
PLAN/2015/0804	23-24 High Street	Goldsworth East	Prior notification for a proposed cou b1 to	4

			c3 (first floor)	
PLAN/2015/0977	Provident Personal Credit, 5 Orchard House, 118-124 Connaught Road	Brookwood	Change of use of offices (b1) to dwelling (c3) to create 2 flats)	2
PLAN/2015/1066	Land to the west side of Grey Walls, Hook Heath Road	St Johns and Hook Heath	Erection of detached dwelling	1
PLAN/2015/0718	Land at 2 Downsview Avenue	Kingfield and Westfield	Erection of chalet style dwelling	1
PLAN/2014/0863	96 Westfield Road	Mayford and Sutton Green	Erection of 2no dwellings following demolition of existing dwelling	1
			Total	148

Annex 4 – Monitoring of Core Strategy Policies

Core Strategy Policy CS2: Woking Town Centre

Indicator	Achieved	Target	Difference
Net additional dwellings - Completed	19	128.2	-109.2
Net additional dwellings - Permitted	13	128.2	-115.2
Density completed	182dph	200dph	-18
Density permitted	110dph	200dph	-90
B1 floorspace – Completed (m ²)	-283	1,588	-1,871
B1 floorspace – Permitted (m ²)	16,190	1,588	+14,602
Amount of floorspace completed - A1 (m ²)	-847	4,375	-5,222
Amount of floorspace completed - A2 (m ²)	0	1,675	-654
Amount of floorspace completed - A3 (m ²)	1,021		
Amount of floorspace completed - A4 (m ²)	0		
Amount of floorspace completed - A5 (m ²)	0		
Amount of floorspace permitted - A1 (m ²)	-844	4375	-5,219
Amount of floorspace permitted - A2 (m ²)	-607	1,675	-2,387
Amount of floorspace permitted - A3 (m ²)	67		
Amount of floorspace permitted - A4 (m ²)	-172		
Amount of floorspace permitted - A5 (m ²)	0		
Amount of floorspace permitted - Mixed A (m ²)	0		
% of new A1 floorspace in Primary Shopping Frontage	-54sqm		
% of new A1 floorspace in Secondary Shopping Frontage	-692sqm		
Net change in hotel bed spaces	0		
Vacancy rates - Primary shopping frontage	Data not available for this monitoring period		
Vacancy rates - Secondary shopping frontage			
Rest of Town Centre			
Number of transport improvements in the Town Centre	0		
Cycle parking spaces	0		
Improvement schemes to cycle network	0		
Net change in community floorspace (m ²)	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	0	10	-10
Net additional dwellings - Permitted	22	10	+12
Density completed	0	50-100dph	N/A
Density permitted	100dph	50-100dph	N/A
B1 floorspace – Completed (m ²)	0	88.23	-88.23
B1 floorspace – Permitted (m ²)	-1,020	88.23	-1,108.23
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	-735.3
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)	-91		
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

Indicator	Achieved	Target	Difference
Byfleet	1	14.7	-13.7
Horsell	0		
Knaphill	0		
St Johns	0		
Goldsworth Park	0		
Kingfield	0		
Sheerwater	0		

Net additional dwellings - Permitted

Indicator	Achieved	Target	Difference
Byfleet	1	14.7	-13.7
Horsell	0		
Knaphill	0		
St Johns	0		
Goldsworth Park	0		
Kingfield	0		
Sheerwater	0		

Net change in A1 retail floorspace completed (m²)

Indicator	Achieved	Target	Difference
Knaphill	0	141.2	-141.2
Horsell	0	153	-153
Byfleet	0		
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	-123	153	-336
Horsell	-60		
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 A2-5 retail floorspace completed (m²)

Knaphill	0	40	-40
Horsell	0	40	-40
St Johns	0		
Goldsworth Park	0		
Kingfield	0		
Sheerwater	0		
Brookwood	0		
Mayford	0		
Old Woking	-470		
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 permitted (m²)

Knaphill	-48	40	-88
Byfleet	60		
Horsell	62		
St Johns	0	40	82
Goldsworth Park	0		
Kingfield	0		
Sheerwater	0		
Brookwood	0		
Mayford	0		
Old Woking	-174		
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 B1 floorspace completed (m²)

Knaphill	0		
Byfleet	-70		
Horsell	0		
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 B1 floorspace permitted (m²)

Knaphill	0		
Byfleet	0		
Horsell	0		
St Johns	0		
Goldsworth Park	0		
Kingfield	0		
Sheerwater	0		
Brookwood	-104		
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		

Local Service Provision Audit undertaken	No
--	----

Number of transport improvements in the Centres	0
---	---

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	1
--	---

Amount of retail floorspace permitted outside the Centres (m²)

A1	720
A2	0
A3	0
A4	-400
A5	37

Core Strategy Policy CS5: Priority Places

Indicator	Achieved
Net change in all retail floorspace completed (m ²)	-28
Net change in all retail floorspace completed within 300 metres (m ²)	Unknown
Net change in all retail floorspace permitted (m ²)	-175
Net change in all retail floorspace permitted within 300 metres (m ²)	Unknown
Variety of A1 units delivered	Unknown
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	The Sheerwater link road is reported to have reduced vacancy rates in the local employment areas
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**

Amount of development permitted in the
Green Belt (m²)

A1	0
A2	0
A3	0
A4	0
A5	0
B1	101
B2	72
B8	0
C1	0
C2	0
C3	0
C4	0
D1	0
D2	293
SG	99
Mixed employment floorspace	0

Major Developed Sites - Amount of development taken place (m ²)	0
---	---

Number of hectares released from the Green Belt for residential development	0
---	---

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	3

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	3

Core Strategy Policy CS9: Flooding and water management

Indicator	Achieved
Number and type of planning permissions granted contrary to EA/Water Authority advice	0
Number of completed dwellings in:	
Flood Zone 2	79
Flood Zone 3a	67
Flood Zone 3b	0
Number of new developments incorporating SUDS	265 dwellings
Number of new developments incorporating SUDS, as a percentage	73.6%
Number of applications that seek to reduce the risk of flooding	Unknown

Core Strategy Policy CS10: Housing provision and distribution

Indicator	Achieved	Target	Difference
Net additional dwelling completions	360	292	+68
Annual five year housing land supply position statement	See the main document		
% of dwellings on PDL	42.5%	70%	-27.5%
Net additional dwellings completed in Mayford Village	0		

Core Strategy Policy CS11: Housing mix

Indicator **Achieved**

Size of new dwellings delivered	
1 Bedroom	41
2 Bedroom	125
3 Bedroom	107
4+ Bedroom	87

Type of new dwellings delivered*	
Detached	58
Semi Detached	101
Terraced	102
Flat	99

Overall dwelling mix achieved in comparison to needs identified through SHMA	In Line with the overall need
--	-------------------------------

Net change of 2+ bedroom homes	+319
--------------------------------	------

*Type of new dwellings delivered by location

Detached	49 Safeguarded Site, 9 Rest Of Urban Area (ROUA)
Semi Detached	1 ROUA, 2 Old Woking Neighbourhood Centre , 98 Safeguarded Site
Terraced	10 Byfleet Employment Area, 49 ROUA, 43 Safeguarded Site
Flat	1 Byfleet Local Centre, 4 Old Woking Neighbourhood Centre, 19 Woking Town Centre, 68 ROUA, 7 Safeguarded Site

Core Strategy Policy CS12: Affordable housing

Indicator	Achieved	Comments
Number of net additional affordable dwellings provided, by location		
Kingsmoor Park (Moor Lane)	84	Social and Affordable Rented
Depot, Wishbone Way, Woking	12	Social Rent
4B, 4C and 4D Chapel Street, Woking	2	Shared Ownership
Maybury Lodge Hotel, 83-84 Maybury Road	4	Social Rent

Level of commuted payments collected by the Council	See Table 25 in the main document
---	-----------------------------------

Amount of commuted sums collected towards affordable housing provision	£1,124,701
--	------------

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 through the Site Allocations DPD process
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	0
Number of pitches delivered	0
Provision of a site for Travelling Showpeople in the Site Allocations DPD	Work in progress through the Site Allocations DPD process

Core Strategy Policy CS15: Sustainable economic development

Indicator	Achieved
Amount of completed B1 floorspace in the Borough (m ²)	-252
Amount of completed B2 floorspace in the Borough (m ²)	37,221
Amount of completed B8 floorspace in the Borough (m ²)	107
Amount of permitted B1 floorspace in the Borough (m ²)	15,277
Amount of permitted B2 floorspace in the Borough (m ²)	-283
Amount of permitted B8 floorspace in the Borough (m ²)	-849
Amount of permitted Mixed B floorspace in the Borough (m ²)	52,650
Total permitted B floorspace (m ²)	66,795
Net change in employment floorspace in the Borough (m ²)	37,076
Amount of employment floorspace lost to non-employment uses	
Completed (m ²)	1,042
Permitted (m ²)	-2,509
Number of completed new incubator units	0
Number of permitted new incubator units	0
Number of completed new managed workspace	0
Number of permitted new managed workspace	0
Number of completed new serviced office accommodation	0
Number of permitted new serviced office accommodation	0
VAT registrations/de-registrations by industry	4,920 in total
Number of live/work units permitted	0
Number of employee jobs in the Borough	See the main document
Earnings by workplace (average full time weekly gross pay)	£575
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	Achieved April 2015
Delivery of infrastructure items listed in the infrastructure schedule	On-going
Total amount of financial contributions secured towards infrastructure provision	See the main document
Total amount of financial contributions spent towards infrastructure provision	See 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 the 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	+31 (through the sub-division of larger plots)

Core Strategy Policy CS18: Transport and accessibility

Indicator	Achieved
Number of new developments located within 30 travel by public transport to local services	See the main document
Number of major developments submitted with Transport Assessments	12
Number of major developments with travel plans, assessed in accordance with SCC's Travel Plans Good Practice Guide	10
Amount of transport infrastructure improvements secured with developments	See the main document
Annual patronage of the Borough's railway stations	See the 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)	-353
Amount of B-use floorspace permitted in the centres (m ²)	14,846
Amount of A-use floorspace completed in the centres (m ²)	-286
Amount of A-use floorspace permitted in the centres (m ²)	-1,839
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	507 residential 400 non-residential
Local air quality in the Borough	AQMA 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.