



# **Woking Borough Council**

## **Local Development Documents**

### **Annual Monitoring Report 2016-2017**

December 2017



**Produced by the Planning Policy Team**

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



## **Contents**

- 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 399 new dwelling completions in the Borough over the monitoring period, a surplus of 107 above the annual housing target. 531 dwellings were permitted and the Council currently has 7.7 years of housing land supply.
- Of the 399 new dwellings in the Borough, 166 were affordable units. This equals 41.6% of the overall completions and above the target of 35%.
- 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 five applications being granted, which could enable the delivery of up to 98 units.
- The Council has adopted the Development Management Policies DPD which sets out detailed Development Management Policies to help determine day to day planning applications.
- The Council reviewed its ward boundaries and reduced the number of wards from 17 to 10. The new ward boundaries took effect from 5<sup>th</sup> May 2016. The ten new Wards are:
  - Byfleet & West Byfleet
  - Canalside
  - Goldsworth Park
  - Heathlands
  - Hoe Valley
  - Horsell
  - Knaphill
  - Mount Hermon
  - Pyrford
  - St Johns

## Introduction

This Annual Monitoring Report (AMR) covers the monitoring period of 1 April 2016 to 31 March 2017.

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 5<sup>th</sup> highest resident population in Surrey with 99,695 residents (2016 population estimate [www.surreyi.gov.uk](http://www.surreyi.gov.uk)). 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.

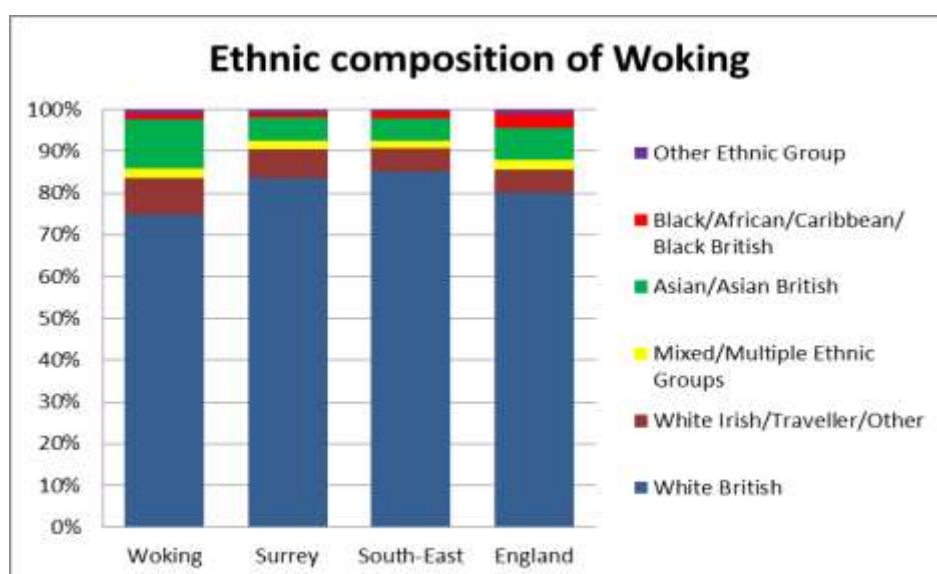


Table 1: *Ethnic composition of Woking (Source: ONS)*

Crime rates within the Borough have fallen this monitoring year. On average, there were 694 crimes per month within the Borough over the monitoring period compared with 728 in 2015-2016. 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   |
| 2016/2017 | 8,332                           | 694   |

Table 2: *Crime recorded in Woking, 2011-2017*  
(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.

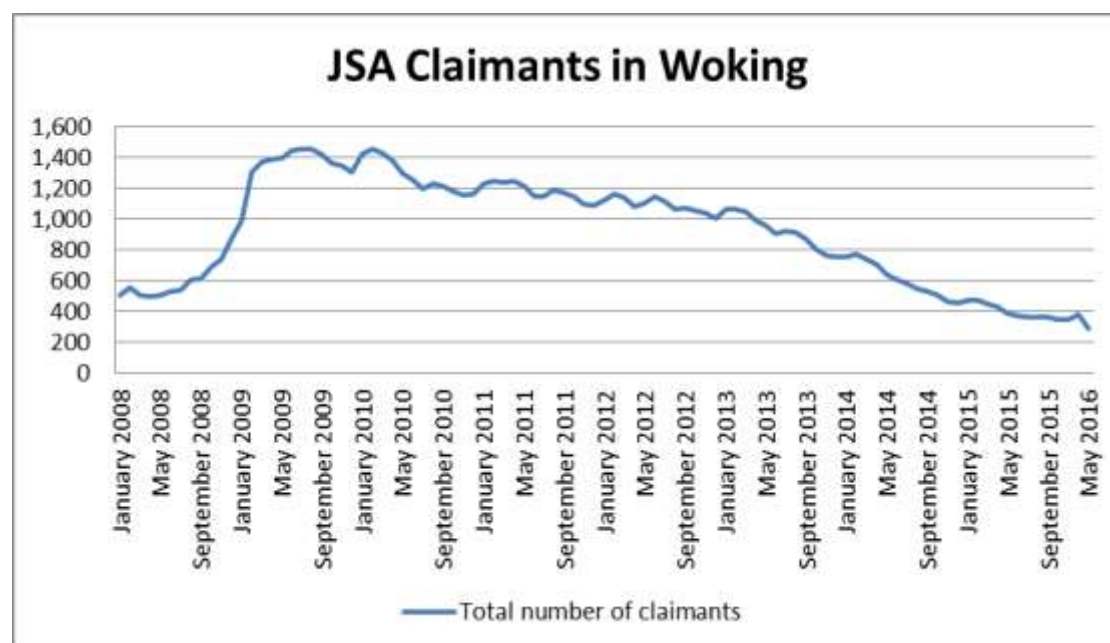


Table 3: *Job Seekers Allowance claimants in Woking, 2008 – 2016*  
(Source: ONS)

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 £407,009 during the monitoring period and this is a drop from last year which was £421,910. According to recent market data, the average flat in the borough is sold for £254,952 which is reduced from last year price of £283,470, whilst the average detached house value is £816,935, the average semi-detached house is £429,310 and the average terrace house is £347,944. 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.

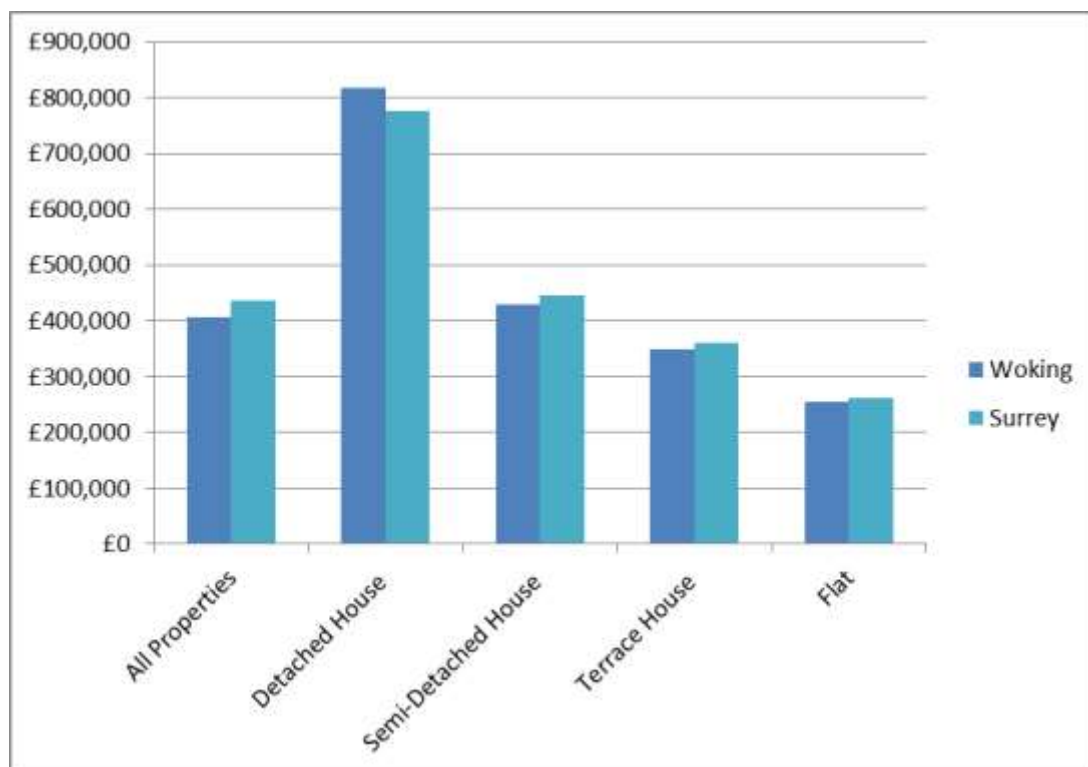


Table 4: Average house prices, April 2016 to March 2017  
(Source: [landregistry.data.gov.uk/app/ukhpi/explore](http://landregistry.data.gov.uk/app/ukhpi/explore))

There are currently 41,093 (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 has been superseded when the Development Management Policies DPD which has been adopted.

### **Key Monitoring News**

#### **Progress on policy documents 2016-2017**

##### **Development Management Policies Development Plan Document (DPD)**

The Council published the draft Development Management Policies DPD for Regulation 19 public consultation between 26<sup>th</sup> October 2015 and 7<sup>th</sup> 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 29<sup>th</sup> February 2016. After considering and consulting on the inspectors proposed modifications to the document. The DPD was adopted by the Council on the 20<sup>th</sup> October 2016. It is now part of the Development Plan for the area and had full weight in the determination of Planning applications. The DPD has replaced the 'saved' policies of the Local Plan 1999.

##### **Pyrford Neighbourhood Plan**

Following a successful referendum, Woking Borough Council has adopted the Plan which takes effect from the 9<sup>th</sup> February 2017. 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.

##### **West Byfleet Neighbourhood Plan**

The West Byfleet Neighbourhood Plan was published for Regulation 16 Consultation in January 2017 and the Plan is expected to be submitted for Examination shortly.

##### **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.

A further consultation was proposed by members about the possibility of substituting the safeguarded sites in the draft Site Allocations DPD with land to the east of Martyrs Lane. The consultation took place between 6<sup>th</sup> January 2017 and 27<sup>th</sup> February 2017. The council is currently in the process of analysing and responding to the representations to received as part of the consultation. Further updates on the progress of the Site Allocations DPD and the Regulation 19 Consultation will be recorded in the next AMR.

### Neighbourhood Plans

The local communities of Byfleet and Brookwood and Bridley have had their Neighbourhood Forum and Neighbourhood Area designation applications approved by the Council. They have both started preparing their Neighbourhood Plans.

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.

|  | <b>Development Management Policies DPD</b> | <b>Site Allocations DPD</b>  | <b>Proposals Map</b> |
|--|--|------------------------------|----------------------|
| <b>Public Consultation (Regulation 18)</b> | February – April 2015                      | June – July 2015             | N/A                  |
| <b>Public Consultation (Regulation 19)</b> | October – December 2015                    | December 2015 – January 2016 | N/A                  |
| <b>Submission to PINS</b>                  | February 2016                              | July 2016                    | N/A                  |
| <b>Public Examination</b>                  | May 2016                                   | August 2016                  | N/A                  |
| <b>Adoption</b>                            | September 2016                             | December 2016                | December 2016        |

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

Due to the additional Martyrs Lane Consultation, it is recognised that the timescale for the Site Allocations DPD will change from that set out above. The Council intends to update the LDS once all representations from the Martyrs Lane Consultations have been considered.

### Duty to Co-operate

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. The three Authorities have prepared a statement of Common Grounds setting out how future cooperation will be carried out. In addition the Council is an active member of SPOA, 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 2016 and March 2017 over 938 applications were determined (this increases to over 2,500 if you include applications for the discharge of conditions and applications for tree works).

Over the monitoring period there were 47 appeals, of which 29 were dismissed (62%) which is 4% higher than the previous year.

### Enforcement

Enforcement statistics have improved from 88% to 97% of enforcement complaints being dealt with within 7 working days compared to the previous monitoring period.

## **Part A - Well designed homes**



## **Part A - Well designed homes**

### **Key Facts**

Housing completions within the Borough are higher than the previous monitoring period, with 399 net additional dwellings built within the monitoring period. The most notable developments have taken place at Moor Lane. 34.8% of new homes throughout the Borough have been built on previously developed land.

The number of permitted dwellings has increased over the monitoring period. There are a number of large scale schemes that have recently gained Planning Permission including the Sheerwater Regeneration Scheme.

Although the number of completed dwellings for this monitoring period is above the annual housing target, on average 287 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.

### **Housing provision throughout the Borough and comparison of historic data**

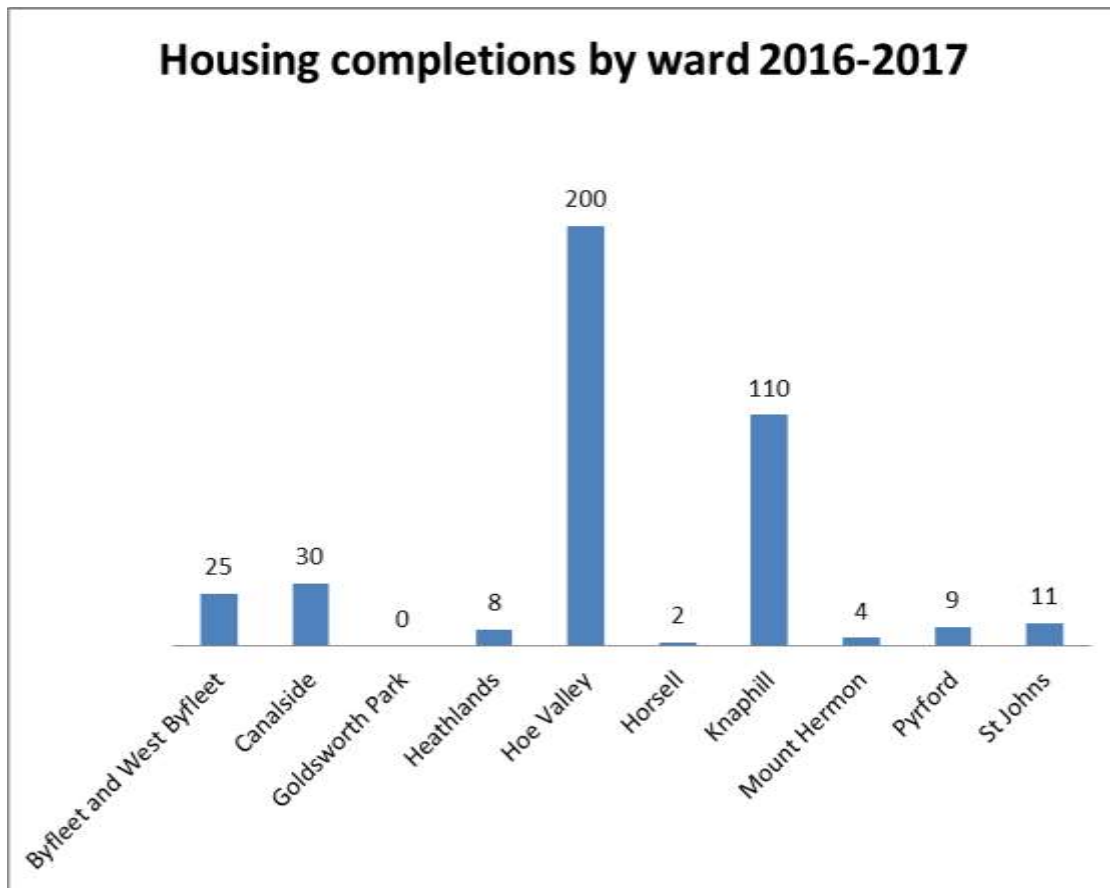
The Council will make provision for at least 4,964 net additional dwellings in the Borough between 2010 and 2027, as set out in Core Strategy Policy CS10: Housing provision and distribution. This target equates to 292 net additional dwellings per year, a figure which has been deemed 'sound' during the 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 2016 and 31 March 2017. It indicates that a lower proportion of new dwellings in the Borough were built on previously developed land (34.8%), compared to 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 Moor Lane and Brookwood Farm.

|                           | <b>Net additional dwellings</b> | <b>Number built on Previously Developed Land</b> |
|---------------------------|---------------------------------|--|
| <b>Woking Town Centre</b> | 27                              | 27   |
| <b>Green Belt</b>         | 1                               | 0  |
| <b>Rest of Urban Area</b> | 122                             | 112  |
| <b>Safeguarded Sites</b>  | 249                             | 0  |
| <b>TOTAL</b>              | 399                             | 139  |

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 Hoe Valley and Knaphill.



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

The table 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 287 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.

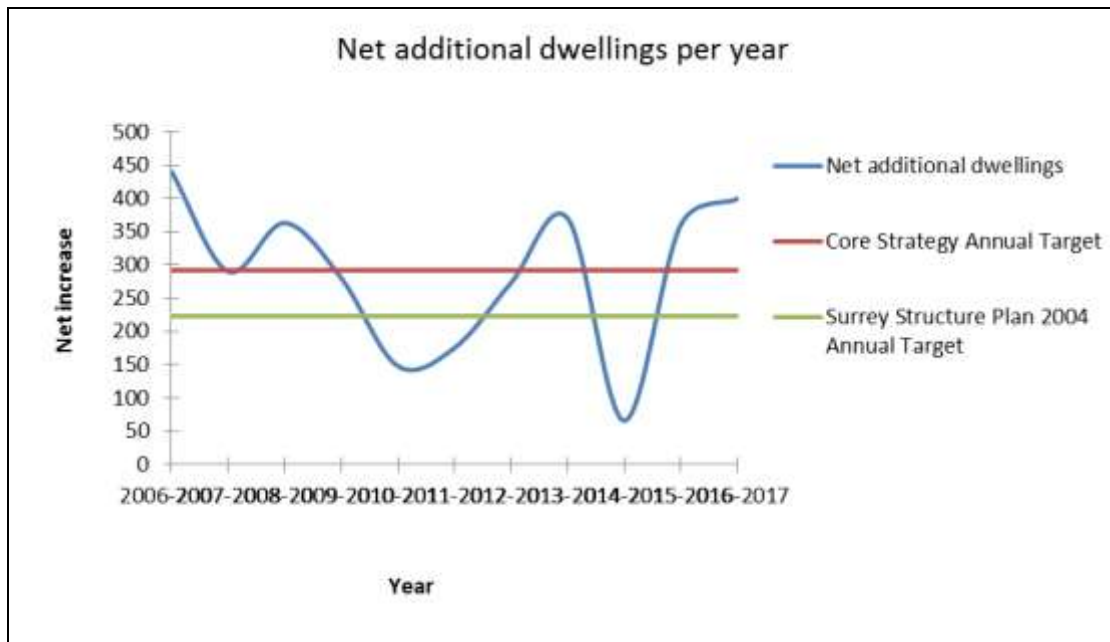


Table 8: Net additional dwellings between 2006-2017  
(Source: Planning Services, WBC)

### 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 27 net additional dwellings have been completed. Whilst this is slightly higher than the previous monitoring period, this is expected to rise further given the Victoria Square Development has begun 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](http://www.victoriasquarewoking.co.uk).



Victoria Square Development, Woking Town Centre

### West Byfleet District Centre

The housing target for West Byfleet has been met in this monitoring period where 18 properties were completed, which is 7 dwellings above target. It is worth noting that this was a Prior Approval application for change of use from office to residential.

### Local and Neighbourhood Centres

Over the monitoring period there have been 18 permitted dwellings in local and neighbourhood centres and shopping parades. 12 dwellings have been completed in the Local Centre, 2 in Brookwood Neighbourhood Centre, 2 in Walton Road Neighbourhood Centre and 2 in Westfield Neighbourhood Centre.

### 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 1 new dwelling in Maybury and Sheerwater. However, the plans for a comprehensive redevelopment of Sheerwater have been approved by the Council on the 26<sup>th</sup> July 2016. This mixed use development will provide up to 984 residential units and community leisure facilities. Further details can be found at [www.sheerwater-regeneration.co.uk](http://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 has been two temporary Planning Permission granted, one at appeal for 1 pitch at Gabriel Cottage and the other for 4 pitches at Murrays Lane.

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 provision pitch             | Net additional pitches delivered | Cumulative delivery (1dp) |
|-----------|-------------------------------------|----------------------------------|---------------------------|
| 2006/2007 | GTAA (2006)<br>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)<br>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 has been 1 additional dwelling in Mayford Village. There were no other housing completions in the Green Belt in the monitoring period.



### Safeguarded Sites

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

The Safeguarded site commonly known as Moor Lane was granted planning permission in June 2013 for 371 residential dwellings. This includes 27 one bedroom, 122 two bedroom, 154 three bedroom and 68 four bedroom properties. The development will make a significant contribution towards the borough's affordable housing target by delivering 224 affordable dwellings, of which 199 will be family accommodation (2+ bedrooms). During the monitoring period, 148 dwellings were completed at Moor Lane.

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 101 new dwellings.

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.

|                                | 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)<br>1,460        | +181                     | 1,714  | 2,530  | +816  |

Table 10: Five year housing requirement, 2016-2021



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/hlsps](http://www.woking.gov.uk/planning/policy/ldfresearch/hlsps).

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

The Core Strategy states that between 2010 and 2027 the overall target for affordable housing is 35% of all new homes, equivalent to 1,737 new affordable homes. During this monitoring period there have been 166 affordable homes completed within the Borough. In total, affordable housing completions represents 41.6% of all new dwellings in this period.

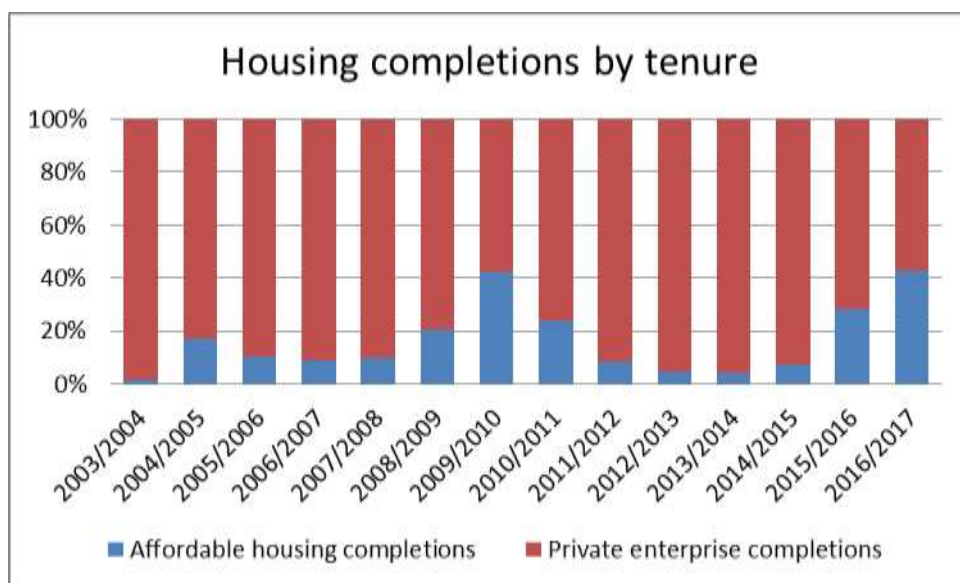


Table 11: Affordable and market price housing completed, 2006-2017  
(Source: Planning Services, WBC)

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 paid towards the provision of affordable housing was £4.8 million.

During the monitoring period the Council has agreed £6.3 million for affordable housing. Since April 2006 Woking Borough Council has agreed over £16.4 million in financial contributions towards affordable housing. There have also been 166 affordable housing units completed within this period.

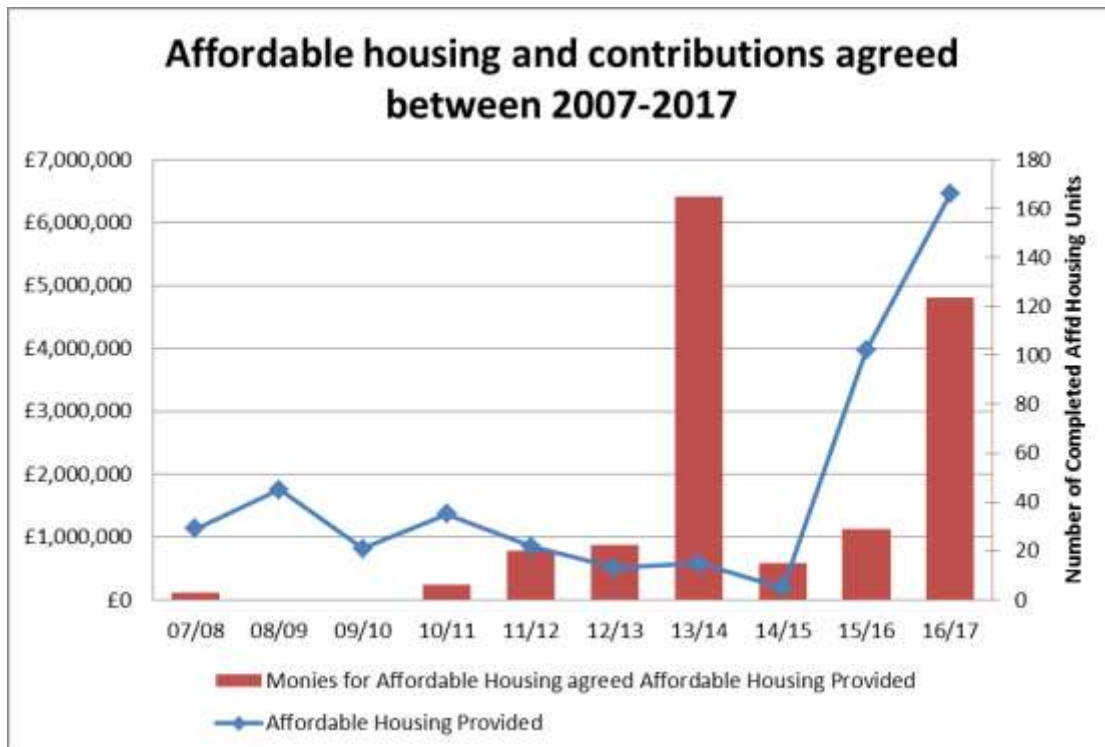


Table 12: Affordable housing completed and affordable housing contributions agreed, 2007-2017  
(Source: Planning Services, WBC)

The commencement and continued delivery of both Brookwood Farm and Moor Lane 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, 10 new older people accommodation within the Brookwood Farm development were completed, however, no vulnerable group accommodation was completed within the borough.

As of the 31<sup>st</sup> March 2017, there were a total of 1436 households on the local Housing Register, an increase of around 477 people from the last monitoring period. The number of people on the Housing Register for Sheltered and Supported accommodation was 129 which is lower than last year figure of 134.

### Housing Density and Mix

The average housing density in the borough for completed dwellings in 2016/2017 is 54.8dph. This is marginally lower than the average housing density from the previous monitoring period but in line with general indicative densities set out within the Core Strategy. This trend is expected to continue to fluctuate as both housing and flatted schemes continue to come forward over the plan period.

The Council has stated in Core Strategy Policies CS5 and CS11 that the loss of 2+ bedroom/family dwellings would not be permitted due to the need and demand for these types of dwellings in the Borough. Over the course of this monitoring period, there was an overall net increase of 93 new dwellings with two bedrooms or more.



*Brookwood Farm, Knaphill*

### Self Build and Custom Housebuilding Register

The Council has established a register, which came into effect on the 1<sup>st</sup> April 2016. During the monitoring period 9 people were added and 23 people were on the register on the 31.03.2017.

The Council has prepared a draft Self Build and Custom Housebuilding Guidance note. The draft document provides detail and further clarification on the self-build and custom housebuilding process, the planning policy context and how the Council will support the delivery of serviced plots. This will be published for targeted consultation during the next monitoring period.

## **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.

There has been an additional 281 sqm of D1 floorspace at Pyrford Primary School. Also the Hoe Valley School has commenced construction during the monitoring period. More information can be found on the Council Website [here](#).



*Pyrford Primary School, Coldharbour Road*

Core Strategy Policy CS2 also indicates that the town centre has the potential for up to 75,000 m<sup>2</sup> of additional A class floorspace including 67,600 m<sup>2</sup> of A1 retail. Over this monitoring period there has been a small decrease of 307 sqm of retail floorspace in the Town Centre. There has been 3335 sqm loss of B Class space, however 3208 sqm of this has been converted into mixed use developments within the Town Centre to form a Fire Station and 27 Cluster flats. Table 13 shows the amount of retail and office floorspace lost/gained in the town centre over the monitoring period.

| <b>Net change in A Class Floorspace</b> | <b>Net change in B Class Floorspace</b> | <b>Net change in D Class Floorspace</b> |
|---|---|---|
| -307 sqm                                | -3335 sqm                               | 0 sqm                                   |

Table 13: *Net change in retail, office and non-residential floorspace in Woking Town Centre (completions ,2016/2017)*  
(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 1,000 m<sup>2</sup> and 15,00 m<sup>2</sup> of additional office floorspace and up to 13,000 m<sup>2</sup> of additional A class floorspace including 12,500 m<sup>2</sup> of A1 retail, over the life of the Core Strategy.

During this monitoring period there has been an increase in 40sqm of A2 retail floorspace in West Byfleet District Centre. There has also been a loss of 1,111 sqm of office floorspace due to a Prior Approval application for conversion of office to 22 residential flats.

The Boroughs local centres have been identified as having potential for some additional A class floorspace. In this monitoring period there was a loss of 356sqm in Goldsworth Park Local Centre but a gain of 136sqm of mixed use development. At Byfleet Local Centre there was a loss of 63sqm of A1 into Sui Generis. Also a change of use from A1 of 107sqm to residential in Westfield Neighbourhood Centre.

### Commercial and Retail Vacancy Rates

Commercial vacancy rates indicate an increase in vacant office space over the monitoring period. As of Quarter 1 of 2017, vacancy rates across the Borough for office floorspace are at 7.5% compared to 5.4% last year <sup>1</sup>.

Retail vacancy rates have increased slightly from 0.8% in Quarter 1 in 2016 to 1% in Quarter 1 of 2017<sup>1</sup>.

### Changes to planning legislation (Prior approval)

As of 30<sup>th</sup> May 2013 a change in the Town and Country Planning General Permitted Development legislation enabled the change of use from B1a (offices) to C3 (residential) without the need for obtaining planning permission. 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.

During this monitoring period there has been 7 Prior Approval Applications permitted by the Council for change of use from office to residential. This would result in a gain of 114 dwellings and a loss of 10,834sqm of office floor space. 6 prior approvals applications of 33 dwellings were completed which would result in a loss of 4,340sqm. 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.

<sup>1</sup>This 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 completion of the 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 complete. 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 Council has received £57,498.29 during this monitoring period. 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.

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](http://www.woking2027.info/infrastructure).

### **The Railways**



Patronage of Woking Railway Station continues to grow with 7.99 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, Brighton, Reading and Guildford. West Byfleet and Brookwood stations have also shown increases in the number of passengers entering and exiting the stations over the past year. During 2016, 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     |
| Total number of Entries & Exits 2015-2016     | 7,989,232       | 1,399,582       | 995,142         | 210,012     |
| <b>Difference between 2009-10 and 2015-16</b> | <b>+844,908</b> | <b>+242,544</b> | <b>+103,166</b> | <b>+846</b> |

Table 14: Entries and exits at Woking's Railway Stations, 2009-2016  
(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 the train operator 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 399 new dwellings completed over the monitoring period, there were 538 associated car parking spaces. This equates to 1.35 car parking spaces per dwelling. Within the Woking Parking High Accessibility Zone, 34 flats did not have 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 High Accessibility Zone is having an effect on reducing parking provision in the town centre and surrounding areas. The Council is currently preparing an updated parking standards SPD and is expected to be published for public consultation during the next monitoring period.

### 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. Table 15 below indicates the accessibility of new housing to G.P.'s, primary and secondary schools, employment areas such as Woking Town Centre and hospitals. The data indicates that over this monitoring period all new dwellings except two 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 walking time of a G.P.

|                            | 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  | 28  | 76   | 293   | 0     | 1     | 0     | 1     | 0     |
| Access to Secondary School | 0   | 36   | 60    | 11    | 28    | 13    | 150   | 101   |
| Access to Employment Areas | 51  | 4    | 14    | 20    | 59    | 0     | 149   | 102   |
| Access to Hospitals        | 5   | 31   | 4     | 1     | 73    | 22    | 153   | 110   |
| Access to GP               | 38  | 241  | 14    | 4     | 1     | 101   | 0     | 0     |

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

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. The Hoe Valley School has commenced construction during the monitoring period. More information can be found on the Council Website [here](#).

### 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. As part of the Victoria Square development, there are proposals to carry out significant town centre highways improvements. These works will be set out within future monitoring reports.



*Bedser Bridge, Woking*

## **Part D – Provision of community infrastructure**



## **Part D – Provision of community infrastructure**

A new play area at Kingsmoor Park (formerly known as Moor Lane development site) was opened to the public in July 2016. In total there are now 44 play areas in the borough which offer facilities to a wide range of children.

The Playing Pitches and Outdoor Facilities Strategy is now in action for the period of 2017-2027. The playing pitches and outdoor facilities strategy has been updated by the Council. The strategy is a vision for Woking to develop an appropriate range of grass and artificial playing pitches for the sports of football, cricket, rugby, hockey, tennis and bowls.

### **Allotments**

|  | <b>Mar-16</b> | <b>Mar-17</b> |
|--|---------------|---------------|
| Total number of allotments                                       | 10            | 10            |
| Yearly change in number of allotments (%)                        | -             | 0%            |
| Total number of allotment plots                                  | 845           | 845           |
| Yearly change in number of allotment spaces (%)                  | -             | 0%            |
| Number of people on allotment waiting lists                      | 67            | 53            |
| Yearly change in number of people on allotment waiting lists (%) | -             | -21%          |

*Table 16: Data on allotments within the monitoring period (source: WBC Green Infrastructure)* Note: the number of people on allotment waiting lists may include an element of double-counting as some people may have joined the waiting lists of more than one site.

### **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. The Hoe Valley School has commenced construction during the monitoring period. More information can be found on the Council Website [here](#). These works will be set out 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.

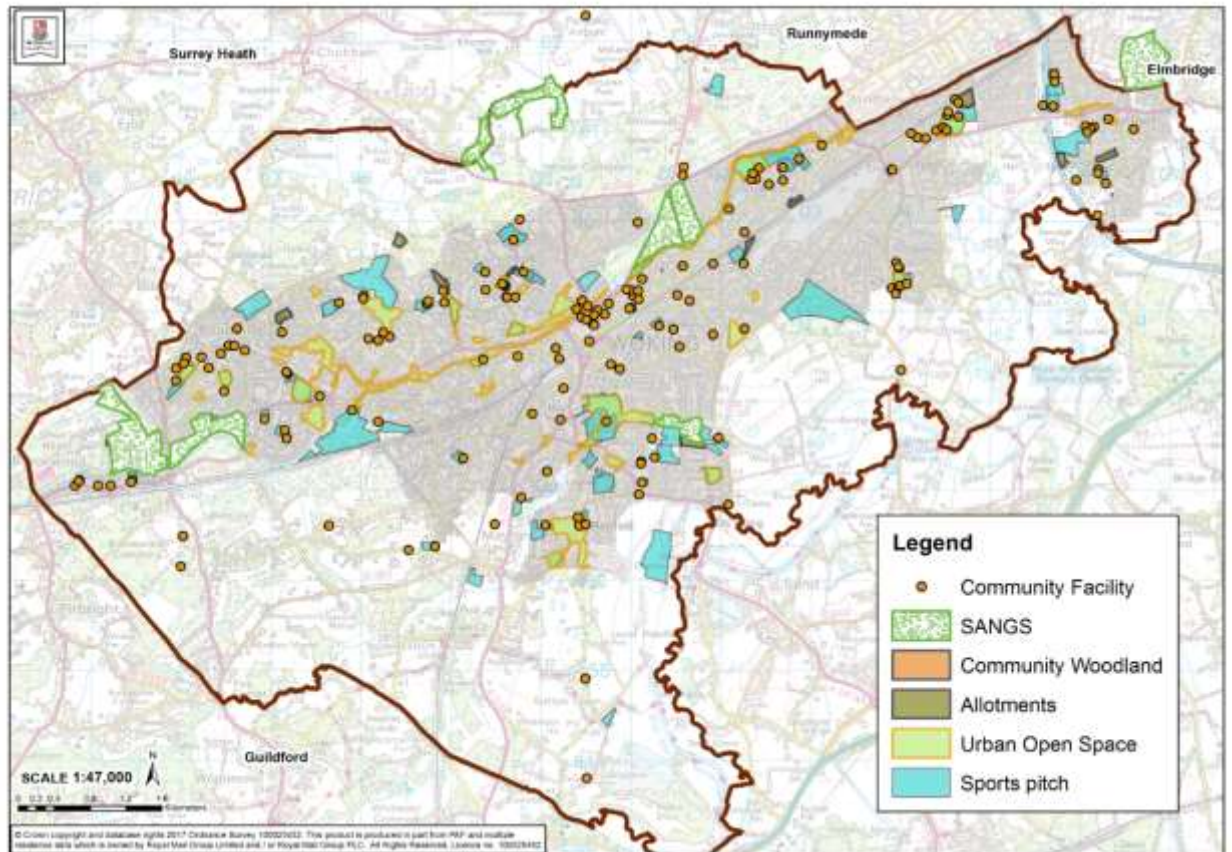


Table 17: Community facilities and open spaces in the borough  
(Source: Planning and Neighbourhood Services, WBC)

#### Facilities

|   | Total number (March 2017)  |
|---|--|
| Community Facilities (places of worship, schools, community centres, libraries) | 134  |
| Suitable Alternative Natural Green Spaces (SANGS)                               | 4  |
| Community Woodland  | 1  |
| Allotment sites   | 10   |
| Areas of urban open space   | 47   |
| Sports pitches  | 58 football pitches on 26 sites (26 adult, 5 junior 11x11, 5 junior 9x9, 14 mini)<br>19 cricket pitches<br>6 rugby pitches (4 on school sites with no community use)<br>2 hockey pitches<br>70 tennis courts on 17 sites (21 of which are floodlit)<br>7 bowling greens<br>Total: 162. |

Table 18: Community facilities (source: WBC Green Infrastructure)

### Sustainable School Travel

Surrey County Council runs an annual Golden Boot Challenge which aims to encourage environmentally friendly ways of travelling to school. It records the percentage of students taking green transport to school (walking, cycling, bus, microscooter, park 'n' stride, car share and other) in May before the competition and in June during the competition.

During 2016, 13 schools in Woking Borough took part in the competition, recording an average 9% increase in green transport usage between May and June.

12 schools in Woking Borough took part in both 2015 and 2016. Comparing the May baselines from one year to the next, there has been a 6% average increase in the number of students taking green transport to school:

| School name                    | Percentage of children travelling to school sustainably (%) |        |
|--------------------------------|---|--------|
|                                | May-15  | May-16 |
| Beaufort Community Primary     | -   | 66     |
| Broadmere Community Primary    | 73  | 77     |
| Goldsworth Primary             | 74  | 73     |
| Halstead Preparatory School    | 19  | 37     |
| Hermitage School               | 65  | 66     |
| Kingsfield School              | 68  | 73     |
| Knaphill School                | 79  | 88     |
| Marist Catholic Primary        | 75  | 70     |
| Maybury Infant                 | 75  | 75     |
| New Monument School            | 69  | 74     |
| Oaktree School                 | 58  | 66     |
| St. Dunstan's Catholic Primary | 40  | 50     |
| St. Mary's C of E Primary      | 68  | 74     |
| <b>Average (%)</b>             | 63.58   | 68.38  |

*Table 19: Percentage of children travelling to school sustainably (Source WBC Green Infrastructure)*

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 overall feel that they can influence decisions has fallen to 33% this monitoring period compared to last year 34%.

| Do you agree or disagree that you can influence decisions affecting your local area? | 2004 (%) | 2008 (%) | 2013 (%) | 2014 (%) | 2015 (%) | 2016 (%) | 2017 (%) |
|--|----------|----------|----------|----------|----------|----------|----------|
| Definitely agree   | 2        | 3        | 6.2      | 7.4      | 6.4      | 4.5      | 5.6      |
| Tend to agree  | 21       | 26       | 33.7     | 29.5     | 26.3     | 31.8     | 26.8     |
| Tend to disagree   | 38       | 49       | 27.7     | 23.6     | 23.8     | 34.6     | 24.8     |
| Definitely disagree  | 15       | 22       | 11.1     | 28.3     | 27.8     | 24.1     | 13.9     |
| Don't know   | 21       | -        | 21.2     | 11.2     | 15.7     | 5.0      | 3.5      |
| Neither agree or disagree  | -        | -        | -        | -        | -        | -        | 24.8     |

Table 20: Resident Satisfaction Survey, 2017  
(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 Pyrford Neighbourhood Plan has been adopted as part of the Local Development Plan for the area. In addition the West Byfleet Neighbourhood Plan has been published for Regulation 16 Consultation and the Plan will be submitted for Examination shortly.

The Council has continued to support the Neighbourhood Forums in Byfleet 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 reduced following the implementation of the Community Infrastructure Levy. Over this monitoring period over £6.3 million has been agreed through Section 106 Agreements. Nearly 99% of this figure has been allocated towards providing affordable housing in the Borough.

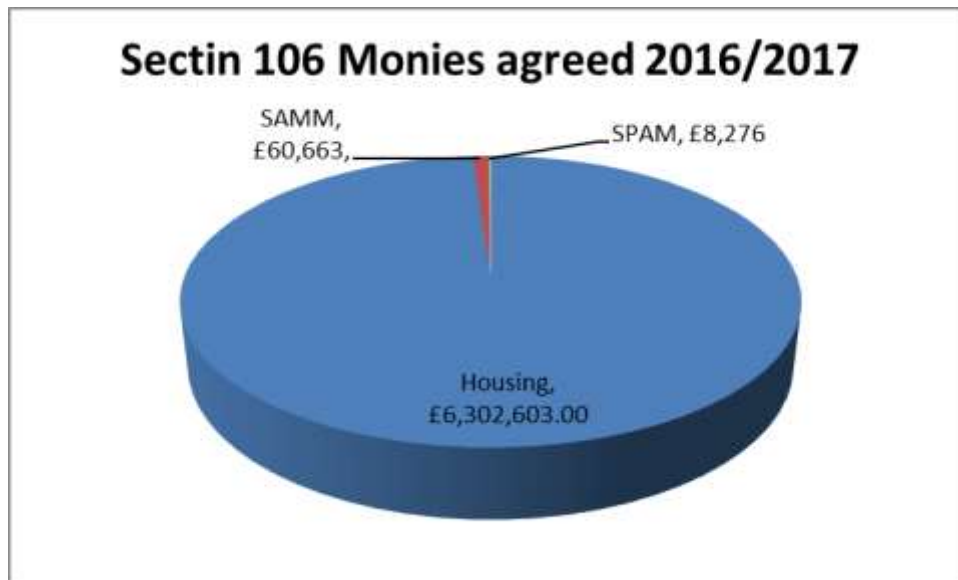


Table 21: Section 106 monies agreed, 2016/2017  
(Source: Planning Services, WBC)

Woking Borough Council has secured Section 106 Agreements for a wide range of categories since 2006. As shown in table 23, the largest Section 106 monies agreed are for affordable housing, education and transport.

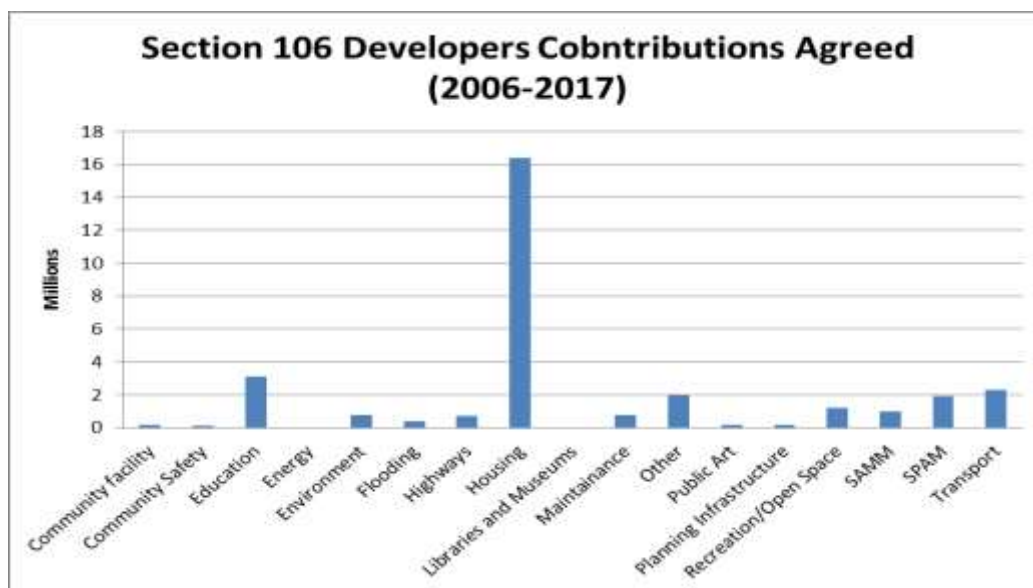


Table 22: Section 106 developer contributions agreed, 2006-2017 (Source: Planning Services, WBC)

Over the monitoring year, the Council has released £60,663 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 adopted the Development Management Policies Development Plan document (DPD) in October 2016, which include a number of Green Infrastructure policies including DM1 Green Infrastructure Opportunities; DM2 Trees and Landscaping; DM3 Facilities for Outdoor Sport and Outdoor Recreation and DM4 Development in the Vicinity of Basingstoke Canal.

In May 2016, the Council launched a pilot licencing project for Great Crested Newts in partnership with Natural England. The first habitat improvement works for Great Crested Newts took place at Westfield Common and were completed ahead of schedule in January 2017. The project received national publicity via reference in the Housing White Paper, published in February 2017 and in an edition of Inside Housing magazine in March 2017. More info on the website: [www.woking.gov.uk/environment/greeninf/newt/greatcrestednewhabitatimprovementplan](http://www.woking.gov.uk/environment/greeninf/newt/greatcrestednewhabitatimprovementplan)

Since April 2016 live images have been streamed online seasonally of the Peregrine Falcons living in Woking town centre on their website ([www.wokingperegrines.com](http://www.wokingperegrines.com)). Two additional cameras were installed in January 2017.

Woking Borough Council continues to support community group Woking Local Action 21 (LA21) through the Woking Biodiversity Project (WBP). LA21 have set up a number of volunteer projects over the monitoring period to improve biodiversity in the Borough.

The Council's Green Infrastructure team promoted the Natural Woking Strategy and guidance (adopted in March 2016) and biodiversity and greenspace projects through stands at a series of community events, including Party in the Park in July 2016, Basingstoke Canal Festival in August 2016 and Living Well Week October 2016.

Presentations were given to WWF staff and a Natural Woking and Woking 2050 training session for Councillors took place in January 2017.

### **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 257 dwellings completed in Flood Zone 1, 41 in Flood Zone 2 and 101 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 reasonable and improving condition 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 23: Condition of SSSI in Woking Borough  
(Source: Natural England Condition of SSSI, 2013)

### Sites of Nature Conservation Interest (SNCI)

Woking Biodiversity Partnership has carried out improvement works at St. Johns Lye and started a new conservation project at Millmoor Common, which are both SNCIs.

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. The Council has the following four operational SANG sites (in addition to Horsell Common SANG, which is at capacity):

- Brookwood Country Park
- Horsell Common, Monument Road
- White Rose Lane
- Heather Farm Wetland, Chobham Road

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

A number of habitat improvements have taken place over the monitoring period, including St. John's Lye, Horsell, Mayford and Westfield Common, by the Woking Biodiversity Partnership and other volunteer groups. For example, at St Johns Lye there has been clearing, widening and drainage of selected path areas and the removal and disposal on invasive species. See the Woking Biodiversity Partnership website [here](#) for more info.

Ecological consultants ADAS UK were appointed in October 2016 to develop a habitat improvement plan for Great Crested Newts at Westfield Common, in consultation with the local community and relevant stakeholders. This was completed ahead of schedule in January 2017.

Serco and New Vision Homes are continuously creating 'pocket wildlife zones' with wildlife friendly features. In November 2016, New Vision Homes and Serco converted an area of communal grass at Stream Close, Byfleet into a wildflower garden, with central seating for residents.

Serco planted wildflowers on roundabouts in 2016, this was well received by local residents and has been repeated.

As part of Rivers Week in September 2016, Woking LA21 and Mayford Village Society and other volunteers, with the support of Woking Borough Council and Surrey Wildlife Trust, cleared and removed the highly invasive species, Himalayan Balsam plant.



*Image of Himalayan Balsam.*

Volunteers from community groups, through the Woking Biodiversity Project (for example LA21 and Mayford Village Society), worked to improve habitats, for example by clearing paths, removing invasive species and creating new habitat areas.

## 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 399 completed residential properties, 235 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.

In November 2016 the Rainwater Gardens project began. This led to a pilot retrofit of rainwater gardens and in the future a community handbook is planning to be produced. The Council's Green Infrastructure Team are leading on this project.

## 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.

|                                     | <b>Hoe Stream</b>                       | <b>Basingstoke canal</b>                 | <b>Wey</b>  |
|-------------------------------------|---|--|---|
| <b>Typology Description</b>         | Low, Small, Siliceous                   | Canal                                    | Low, Medium, Siliceous                                    |
| <b>Current Ecological Quality</b>   | Moderate                                | Moderate                                 | Moderate  |
| <b>Current Chemical Quality</b>     | High: Ammonia and Phosphate<br>Moderate | High: Ammonia, phosphate and temperature | High: Ammonia, Phosphate, Pollutants and temperature High |
| <b>Predicted Ecological Quality</b> | Moderate                                | Good                                     | Moderate  |
| <b>Predicted Chemical Quality</b>   | Does Not Require Assessment             | Does Not Require Assessment              | Fail  |
| <b>Overall Risk</b>                 | Moderate                                | Moderate                                 | Moderate  |
| <b>Protected Area</b>               | Yes                                     | Yes                                      | Yes   |

Table 24: *River quality in Woking*  
(Source: Environment Agency)

## Tree Preservation Orders

There was 16 new Tree Preservation Orders made during the last monitoring period.

The number of tree preservation order applications that were decided within 6 weeks has risen to 77.35%, as shown in table 26.

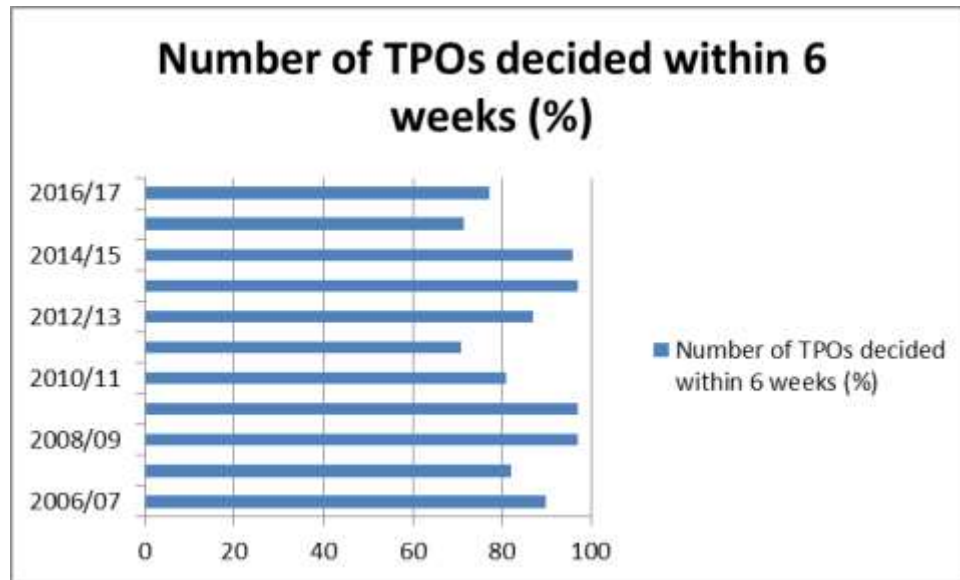


Table 25: *The number of Tree Preservation Order applications decided within 6 weeks*  
(Source: Green Book, WBC)

## **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.

The Front Range of Broadoaks Motor House has gained Grade II listing from the 15<sup>th</sup> September 2016. The front range of the motor house at Broadoaks, built c1905, is Grade II for the following principal reasons:

- Architectural interest: the building is a stylish Arts and Crafts composition, finely detailed and executed in high quality materials;
- Historic interest: the show-piece component of an early purpose-built motor house, the building reflects the rise of motoring as a particular element of country house life in the Edwardian period;
- Group value: the building is one of a number of high-quality ancillary buildings at Broadoaks, which contribute to the overall special interest of the site.

### **Listed assets**

There are currently four Grade I listed buildings, ten Grade II\* listed buildings and 169 Grade II listed buildings in the borough. In addition, there are also 311 Locally Listed Buildings, five scheduled Ancient Monuments and three Registered 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 been acquired by the Council and a programme of restoration works is being prepared.

There were 30 Listed Building applications submitted to the Council during the monitoring period. The Council approved 6 Listed Building and 15 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 26: 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 2017.

| Energy Performance Certificate | A | B   | C   | D   | E  | F  | G | Not Recorded |
|--------------------------------|---|-----|-----|-----|----|----|---|--------------|
| Woking                         | 0 | 111 | 152 | 219 | 55 | 16 | 4 | 0            |

Table 26a: Energy Performance of Buildings Certificates 2017 (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 of 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. Nevertheless, Planning Permission was granted for underground works to connect the Victoria Gate re-development to the CHP Network.

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.

#### Renewable and low carbon energy generation

The development at the former Westfield Tip delivered 49 dwellings with 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 2016 to 31 March 2017.

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

|                  |   |
|------------------|---|
| <b>Indicator</b> | Housing completions compared to the South East Plan and Core Strategy allocation              |
| <b>Target</b>    | 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 2017, 3,138 net additional dwellings have been completed in Woking Borough (including 399 between 1 April 2016 and 31 March 2017).

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 **3,138** net additional completions between 1 April 2006 and 31 March 2017 including **399** between 1 April 2016 and 31 March 2017.

| Dwelling Completions | 06/07 | 07/08 | 08/09 | 09/10 | 10/11 | 11/12 | 12/13 | 13/14 | 14/15 | 15/16 | 16/17 |
|----------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| H2(a)                | 436   | 288   | 362   | 263   | 146   |       |       |       |       |       |       |
| H2(b) and NI 154     |       |       |       |       |       | 175   | 273   | 370   | 66    | 360   | 399   |

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/hlsps>

|                   |  |
|-------------------|--|
| <b>Indicator:</b> | Affordable housing provision   |
| <b>Target:</b>    | 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                          |
| 2016/2017 | 166                    | £6,302,603                          | £4,800,147.94                      |
|           | <b>Total:697</b>       | <b>£16,433,876</b>                  | <b>£6,381,458.99</b>               |

Table 3: Off-site Affordable Housing Contributions  
 (Source: Planning and Housing Services, WBC)

|                   |  |
|-------------------|--|
| <b>Indicator:</b> | Number of households on the housing register |
| <b>Target:</b>    | 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 2017 the number of total applications was 1,436 plus 268 transfer applications.

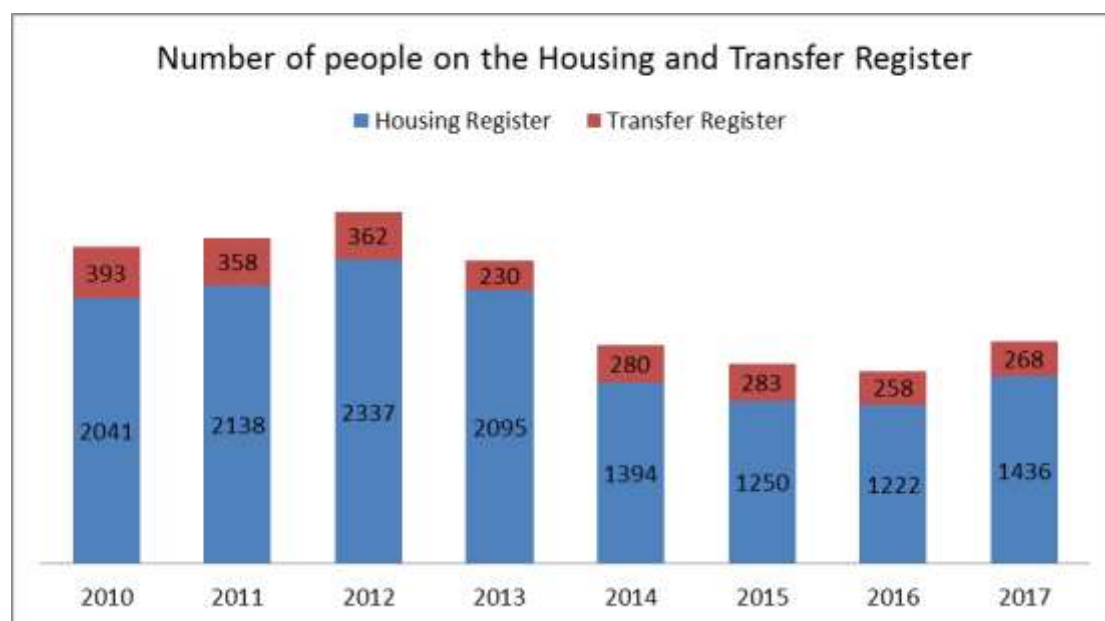


Table 4: Number of people on the Housing and Transfer Register, March 2017  
(Source: Housing Services, WBC)

|                   |   |
|-------------------|---|
| <b>Indicator:</b> | Average house price against average earnings (lower quartile) |
| <b>Target:</b>    | There is no specific target.                                  |

The Strategic Housing Market Assessment (SHMA) (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 SHMA (2015) data has shown that the average property price in the Borough is now £282,000.

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.

|                   |   |
|-------------------|---|
| <b>Indicator:</b> | Number of unfit homes   |
| <b>Target:</b>    | 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 and have decreased 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 | 2016/17 |
|---|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Number of rough sleepers                                  | 2       | 1-10    | 1       | 1-10    | 2       | 2       | 2       | 2       | 8       | 7       | 12      | 11      |
| 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     | 154     |

Table 5: Number of Rough Sleepers and Housing Service Prevention Homelessness  
(Source: Green Book, WBC)

|                   |  |
|-------------------|--|
| <b>Indicator:</b> | Proportion of new dwellings by size and type |
| <b>Target:</b>    | 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, 70% of the new homes can be defined as family accommodation.

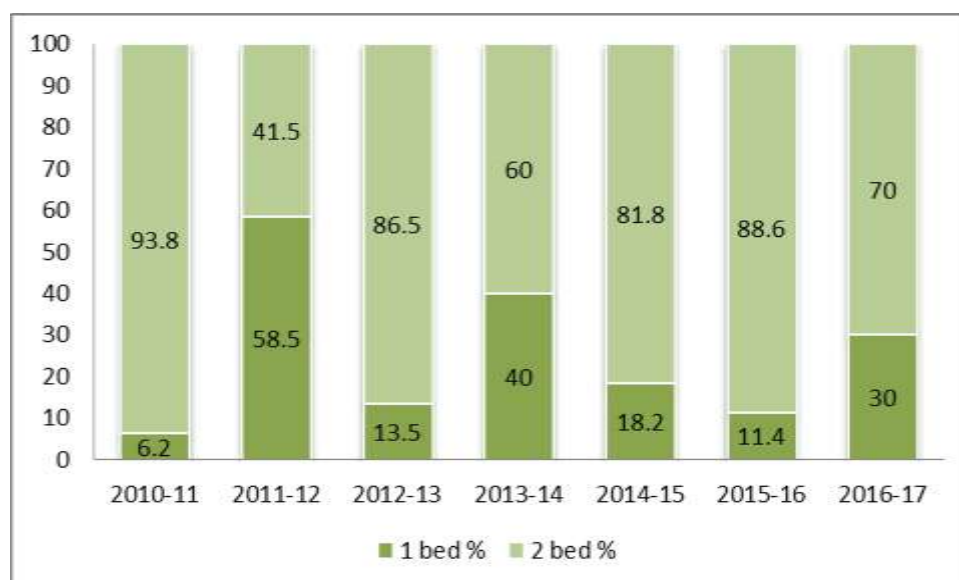


Table 6: Increase in family accommodation - % of gross new dwellings

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 Moor Lane, 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.

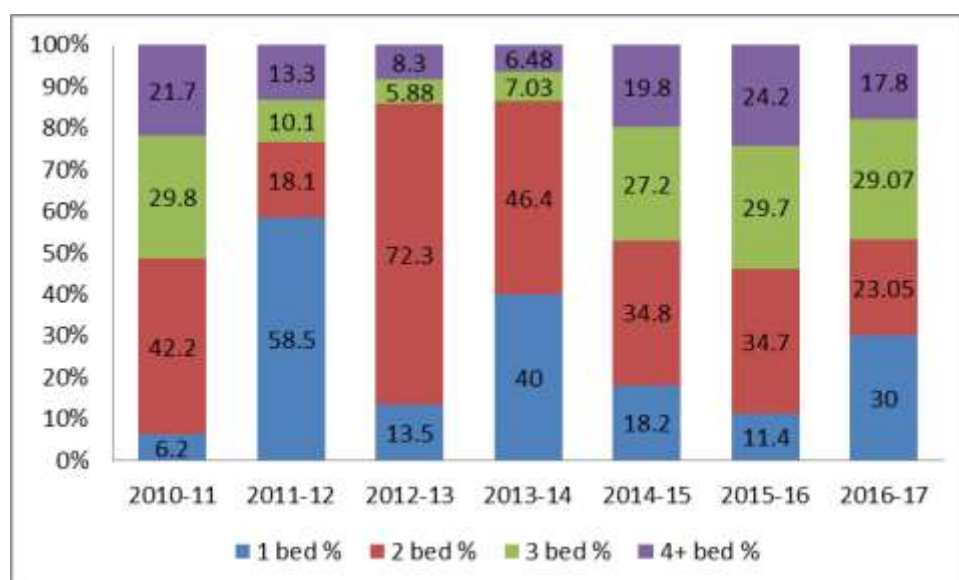


Table 7: Percentage of Dwellings of Each Size on Completed Schemes 2010-2017  
(Source: Planning Services, WBC)

|                   |  |
|-------------------|--|
| <b>Indicator:</b> | Provision of accommodation for gypsies, travellers and travelling showpeople   |
| <b>Target:</b>    | 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)<br>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)<br>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**

|                   |  |
|-------------------|--|
| <b>Indicator:</b> | Proportion of people who describe their health as good |
| <b>Target:</b>    | There is no specific target.                           |

|                   |  |
|-------------------|--|
| <b>Indicator:</b> | Proportion of people who describe their health as not good |
| <b>Target:</b>    | There is no specific target.                               |

|                   |  |
|-------------------|--|
| <b>Indicator:</b> | Proportion of people with a limiting long-term illness |
| <b>Target:</b>    | There is no specific target.                           |

|                   |                              |
|-------------------|------------------------------|
| <b>Indicator:</b> | Life expectancy              |
| <b>Target:</b>    | There is no specific target. |

|                   |   |
|-------------------|---|
| <b>Indicator:</b> | Death rates from circulatory disease, cancer, accidents and suicide |
| <b>Target:</b>    | There is no specific target.  |

|                   |   |
|-------------------|---|
| <b>Indicator:</b> | Number of people using sports/leisure facilities, local parks and open spaces |
| <b>Target:</b>    | 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<br>F: 82.1               | M: 77.2<br>F: 81.5               | M: 75.9<br>F: 80.6               |
| 2011 Census     | M: 79.3 (+1.6)<br>F: 84.0 (+1.9) | M: 79.4 (+2.2)<br>F: 83.3 (+1.8) | M: 78.3 (+2.4)<br>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.**

|                   |  |
|-------------------|--|
| <b>Indicator:</b> | Amount of development permitted in the floodplain against the advice of the Environment Agency |
|-------------------|--|

|                |   |
|----------------|---|
| <b>Target:</b> | 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.

|                   |  |
|-------------------|--|
| <b>Indicator:</b> | Number of properties alleviated from flood risk                                    |
| <b>Target:</b>    | 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 Flood Alleviation 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.

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

5 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**

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

|                   |  |
|-------------------|--|
| <b>Indicator:</b> | 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   |
| 2016/2017 | 8,332                           | 694   |

*Table 11: Crime in Woking Borough, 2011-2017  
(Source: UK Crime Stats)*

The number of crimes within Woking has risen. As Table 13-15 below shows, the number of violent offences and vehicle crime recorded has decreased. However the number of burglary offences have increased.

| 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                       |
| 2016/2017 | 263   | +52                       |

| 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                      |
| 2016/2017 | 1,127  | -308                      |

| 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 |
| 2016/2017 | 301 | -32  |

Table 12-14: *Crime in Woking Borough, 2011-2017*

(Source: Surrey and ONS,

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

|                   |   |
|-------------------|---|
| <b>Indicator:</b> | Proportion of local people who feel safe in their local environment |
| <b>Target:</b>    | LDF to support the creation of safe communities.                    |

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

|                   |   |
|-------------------|---|
| <b>Indicator:</b> | Number of road users killed or seriously injured  |
| <b>Target:</b>    | 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 (2015) 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. There has been no updated information since 2015.

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

|                   |  |
|-------------------|--|
| <b>Indicator:</b> | Up to date Statement of Community Involvement (SCI)          |
| <b>Target:</b>    | 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](http://www.woking.gov.uk/council/planningservice/ldf/sci/sciadopted.pdf).

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

|                   |   |
|-------------------|---|
| <b>Indicator:</b> | Number of times the Council has consulted with the community. |
| <b>Target:</b>    | There is no specific target.                                  |

During the monitoring period, the Council consulted on the land to the east of Martyrs Lane as part of the preparation of the Site Allocations DPD.

|                   |  |
|-------------------|--|
| <b>Indicator:</b> | Proportion of people who feel they can influence local decisions |
| <b>Target:</b>    | 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 Survey Residents Survey 2016)

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

|                   |  |
|-------------------|--|
| <b>Indicator:</b> | Number of areas within Woking that are in the top 20% deprived areas nationally as measured by the Index of Multiple Deprivation |
| <b>Target:</b>    | 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 40<sup>th</sup> percentile, up from two areas in 2004.

#### **OBJECTIVE 6: Create and sustain vibrant communities**

|                   |   |
|-------------------|---|
| <b>Indicator:</b> | Proportion of people who say that they are satisfied with their local area as a place to live |
| <b>Target:</b>    | 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 higher than the previous monitoring period but generally people are a little more satisfied now than 12 months previously.

|                                    | % of residents (2017) | % of residents (2015) | % of residents (2014) | % of residents (2013) |
|------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Very satisfied                     | 59.8                  | 52.2                  | 52.0                  | 50.6                  |
| Fairly satisfied                   | 33.3                  | 38.9                  | 35.7                  | 42.6                  |
| Neither satisfied nor dissatisfied | 3.2                   | 5.1                   | 6.2                   | 3.5                   |
| Fairly dissatisfied                | 2.2                   | 1.9                   | 4.6                   | 2.3                   |
| Very dissatisfied                  | 1.3                   | 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)

|                   |   |
|-------------------|---|
| <b>Indicator:</b> | Proportion of residents who are satisfied with cultural and recreational facilities |
| <b>Target:</b>    | There is no specific target.  |

The Surrey County Council annual resident survey showed that residents in Woking were overall satisfied at 62% with cultural activities such as sports, arts, museums as well as recreational facilities such as libraries (76%).

|  |      |
|--|------|
| Cultural activities  | %    |
| Satisfaction with Cultural activities - % Very satisfied                     | 17.3 |
| Satisfaction with Cultural activities - % Fairly satisfied                   | 44.3 |
| Satisfaction with Cultural activities - % Neither satisfied nor dissatisfied | 16.9 |
| Satisfaction with Cultural activities - % fairly dissatisfied                | 8.7  |
| Satisfaction with Cultural activities - % very dissatisfied                  | 4.3  |
| Satisfaction with Cultural activities - % Don't know                         | 8.4  |

Table 17: *Percentage of residents satisfied with cultural activities*  
(Source: Surrey Residents' Survey – Annual Data 2017)

|  |      |
|--|------|
| Libraries  | %    |
| Satisfaction with Libraries - % Very satisfied                     | 37.1 |
| Satisfaction with Libraries - % Fairly satisfied                   | 39.0 |
| Satisfaction with Libraries - % Neither satisfied nor dissatisfied | 10.5 |
| Satisfaction with Libraries - % fairly dissatisfied                | 3.4  |
| Satisfaction with Libraries - % very dissatisfied                  | 1.8  |
| Satisfaction with Libraries - % Don't know                         | 8.0  |

Table 18: *Percentage of residents satisfied with their local libraries*  
(Source: Surrey Residents' Survey – Annual Data 2017)

|                   |  |
|-------------------|--|
| <b>Indicator:</b> | Number of areas within Woking that are in the top 20% deprived areas nationally as measured by the Index of Multiple Deprivation |
| <b>Target:</b>    | 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)

|                   |   |
|-------------------|---|
| <b>Indicator:</b> | Proportion of convenience stores in local centres |
| <b>Target:</b>    | 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**

|                   |  |
|-------------------|--|
| <b>Indicator:</b> | Proportion of new dwellings built on previously developed land                     |
| <b>Target:</b>    | 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                           |
| Completed schemes 16-17 | 34.8                           |

Table 20: *Percentage of completions on PDL sites (Source: Planning Services, WBC)*

|                   |  |
|-------------------|--|
| <b>Indicator:</b> | Proportion of new business floorspace built on previously developed land |
| <b>Target:</b>    | 80% of new business floorspace on previously developed land.             |

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

|                   |                              |
|-------------------|------------------------------|
| <b>Indicator:</b> | Amount of derelict land      |
| <b>Target:</b>    | 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.

|                   |  |
|-------------------|--|
| <b>Indicator:</b> | Housing densities in the urban area  |
| <b>Target:</b>    | 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                         | 2010/11 | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16  | 2016/17  |
|---|---------|---------|---------|---------|---------|----------|----------|
| less than 30 dwellings per hectare      | 25.1%   | 8.5%    | 51.9%   | 44.8%   | 21.2%   | 21.1%    | 43.7%    |
| between 30 and 50 dwellings per hectare | 50.3%   | 22.3%   | 18.5%   | 14.0%   | 33.3%   | 62.2%    | 15.6%    |
| above 50 dwellings per hectare          | 24.5%   | 69.1%   | 29.6%   | 41.2%   | 45.5%   | 16.7%    | 25%      |
| Average Density                         | 26.3dph | 38.8dph | 74.6dph | 62.0dph | 58.1dph | 58.5 dph | 54.8 dph |

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

Average housing density for completed dwellings in 2016/17 was 54.8 dwellings per hectare. Although this is slightly lower than in some previous years, it is broadly consistent 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        | 2016/2017  |
|--------------------------|------------|
| Byfleet and West Byfleet | 25         |
| Canalside                | 30         |
| Goldsworth Park          | 0          |
| Heathalnds               | 8          |
| Hoe valley               | 200        |
| Horsell                  | 2          |
| Knaphill                 | 110        |
| Mount Hermon             | 4          |
| Pyrford                  | 9          |
| St. Johns                | 11         |
| <b>TOTAL</b>             | <b>399</b> |

Table 22: Net additional dwellings by Ward (Source: Planning Services, WBC)

#### OBJECTIVE 8: Ensure that air quality continues to improve

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

No information available.

|                   |  |
|-------------------|--|
| <b>Indicator:</b> | Population living in an Air Quality Management Area (AQMA) |
| <b>Target:</b>    | 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.

The latest Annual Status Report 2017 (ASR) has identified that all the monitoring tubes surrounding the Anchor Hill junction are all below the government standard of 40µg/m3.

A copy of the ASR is on the Council's Website [here](#).

|                   |  |
|-------------------|--|
| <b>Indicator:</b> | Number of complaints to Environmental Health about odour, dust and noise |
| <b>Target:</b>    | To reduce the number of complaints to Environmental Health               |

Last year, the Council's Environmental Health Team received 1,941 complaints on a range of issues including noise, odours and dangerous animals. This is an increase of 139 compared to the same time last year.

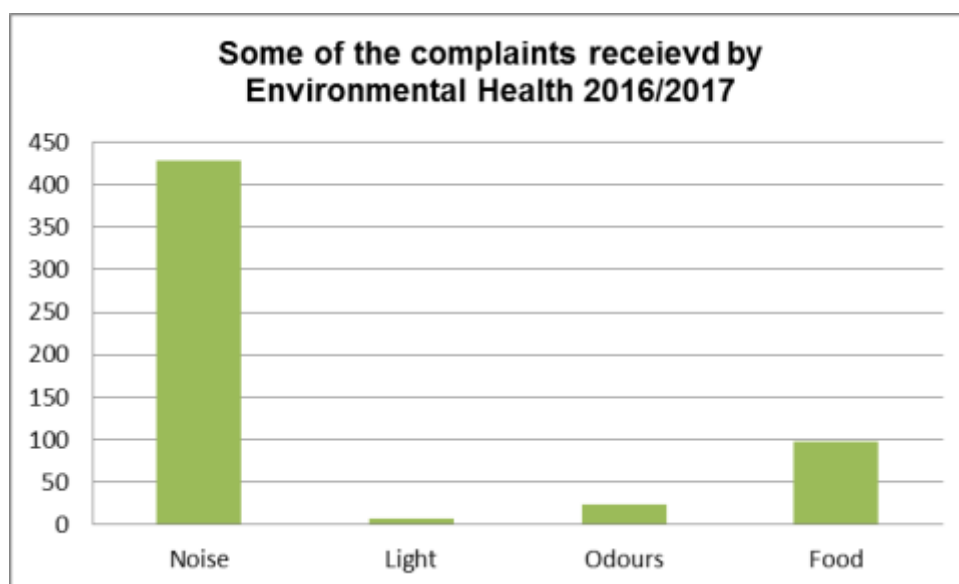


Table 23: Summary of Environmental Health complains 2017  
(Source: Environmental Health, WBC)

|                   |                              |
|-------------------|------------------------------|
| <b>Indicator:</b> | Light pollution.             |
| <b>Target:</b>    | There is no specific target. |

There were 8 instances of light pollution complaints received by Environment Health during the monitoring period.

#### **OBJECTIVE 9: Conserve and enhance biodiversity**

|                   |   |
|-------------------|---|
| <b>Indicator:</b> | Creation of new/ enhancement of existing habitats for Biodiversity Action Plan (BAP) priority species |
| <b>Target:</b>    | 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.

|                   |   |
|-------------------|---|
| <b>Indicator:</b> | Condition of:<br>Sites Special Scientific Interest (SSSI),<br>Sites of Nature Conservation Importance (SNCI),<br>Local Nature Reserve (LNR) and |
|-------------------|---|

|                |   |
|----------------|---|
|                | Special Protection Area (SPA) and Special Areas of Conservation (SAC).  |
| <b>Target:</b> | SSSI's: PSA 95% to be favourable/ recovering by 2010 (Source: Natural England).<br>SNCI Target TBC.<br>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 2007 and 2013. 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](http://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.

|                   |                                       |
|-------------------|---------------------------------------|
| <b>Indicator:</b> | Length/area of high quality hedgerows |
| <b>Target:</b>    | There is no specific target.          |

No data available.

|                   |   |
|-------------------|---|
| <b>Indicator:</b> | Achievement of Biodiversity Action Plan (BAP) and Habitat Action Plan (HAP) targets |
| <b>Target:</b>    | There is no specific target.  |

To be updated in due course.

|                   |                              |
|-------------------|------------------------------|
| <b>Indicator:</b> | Population of farmland birds |
| <b>Target:</b>    | 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.

|                   |  |
|-------------------|--|
| <b>Indicator:</b> | Woodlands Access Standard  |
| <b>Target:</b>    | 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**

|                   |  |
|-------------------|--|
| <b>Indicator:</b> | Number of ancient monuments, listed buildings, locally listed buildings and conservation areas   |
| <b>Target:</b>    | a) There should be no loss of statutorily listed buildings.<br>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. The Front Range of Broadoaks Motor House has gained Grade II Listing during the monitoring period.

At present there are:  
 25 Conservation Areas  
 4 Grade I buildings and monuments,  
 10 Grade II\* buildings and monuments, and  
 169 Grade II buildings and monuments.  
 311 Locally Listed Buildings,  
 5 Scheduled Ancient Monuments, and  
 3 Registered Parks and Gardens.

|                   |  |
|-------------------|--|
| <b>Indicator:</b> | Number of Scheduled Ancient Monuments and listed buildings at risk of decay        |
| <b>Target:</b>    | 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 purchased the site and will be setting out a programme of works in due course.

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

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. There has been no further updates since 2015.

|                   |                              |
|-------------------|------------------------------|
| <b>Indicator:</b> | Historic landscapes          |
| <b>Target:</b>    | 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).

|                   |   |
|-------------------|---|
| <b>Indicator:</b> | No of properties open to the public on heritage open days |
| <b>Target:</b>    | 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  
2017: 9 properties open

|                   |  |
|-------------------|--|
| <b>Indicator:</b> | Number of Conservation Area Character Appraisals (CAC)                             |
| <b>Target:</b>    | Maintain and strengthen the commitment to stewardship of the historic environment. |

| Conservation Area BVIs             | 2005/06 | 2006/07 | 2007/08 | 2008/09 | 2009 - 2017 |
|------------------------------------|---------|---------|---------|---------|-------------|
| Total Number of Conservation Areas | 26      | 26      | 26      | 25      | 25          |



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

Table 25: Conservation Area statistics  
(Source: Planning Services, WBC)

No CAAs were produced between 2006-2017 due to lack of resources. Of the 8 Conservation Area Appraisals which the Council have produced all are now over 8 years old and out of date. The Council is currently in the process of preparing a rolling CAA programme of work.

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

|                   |  |
|-------------------|--|
| <b>Indicator:</b> | Number of sites in Areas of High Archaeological Potential where development takes place without prior assessment |
| <b>Target:</b>    | 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**

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

The Brookwood Farm development falls within best and most versatile agricultural land.

|                   |  |
|-------------------|--|
| <b>Indicator:</b> | Percentage of Local Authority Area inspected for contaminated land annually. |
| <b>Target:</b>    | There is no specific target.   |

**Table 26: Community Safety Indicators**

|        | Annual<br>Community Safety<br>Indicators | 05/06 | 06/07 | 07/08 | 08/09 | 09/10 | 10/11 | 11/12 | 12/13 | 13/ 14 | 14/15 |
|--------|--|-------|-------|-------|-------|-------|-------|-------|-------|--------|-------|
| EN-006 | Identifying                              | 370   | 393   | 407   | 400   | 492   | 527   | 570   | 581   | 592    | 593   |

|                  |  |    |    |     |    |    |    |    |    |    |    |
|------------------|--|----|----|-----|----|----|----|----|----|----|----|
| BV216a           | Contaminated Land – number of sites of potential concern |    |    |     |    |    |    |    |    |    |    |
| EN-007<br>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 periods.

|            |   |
|------------|---|
| 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**

|                   |  |
|-------------------|--|
| <b>Indicator:</b> | Emissions of greenhouse gases from energy consumption, transport, land use and waste management  |
| <b>Target:</b>    | Reduce the amount of CO <sup>2</sup> 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.

|                   |  |
|-------------------|--|
| <b>Indicator:</b> | Emissions of greenhouse gasses from Council run properties   |
| <b>Target:</b>    | Reduce the amount of CO <sup>2</sup> 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 CO<sub>2</sub>e (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 | 77        | 62.5      | 63        | 60.5      |

|                                  |  |  |  |  |
|----------------------------------|--|--|--|--|
| Council owned homes - SAP rating |  |  |  |  |
|----------------------------------|--|--|--|--|

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**

|                   |  |
|-------------------|--|
| <b>Indicator:</b> | Number of local food producers from Woking area listed in the Surrey Produce Directory |
| <b>Target:</b>    | There is no specific target.   |

Woking Borough Council supports local community groups who have created Woking Local Food (WoLF) as an online directory of local food and drink producers in the borough.

|                   |   |
|-------------------|---|
| <b>Indicator:</b> | Number of plots in Borough and percent vacant                                 |
| <b>Target:</b>    | Recognise the value of allotments as open space and their benefits to health. |

|  | <b>Mar-16</b> | <b>Mar-17</b> |
|--|---------------|---------------|
| Total number of allotments                                       | 10            | 10            |
| Yearly change in number of allotments (%)                        | -             | 0%            |
| Total number of allotment plots                                  | 845           | 845           |
| Yearly change in number of allotment spaces (%)                  | -             | 0%            |
| Number of people on allotment waiting lists                      | 67            | 53            |
| Yearly change in number of people on allotment waiting lists (%) | -             | -21%          |

Table : Data on allotments within the monitoring period (source: WBC Green Infrastructure) Note: the number of people on allotment waiting lists may include an element of double-counting as some people may have joined the waiting lists of more than one site.

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

|                   |   |
|-------------------|---|
| <b>Indicator:</b> | 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)  |
| <b>Target:</b>    | 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    |
| 2016/17 | 27         | -           | 22.7          | 10.4        | 60.1    |

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

|                   |   |
|-------------------|---|
| <b>Indicator:</b> | Total tonnage of household waste produced                       |
| <b>Target:</b>    | 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 2.3%.

|         | 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%     |
| 2016/17 | 371                                      | 347.1                           | -2.3%      |

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**

|                   |   |
|-------------------|---|
| <b>Indicator:</b> | Rivers of Good and Fair chemical and biological quality |
|-------------------|---|

|                |   |
|----------------|---|
| <b>Target:</b> | By 2005 for 91% of river length to achieve compliance with Environment Agency River Quality Objectives (in line with national PSA)<br>The Environment Agency has published the River Basin Management Plan. |
|----------------|---|

|                                     | <b>Hoe Stream</b>                       | <b>Basingstoke canal</b>                 | <b>Wey</b>  |
|-------------------------------------|---|--|---|
| <b>Typology Description</b>         | Low, Small, Siliceous                   | Canal                                    | Low, Medium, Siliceous                                    |
| <b>Current Ecological Quality</b>   | Moderate                                | Moderate                                 | Moderate  |
| <b>Current Chemical Quality</b>     | High: Ammonia and Phosphate<br>Moderate | High: Ammonia, phosphate and temperature | High: Ammonia, Phosphate, Pollutants and temperature High |
| <b>Predicted Ecological Quality</b> | Moderate                                | Good                                     | Moderate  |
| <b>Predicted Chemical Quality</b>   | Does Not Require Assessment             | Does Not Require Assessment              | Fail  |
| <b>Overall Risk</b>                 | Moderate                                | Moderate                                 | Moderate  |
| <b>Protected Area</b>               | 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.

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

No information.

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

No data available.

|                   |   |
|-------------------|---|
| <b>Indicator:</b> | Pressures on water resources allocation   |
| <b>Target:</b>    | 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**

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

The development at the former Westfield Tip delivered 49 dwellings with at least 10% renewable energy production during the monitoring period.

|                   |   |
|-------------------|---|
| <b>Indicator:</b> | Code for Sustainable Homes and SAP Ratings of new buildings   |
| <b>Target:</b>    | 10% reduction on 2005 baseline of 6.9 tonnes per capita by 2011.<br>(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 2017.

| Energy Performance Certificate | A | B   | C   | D   | E  | F  | G | Not Recorded |
|--------------------------------|---|-----|-----|-----|----|----|---|--------------|
| Woking                         | 0 | 111 | 152 | 219 | 55 | 16 | 4 | 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**

|                   |                              |
|-------------------|------------------------------|
| <b>Indicator:</b> | Economic active population   |
| <b>Target:</b>    | 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        |
| Apr 16-Mar 17 | 53,900 | 85.5       | 80.8           | 78.0        |

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

In 2016/17 Woking had an economically active population of around 53,900, which has decreased compared to the previous monitoring period. However, this is well above both the South East and England average.

|                   |                               |
|-------------------|-------------------------------|
| <b>Indicator:</b> | Number of jobs in the Borough |
| <b>Target:</b>    | 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                    |
| 2015 | 0.91             | 0.86                 | 0.83                    |

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.                        |

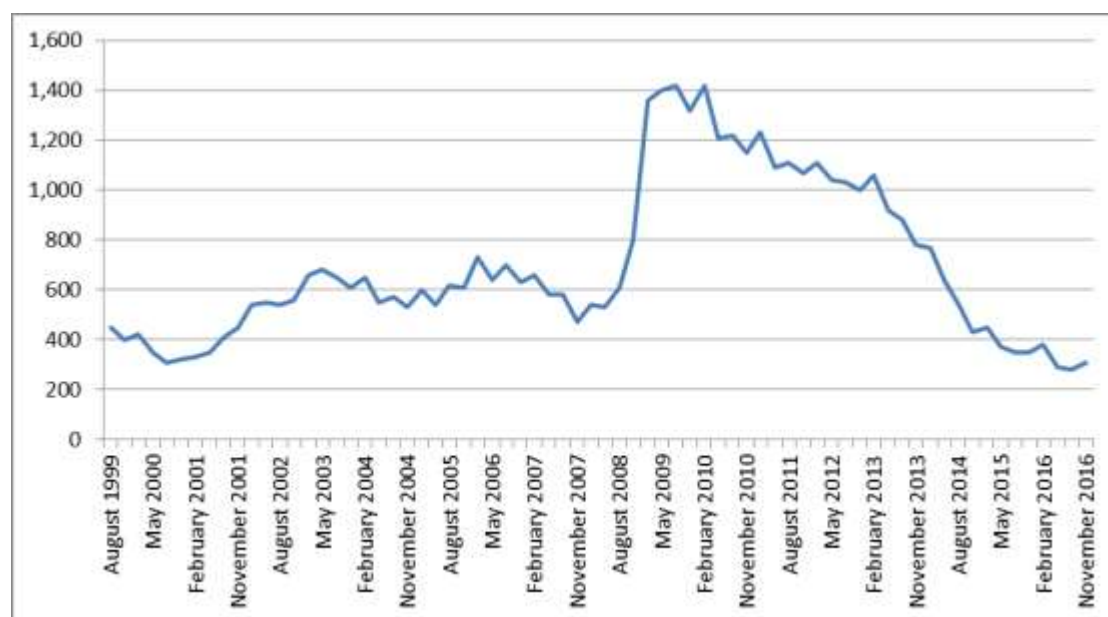


Table 35: Number of people claiming unemployment benefits (2008-2016)  
(Source: ONS)

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.



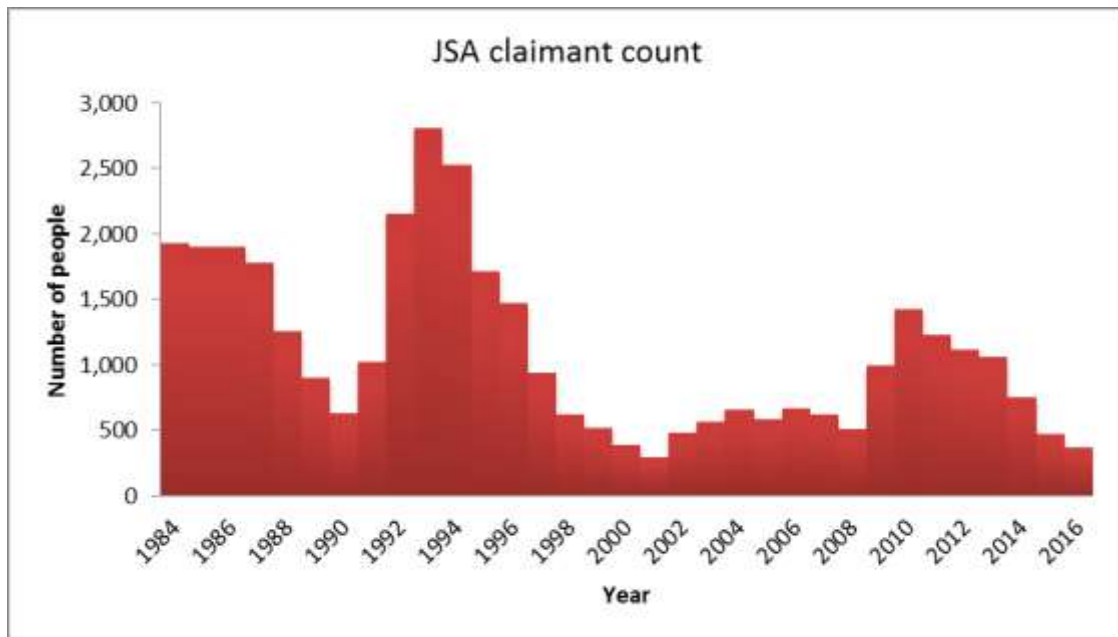


Table 36: Number of people claiming unemployment benefits historically (1984-2016)  
(Source: ONS)

|                   |   |
|-------------------|---|
| <b>Indicator:</b> | Increase and decrease in the number of VAT registered businesses in Woking. |
| <b>Target:</b>    | 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

|                   |                                       |
|-------------------|---------------------------------------|
| <b>Indicator:</b> | Productivity: Gross Value Added (GVA) |
| <b>Target:</b>    | There is no specific target.          |

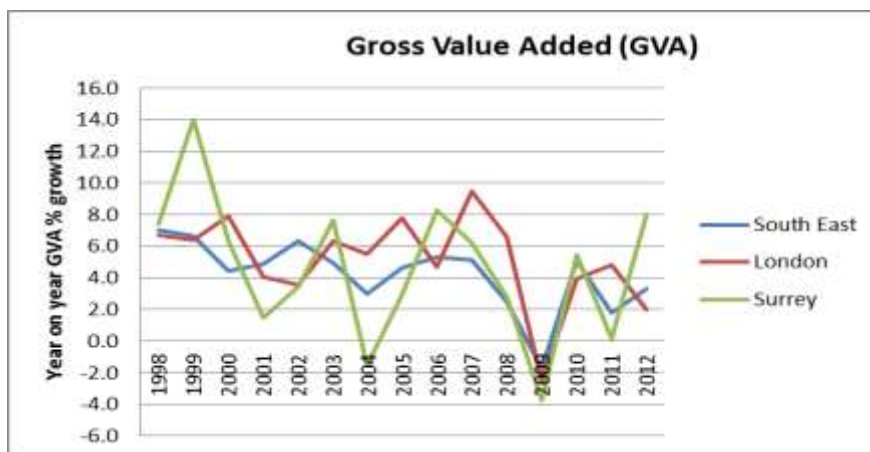


Table 37: Gross Value Added  
(Source: ONS)

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.

|                   |   |
|-------------------|---|
| <b>Indicator:</b> | Proportion of population of working age with GCSE or equivalent as highest qualification achieved |
| <b>Target:</b>    | There is no specific target.  |

|                      | Woking (numbers) |        |        |        | Woking (%) |      |      |      | South East (%) |      |      |      |
|----------------------|------------------|--------|--------|--------|------------|------|------|------|----------------|------|------|------|
|                      | 2013             | 2014   | 2015   | 2016   | 2013       | 2014 | 2015 | 2016 | 2013           | 2014 | 2015 | 2016 |
| NVQ4 and above       | 31,900           | 34,500 | 28,300 | 30,800 | 52.9       | 53.5 | 45.7 | 51.3 | 38.3           | 39.1 | 39.8 | 41.4 |
| NVQ3 and above       | 41,500           | 44,800 | 39,000 | 42,900 | 68.7       | 69.5 | 62.8 | 71.5 | 59.3           | 60.5 | 58.8 | 60.2 |
| NVQ2 and above       | 49,100           | 53,200 | 50,200 | 51,600 | 81.4       | 82.5 | 80.9 | 86.0 | 76.5           | 77.1 | 76.8 | 77.5 |
| NVQ1 and above       | 54,100           | 59,200 | 57,600 | 53,800 | 89.6       | 91.7 | 92.8 | 89.7 | 88.4           | 89.2 | 88.5 | 88.8 |
| Other qualifications | -                | -      | -      | -      | -          | -    | -    | -    | 5.2            | 5.2  | 5.2  | 5.8  |
| No qualifications    | 4,000            | 3,700  | -      | -      | 6.7        | 5.7  | -    | -    | 6.5            | 5.6  | 6.3  | 5.5  |

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

|                   |  |
|-------------------|--|
| <b>Indicator:</b> | Proportion of 16 year olds staying on in education |
| <b>Target:</b>    | 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.

|                   |  |
|-------------------|--|
| <b>Indicator:</b> | Proportion of adults with poor literacy and numeracy |
| <b>Target:</b>    | There is no specific target.                         |

No recent information available.

|                   |   |
|-------------------|---|
| <b>Indicator:</b> | Number of people in vocational training |
| <b>Target:</b>    | 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. There is no new information for apprentice schemes in Woking.

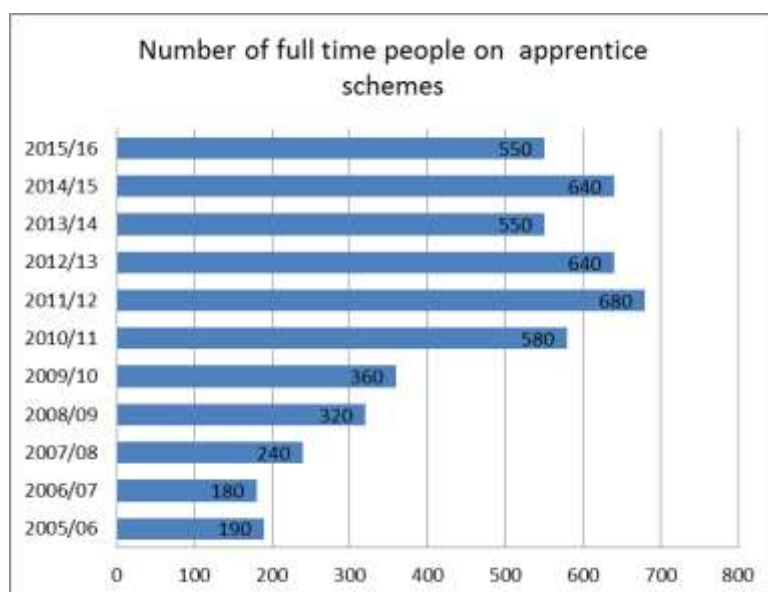


Table 40: Number of full time people on apprentice schemes  
(Source: ONS)

|                   |                              |
|-------------------|------------------------------|
| <b>Indicator:</b> | Gross weekly salary (£)      |
| <b>Target:</b>    | 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 | Woking 2017 | South East 2017 |
|-----------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-----------------|
| Full time workers (average) | £464.1      | £483        | £480.6      | £460.2      | £481.6      | £575.0      | £630.8      | £582.0          |
| Males                       | £512.8      | £541        | £548.5      | £484.9      | £550.0      | £645.4      | £667.0      | £634.5          |
| Females                     | £429.5      | £415        | £413.9      | £420.3      | £433.3      | £535.6      | £575.1      | £512.3          |

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**

|                   |                                     |
|-------------------|-------------------------------------|
| <b>Indicator:</b> | Number of businesses in rural areas |
| <b>Target:</b>    | 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.

|                   |  |
|-------------------|--|
| <b>Indicator:</b> | Amount of commercial and industrial floorspace |
| <b>Target:</b>    | 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.

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.

|                   |  |
|-------------------|--|
| <b>Indicator:</b> | Amount of vacant Employment Floorspace |
| <b>Target:</b>    | There is no specific target.           |

Vacancy Rates of Employment Floor Space:

| 2000/01 | 2007  | 2009  | 2010  | 2013  | 2014  | 2015   | 2016 | 2017  |
|---------|-------|-------|-------|-------|-------|--------|------|-------|
| 11%     | 16.5% | 19.0% | 19.1% | 20.3% | 2.9%* | 4.0%** | 5.4% | 7.5%* |

*\* 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.*

|                   |   |
|-------------------|---|
| <b>Indicator:</b> | Vacant floorspace in the town and village centres |
| <b>Target:</b>    | There is no specific target.                      |

**Table 50: Retail Vacancy**

| Area                        | Vacancy rate (%) |      |      |      |       | 2016/2017 |
|-----------------------------|------------------|------|------|------|-------|-----------|
|                             | 2008             | 2009 | 2011 | 2013 | 2014  |           |
| WTC – primary retail area   | 4.1              | 8.8  | 13.4 | 14.2 | 9.3   | 37.6      |
| WTC – secondary retail area | 6.8              | 6.2  | 10.3 | 19.2 | 11.11 | 23.3      |

Table 42a: Retail vacancy rates, 2016/2017  
(Source: Planning Services, WBC)

The current high vacancy rates could partly be due to the re-development of the Town Centre, which includes the temporary closure and reconfiguration of a number of Town Centre retail units.

| Area                         | Vacancy rate (%) |      |      |      |      |
|------------------------------|------------------|------|------|------|------|
|                              | 2008             | 2009 | 2011 | 2013 | 2014 |
| 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 42b: Retail vacancy rates, 2014  
(Source: Planning Services, WBC)

The Retail Surveys for Table 42b have not been carried out for 2015, 2016 and 2017, therefore the data is incomplete. However generally across the Borough, vacancy rates for retail premises are around 1% (Q1, 2017).

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

|                   |   |
|-------------------|---|
| <b>Indicator:</b> | Proportion of people who travel to work by car          |
| <b>Target:</b>    | 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)

|                   |   |
|-------------------|---|
| <b>Indicator:</b> | Traffic volumes   |
| <b>Target:</b>    | 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](http://www.gov.uk) - Table TRA0202 and TRA8904)

|                   |  |
|-------------------|--|
| <b>Indicator:</b> | Monetary investment in public transport, cycling and walking |
| <b>Target:</b>    | There is no specific target.                                 |

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

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

In combination the Council, in partnership with the County are rolling out a number of improvements across the borough. 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.

|                   |  |
|-------------------|--|
| <b>Indicator:</b> | Number of planning permissions with Green Travel Plans |
| <b>Target:</b>    | There is no specific target.                           |

No planning permissions that were permitted between April 2016 and March 2017 had Green Travel Plans.

|                   |                        |
|-------------------|------------------------|
| <b>Indicator:</b> | Length of cycle tracks |
| <b>Target:</b>    | 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<br>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.

During this monitoring period there was 159m of new cycle network constructed and there were no improved cycle network.

**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.**

|                   |                                       |
|-------------------|---------------------------------------|
| <b>Indicator:</b> | Number of live work units constructed |
| <b>Target:</b>    | There is no specific target.          |

No data available.

|                   |  |
|-------------------|--|
| <b>Indicator:</b> | Level of planning obligations pooled and directed to transport improvement |
| <b>Target:</b>    | 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 graph below shows historic information between 2007 and 2017.

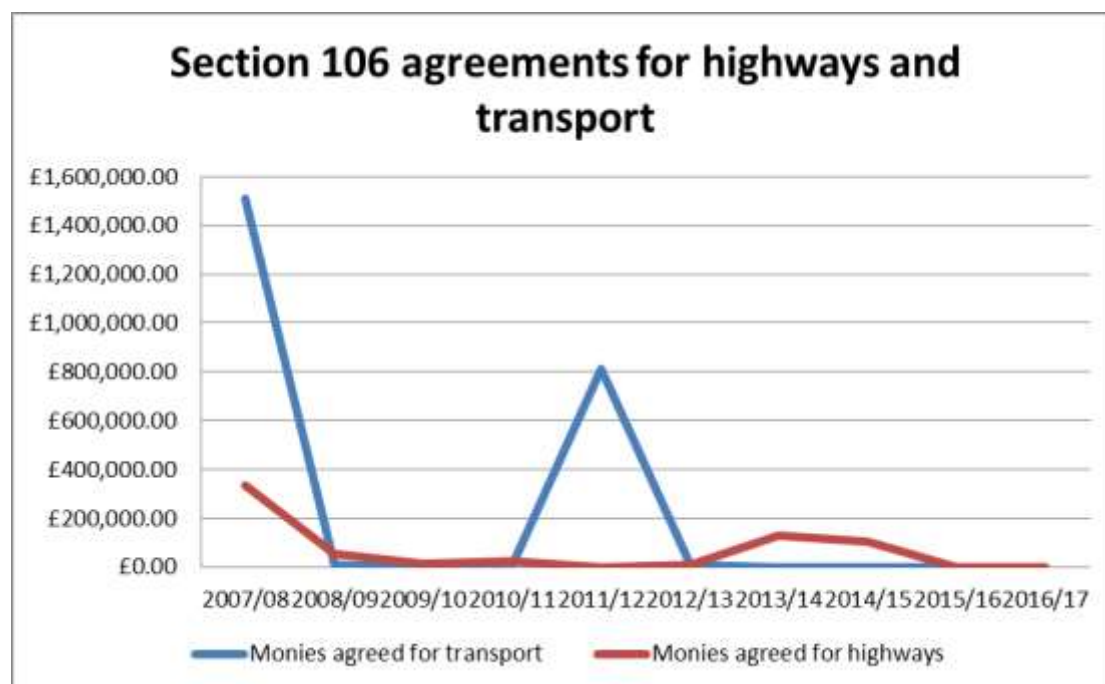


Table 46: Section 106 agreements for highways and transport 2007 – 2017  
(Source: Planning Services, WBC)

|                   |   |
|-------------------|---|
| <b>Indicator:</b> | Access to and frequency and reliability of public transport |
| <b>Target:</b>    | There is no specific target.                                |

The South West Trains Performance Boards Charter Results indicate the trains punctuality and reliability is broadly in line with the charter standards.



|                         | <b>South West<br/>Trains<br/>Charter<br/>Standards</b> | <b>Performance<br/>4 weeks to 22<br/>July</b> | <b>Ave<br/>performance<br/>52 weeks to<br/>22 July</b> |
|-------------------------|--|---|--|
| <b>Main Line</b>        |  |   |  |
| Punctuality             | 89.0   | 88.9  | 86.5   |
| Reliability             | 99.0   | 99.5  | 98.0   |
| <b>Suburban Service</b> |  |   |  |
| Punctuality             | 92.0   | 89.6  | 89.5   |
| Reliability             | 99.0   | 99.1  | 98.0   |

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).*

|                   |   |
|-------------------|---|
| <b>Indicator:</b> | Percentage of new development built in the most accessible areas as defined by the Public Transport Accessibility Model   |
| <b>Target:</b>    | 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.

| <b>Amount of new residential development within 30 minutes of key services</b> |                |                |                |                |                |                |
|--|----------------|----------------|----------------|----------------|----------------|----------------|
|  | <b>2011/12</b> | <b>2012/13</b> | <b>2013/14</b> | <b>2014/15</b> | <b>2015/16</b> | <b>2016/17</b> |
| GP   | 100%           | 100%           | 100%           | 100%           | 100%           | 100%           |
| Hospital   | 96.2%          | 95.6%          | 99.7%          | 74.2%          | 37.8%          | 34.1%          |
| Primary school   | 100%           | 100%           | 100%           | 100%           | 100%           | 99.7%          |
| Secondary school   | 94.1%          | 96.0%          | 95.4           | 74.2%          | 42.2%          | 35.8%          |
| Area of Employment   | 99.5%          | 100%           | 100%           | 74.2%          | 45.0%          | 37.1%          |
| Major Retail Centre (Woking Town Centre)                                       | 99.9%          | 100%           | 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 01/04/2016 – 31/03/2017**

| Ref Number     | Address   | Ward       | Description of Development  | Net increase in dwellings |
|----------------|---|------------|---|---------------------------|
| PLAN/2010/0514 | Former Westfield Tip, Westfield Avenue (Willow Reach) | Hoe Valley | Extension of time to plan/2006/1237 for redevelopment of site to provide 154 dwellings & remediation of contaminated land         | 49                        |
| PLAN/2011/0026 | 138 Walton Road                                       | Canalside  | CONVERSION OF EXISTING BUILDING FROM HMO TO SHOP (A1) AT GRND FLR & FLAT (C3) ON 1ST FLOOR  | 1                         |
| PLAN/2012/0224 | Land at Brookwood Farm                                | Knaphill   | Erection of 297 dwellings with open space, sports pitches, ancillary building & facilities, allotments, access road & car parking | 101                       |
| PLAN/2013/0081 | Moor Lane/Quartermaine Avenue (Kingsmoor Park)        | Hoe Valley | Demolition of all existing structures on site & erection of 371 residential units   | 148                       |
| PLAN/2013/0395 | KINETON   | Heathlands | DEMOLITION OF EXISTING HOUSE & CONSTRUCTION OF 2 X 6 BED DWELLINGS  | 1                         |
| PLAN/2014/0071 | OAKFIELD SCHOOL                                       | Pyrford    | DEMOLITION OF EXISTING BUILDING & ERECTION OF 9 DWELLINGS   | 9                         |
| PLAN/2012/0946 | HEMYOCK   | Horsell    | ERECTION OF 2 SEMI-DETACHED 3 BED DWELLINGS FOLLOWING DEMOLITION OF EXISTING DWELLING   | 1                         |

| Ref Number     | Address                      | Ward                     | Description of Development  | Net increase in dwellings |
|----------------|------------------------------|--------------------------|---|---------------------------|
| PLAN/2014/0147 | GLOBE HOUSE                  | Byfleet and West Byfleet | PRIOR NOTIFICATION FOR A PROPOSED COU OF OFFICES (B1) TO DWELLINGS (C3) TO CREATE 2 NO STUDIO FLAT, 7 NO 1 BED FLATS & 9 NO 2 BED FLATS | 18                        |
| PLAN/2014/0015 | GOLDSWORTH ROAD & BUTTS ROAD | Canalside                | DEMOLISH EXISTING B'DING & ERECT 5 STOREY BUILDING COMPRISING FIRE STATION AT GRD FLR & 27 CLUSTER FLATS WITH SHARED FACILITIES         | 27                        |
| PLAN/2011/0026 | Walton Road                  | Canalside                | CONVERSION OF EXISTING BUILDING FROM HMO TO SHOP (A1) AT GRND FLR & FLAT (C3) ON 1ST FLOOR  | 1                         |
| PLAN/2014/0659 | MAYFORD GREEN                | Heathlands               | ERECTION OF 1NO 2 BEDROOM CHALET BUNGALOW WITH ASSOCIATED ACCESS AND LANDSCAPING  | 1                         |
| PLAN/2008/0941 | BLACKNESS LANE               | Mount Hermon             | OUTLINE APP. FOR 4 X 3 BED DWELLINGS  | 3                         |
| PLAN/2015/0929 | KINGFIELD CLOSE              | Hoe Valley               | AMENDMENT TO APPROVED PLANS FOR 1 X 5 BED DETACHED DWELLING   | 1                         |
| PLAN/2011/1177 | WOODHAM LANE                 | Canalside                | RENEWAL OF PP 08/1369 FOR ERECTION OF 2 X 4 BED DWELLINGS   | 2                         |
| PLAN/2012/0828 | ST JOHNS ROAD                | St Johns                 | ERECTION OF 4 X TWO STOREY DWELLINGS  | 4                         |
| PLAN/2013/0936 | ST JOHNS MEWS                | St Johns                 | DEMOLITION OF COMMERCIAL BUILDING & ERECTION OF 3 X 1 BED HOUSES & 1 X 2 BED FLAT   | 4                         |

| Ref Number     | Address              | Ward         | Description of Development   | Net increase in dwellings |
|----------------|----------------------|--------------|--|---------------------------|
| PLAN/2015/1066 | HOOK HEATH ROAD      | Heathlands   | ERECTION OF DETACHED DWELLING  | 1                         |
| PLAN/2013/0749 | RYDENS WAY           | Hoe Valley   | TWO STOREY REAR & SIDE EXTENSIONS TO FORM NEW DWELLING   | 1                         |
| PLAN/2014/0260 | FIRBANK LANE         | St Johns     | ERECTION OF 2 NO. SEMI DETACHED DWELLINGS FOLLOWING DEMOLITION OF EXISTING PROPERTY AND GARAGE         | 2                         |
| PLAN/2014/0694 | KINGSWAY             | St Johns     | CONVERSION OF EXISTING FLAT INTO 2 SEPARATE UNITS  | 1                         |
| PLAN/2015/0558 | HORSELL MOOR         | Horsell      | SUBDIVISION OF A SINGLE DWELLING INTO TWO DWELLINGS  | 1                         |
| PLAN/2016/0925 | WESTFIELD ROAD       | Heathlands   | CHANGE OF USE FROM A1 (RETAIL) TO C3 (RESIDENTIAL) FOR 1 X 2 BED & 1 X 1 BED                           | 2                         |
| PLAN/2012/0714 | EAST HILL            | Mount Hermon | DEMOLITION OF EXISTING DWELLING & ERECTION OF 2 SEMI DETACHED 3 BED DWELLINGS (AMENDMENT TO 2010/0986) | 1                         |
| PLAN/2015/0718 | DOWNSVIEW AVENUE     | Hoe Valley   | ERECTION OF CHALET STYLE DWELLING  | 1                         |
| PLAN/2016/0363 | WYCH HILL LANE       | Heathlands   | SUBDIVISION OF EXISTING 4BED FLAT INTO 2NO 2BED FLATS AND EXTENSION                                    | 1                         |
| PLAN/2013/0974 | HIGHCLERE HOUSE      | Knaphill     | PRIOR APPROVAL FOR CONVERSION OF OFFICES (B1) TO RESIDENTIAL (C3)                                      | 8                         |
| PLAN/2014/0609 | LOWER GUILDFORD ROAD | Knaphill     | ERECTION OF 1 BED DETACHED CHALET BUNGALOW   | 1                         |

| Ref Number     | Address                | Ward                     | Description of Development  | Net increase in dwellings |
|----------------|------------------------|--------------------------|---|---------------------------|
| PLAN/2015/0869 | LAVENDER PARK ROAD     | Byfleet and West Byfleet | PRIOR APPROVAL FOR THE CONVERSION OF OFFICES TO RESIDENTIAL COMPRISING 22 X 1 BED UNITS | 5                         |
| PLAN/2015/0977 | 118-124 CONNAUGHT ROAD | Heathlands               | CHANGE OF USE OF OFFICES (B1) TO DWELLING (C3) TO CREATE 2 FLATS)                       | 2                         |
| PLAN/2016/0235 | STATION APPROACH       | Byfleet and West Byfleet | ERECTION OF 2 APARTMENTS  | 2                         |
|                |                        |                          |   | Total: 399                |

## **Annex 3 – Dwelling permissions**

**Dwelling Permissions – 01/04/2016 – 31/03/2017**

| <b>Planning Reference</b> | <b>Address</b>            | <b>Description</b>   | <b>Ward</b>              | <b>Net increase in dwellings</b> |
|---------------------------|---------------------------|--|--------------------------|----------------------------------|
| PLAN/2013/1301            | UNIT 2, PYRFORD HOUSE     | PRIOR NOTIFICATION OF COU FROM OFFICE (B1) TO RESIDENTIAL (C3) TO CREATE 2NO 2 BED FLATS         | Byfleet and West Byfleet | 2                                |
| PLAN/2013/1307            | BERECROFT                 | ERECTION OF 1NO DETACHED DWELLING HOUSE  | Byfleet and West Byfleet | 1                                |
| PLAN/2015/1286            | 1 Bentham Avenue          | CONVERSION OF 2 STOREY EXTENSION TO 1 X 1 BED SELF CONTAINED FLAT                                | Canalside                | 1                                |
| PLAN/2015/1389            | GOLDSWORTH ANGLING CENTRE | PARTIAL COU OF EXISTING WORKSHOPS & OFFICES TO 6 FLATS   | Canalside                | 6                                |
| PLAN/2015/1309            | TARRANT HOUSE             | SUB-DIVISION OF HOUSE TO CREATE 2 RESIDENTIAL UNITS  | Mount Hermon             | 1                                |
| PLAN/2014/0846            | 8 CHERTSEY ROAD           | CHANGE OF USE FROM OFFICES TO RESIDENTIAL ON 1ST & 2ND FLOORS (4 X 1 BED FLATS)                  | Canalside                | 4                                |
| PLAN/2015/1362            | 1-3 OLD WOKING ROAD       | PART RETROSPECTIVE APPLICATION FOR CHANGE OF USE TO 5 FLATS                                      | Byfleet and West Byfleet | 5                                |
| PLAN/2015/0633            | 33 BUNYARD DRIVE          | SUBDIVISION OF EXISTING PROPERT & PART DOUBLE/ REAR EXTENSION                                    | Canalside                | 2                                |
| PLAN/2015/0615            | 11-15 OLD WOKING ROAD     | CONVERSION OF 3 MAISONETTES INTO 6 X 2 BED FLATS   | Byfleet and West Byfleet | 3                                |
| PLAN/2015/1158            | 50 INKERMAN ROAD          | SUB DIVISION OF EXISTING PROPERTY WITH EXTENSION & LOFT CONVERSION TO CREATE A SEPARATE DWELLING | St Johns                 | 1                                |



| Planning Reference | Address                             | Description   | Ward                     | Net increase in dwellings |
|--------------------|-------------------------------------|---|--------------------------|---------------------------|
| PLAN/2016/0164     | MURRAYS LANE                        | 3 YEAR TEMP COU TO 4 ROMANY GYPSY PITCHES INCLUDING 4 DAY ROOMS, MOBILE HOMES AND TOURING CARAVANS        | Byfleet and West Byfleet | 4                         |
| PLAN/2015/0500     | ELLIOT COURT                        | ERECTION OF 5 X 3 BED & 4 X 4 BED DWELLINGS FOLLOWING DEMOLITION OF EXISTING WAREHOUSES AND GYMNASIUM     | Canalside                | 9                         |
| PLAN/2015/0446     | 143 GOLDSWORTH ROAD                 | ERECTION OF 6 NO 3 STOREY DWELLINGS AND 2 NO 2 STOREY DWELLINGS WITH ASSOCIATED HARD AND SOFT LANDSCAPING | Canalside                | 8                         |
| PLAN/2016/0363     | FLAT 1 THE BEECHES                  | SUBDIVISION OF EXISTING 4BED FLAT INTO 2NO 2BED FLATS AND EXTENSION                                       | Heathlands               | 2                         |
| PLAN/2016/0423     | ELIZABETH HOUSE AND THE CORNERSTONE | PRIOR NOTIFICATION FOR COU OFFICE BUILDINGS TO 70 RES UNITS (C3)  | Canalside                | 70                        |
| PLAN/2016/0215     | LONDON HOUSE                        | PRIOR NOTIFICATION FOR A COU OFFICES TO C3 (3 X 1 BED, 1 X 2 BED)   | Byfleet and West Byfleet | 4                         |
| PLAN/2016/0045     | ROXBURGHE HOUSE                     | CONSTRUCTION OF TWO STOREY ROOF EXTENSION TO FORM FIVE DUPLEX APARTMENTS                                  | Byfleet and West Byfleet | 5                         |
| PLAN/2016/0562     | UNIT 1 OLYMPIAN HEIGHTS             | CONVERSION OF VACANT DOUBLE HEIGHT COMMERCIAL SPACE AT GROUND LEVEL OF BLOCK I TO 7 FLATS                 | Mount Hermon             | 7                         |
| PLAN/2015/1089     | BYFLEET BEDS & FURNITURE            | COU AT GROUND FLOOR FROM A1 (RETAIL) TO C3 ( RESIDENTIAL) & A1  | Byfleet and West Byfleet | 2                         |
| PLAN/2016/0540     | 161 KNIGHTSWOOD                     | ERECTION OF A 2 BED TERRACED DWELLING   | Goldsworth Park          | 1                         |

| Planning Reference | Address                              | Description  | Ward                     | Net increase in dwellings |
|--------------------|--------------------------------------|--|--------------------------|---------------------------|
| PLAN/2016/0748     | BERRY'S LANE                         | DEMOLITION OF EXISTING BUILDING & ERECTION OF 5 NEW DWELLINGS                                      | Byfleet and West Byfleet | 5                         |
| PLAN/2016/0406     | MPG WILKINS SURVEYORS LTD            | RETROSPECTIVE APPLICATION FOR USE OF PART 1ST FLR OFFICES TO 3 FLATS                               | Brookwood                | 3                         |
| PLAN/2016/1086     | 204 ALBERT DRIVE                     | ERECTION OF NEW ATTACHED DWELLING  | Canalside                | 1                         |
| PLAN/2016/0756     | LONDON HOUSE                         | CHANGE OF USE A3-C3 TO CREATE 3 2 BED FLATS  | Hoe Valley               | 3                         |
| PLAN/2016/0925     | 130/130A WESTFIELD ROAD              | CHANGE OF USE FROM A1 (RETAIL) TO C3 (RESIDENTIAL) FOR 1 X 2 BED & 1 X 1 BED                       | Heathlands               | 2                         |
| PLAN/2016/0095     | LAND ADJACENT TO 196 OLD WOKING ROAD | NEW 5 BED DETACHED DWELLING  | Mount Hermon             | 1                         |
| PLAN/2016/0963     | 132 MAYBURY ROAD                     | ERECTION OF SINGLE STOREY REAR EXT ROOF CON 7 BED HOUSE FOR UP TO 10 PERSONS                       | Canalside                | 7                         |
| PLAN/2016/1212     | WINCHCOMBE ELMSTEAD ROAD             | ERECTION OF A DETACHED 2 STOREY HOUSE WITH ROOF ACCOMMODATION ,AMENITY AND PARKING PROVISIONS      | Pyrford                  | 1                         |
| PLAN/2016/1309     | 64-66 HIGH STREET                    | ERCETION OF A NEW DWELLING WITH ASSOCIATED ACCESS AND LANDSCAPING                                  | Knaphill                 | 1                         |
| PLAN/2016/0522     | 18 STATION APPROACH                  | EXTENSION TO FACILITATE RESTAURANT AT GRD FLR & COU OF 1ST & 2ND FLOORS FROM OFFICE TO RESIDENTIAL | Byfleet and West Byfleet | 3                         |
| PLAN/2017/0017     | GROSVENOR COURT                      | CHANGE OF USE FROM OFFICES (B1) TO RESIDENTIAL   | Hoe Valley               | 18                        |
| PLAN/2016/0572     | 4 & 5 Farmhouse Close                | ERECTION OF 5 BED DETACHED DWELLING  | Pyrford                  | 1                         |

| Planning Reference | Address              | Description   | Ward       | Net increase in dwellings |
|--------------------|----------------------|---|------------|---------------------------|
| PLAN/2015/1260     | Sheerwater Estate    | Hybrid planning application (part outline, part full planning application): for the demolition of 576 residential units, existing non-residential buildings and sports facilities and redevelopment of the site to be implemented in phases with the associated engineering works to provide a mixed-use development comprising: up to 922 residential units (Class C3), 62 units (Class C2), up to 1,110sqm community/youth centre and up to 600sqm nursery/children's centre (Class D1), up to 5,478sqm Leisure Centre (Class D2), 1,650sqm retail (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5), up to 416sqm health centre (Class D1), an artificial grass pitch (AGP), with spectator seating, erection of sports amenity lighting, improvements to Bishop David Brown School, 5,478sqm Leisure Centre (Class D2), an artificial grass pitch (AGP) with spectator seating, erection of sports amenity lighting, improvements to Bishop David Brown School playing fields, a new substation, formation of car park including bus/coach drop off area, with hard and soft landscaping and open space, reconfigured and new vehicular and pedestrian access and works to the public highway. | Cancalside | 346                       |
| PLAN/2016/0174     | THE STRAWBWERRY TREE | ERECTION OF 1 X 4 BED DWELLING  | Heathlands | 1                         |
|                    |                      |   |            | Total:531                 |

## **Annex 4 – Monitoring of Core Strategy Policies**

## Core Strategy Policy CS2: Woking Town Centre

| Indicator  | Achieved         | Target | Difference |
|--|------------------|--------|------------|
| Net additional dwellings - Completed                       | 44               | 128.2  | -84.2      |
| Net additional dwellings - Permitted                       | 87               | 128.2  | -41.2      |
| Density completed  | 60dph            | 200dph | -140       |
| Density permitted  | 207dph           | 200dph | +7         |
|  |                  |        |            |
| B1 floorspace – Completed (m <sup>2</sup> )                | -3335            | 1,588  | -4923      |
| B1 floorspace – Permitted (m <sup>2</sup> )                | 0                | 1,588  | -1,588     |
|  |                  |        |            |
| Amount of floorspace completed - A1 (m <sup>2</sup> )      | -437             | 4,375  | -4,812     |
| Amount of floorspace completed - A2 (m <sup>2</sup> )      | -226             | 1,675  | -1545      |
| Amount of floorspace completed - A3 (m <sup>2</sup> )      | 356              |        |            |
| Amount of floorspace completed - A4 (m <sup>2</sup> )      | 0                |        |            |
| Amount of floorspace completed - A5 (m <sup>2</sup> )      | 0                |        |            |
|  |                  |        |            |
| Amount of floorspace permitted - A1 (m <sup>2</sup> )      | -1945            | 4375   | -6320      |
| Amount of floorspace permitted - A2 (m <sup>2</sup> )      | 282              | 1,675  | -957       |
| Amount of floorspace permitted - A3 (m <sup>2</sup> )      | -79              |        |            |
| Amount of floorspace permitted - A4 (m <sup>2</sup> )      | 11               |        |            |
| Amount of floorspace permitted - A5 (m <sup>2</sup> )      | 212              |        |            |
| Amount of floorspace permitted - Mixed A (m <sup>2</sup> ) | 292              |        |            |
|  |                  |        |            |
| new A1 floorspace in Primary Shopping Frontage             | 0sqm             |        |            |
| new A1 floorspace in Secondary Shopping Frontage           | 0sqm             |        |            |
|  |                  |        |            |
| Net change in hotel bed spaces                             | 0                |        |            |
|  |                  |        |            |
| Vacancy rates - Primary shopping frontage                  | 37.6%            |        |            |
| Vacancy rates - Secondary shopping frontage                | 23.3 %           |        |            |
| Rest of Town Centre  | 29.2%            |        |            |
|  |                  |        |            |
| 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 <sup>2</sup> )       | 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                                   | 23                       | 10        | +13        |
| Net additional dwellings - Permitted                                   | 20                       | 10        | +10        |
| Density completed  | 218                      | 50-100dph | +118       |
| Density permitted  | 121                      | 50-100dph | +21        |
| B1 floorspace – Completed (m <sup>2</sup> )                            | -2297                    | 88.23     | -2385.23   |
| B1 floorspace – Permitted (m <sup>2</sup> )                            | -504                     | 88.23     | -592.23    |
| Amount of floorspace completed - A1 (m <sup>2</sup> )                  | 0                        | 735.3     | -735.3     |
| Amount of floorspace completed - A2 (m <sup>2</sup> )                  | 40                       | 500       | -460       |
| Amount of floorspace completed - A3 (m <sup>2</sup> )                  | 0                        |           |            |
| Amount of floorspace completed - A4 (m <sup>2</sup> )                  | 0                        |           |            |
| Amount of floorspace completed - A5 (m <sup>2</sup> )                  | 0                        |           |            |
| Amount of floorspace permitted - A1 (m <sup>2</sup> )                  | -17                      | 735.3     | -752.3     |
| Amount of floorspace permitted - A2 (m <sup>2</sup> )                  | 0                        | 500       | -798       |
| Amount of floorspace permitted - A3 (m <sup>2</sup> )                  | 0                        |           |            |
| Amount of floorspace permitted - A4 (m <sup>2</sup> )                  | 0                        |           |            |
| Amount of floorspace permitted - A5 (m <sup>2</sup> )                  | 0                        |           |            |
| Amount of floorspace permitted - Mixed A (m <sup>2</sup> )             | -298                     |           |            |
| Completed A1 floorspace in Primary Shopping Frontage (m <sup>2</sup> ) | 0                        |           |            |
| Permitted A1 floorspace in Primary Shopping Frontage (m <sup>2</sup> ) | -17                      |           |            |
| Net change in community floorspace (m <sup>2</sup> )                   | 0                        |           |            |
| Cycle parking spaces   | 0                        |           |            |
| Cycle journeys made  | No information available |           |            |

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

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

**Net additional dwellings - Completed**

|                 |   |      |      |
|-----------------|---|------|------|
| Byfleet         | 0 | 14.7 | -6.7 |
| Horsell         | 0 |      |      |
| Knaphill        | 0 |      |      |
| St Johns        | 8 |      |      |
| Goldsworth Park | 0 |      |      |
| Kingfield       | 0 |      |      |
| Sheerwater      | 0 |      |      |

**Net additional dwellings - Permitted**

|                 |   |      |       |
|-----------------|---|------|-------|
| Byfleet         | 2 | 14.7 | -12.7 |
| Horsell         | 0 |      |       |
| Knaphill        | 0 |      |       |
| St Johns        | 0 |      |       |
| Goldsworth Park | 0 |      |       |
| Kingfield       | 0 |      |       |
| Sheerwater      | 0 |      |       |

**Net change in A1 retail floorspace completed (m<sup>2</sup>)**

|                  |      |       |        |
|------------------|------|-------|--------|
| Knaphill         | 0    | 141.2 | -141.2 |
| Horsell          | 0    | 153   | -572   |
| Byfleet          | -63  |       |        |
| St Johns         | 0    |       |        |
| Goldsworth Park  | -356 |       |        |
| Kingfield        | 0    |       |        |
| Sheerwater       | 0    |       |        |
| Brookwood        | 0    |       |        |
| Mayford          | 0    |       |        |
| Old Woking       | 0    |       |        |
| Pyrford          | 0    |       |        |
| Walton Road      | 0    |       |        |
| Westfield        | -107 |       |        |
| 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 (m<sup>2</sup>)

|                  |      |       |        |
|------------------|------|-------|--------|
| Knaphill         | 0    | 141.2 | -141.2 |
| Byfleet          | -74  | 153   | -386   |
| Horsell          | -159 |       |        |
| St Johns         | 0    |       |        |
| Goldsworth Park  | 0    |       |        |
| Kingfield        | 0    |       |        |
| Sheerwater       | 0    |       |        |
| Brookwood        | 60   |       |        |
| Mayford          | 0    |       |        |
| Old Woking       | 0    |       |        |
| Pyrford          | 0    |       |        |
| Walton Road      | 105  |       |        |
| Westfield        | -214 |       |        |
| Anchor Hill      | 0    |       |        |
| Barnsbury        | 0    |       |        |
| Blackbridge Road | 0    |       |        |
| East Hill        | 0    |       |        |
| Guildford Road   | 0    |       |        |
| Gorsewood Road   | 0    |       |        |
| Hermitage Road   | 0    |       |        |
| Maybury          | -72  |       |        |
| Maybury Road     | 0    |       |        |
| Oriental Road    | 0    |       |        |
| Rydens Way       | 0    |       |        |
| Wych Hill        | 0    |       |        |

#### Net change in A2-5 retail floorspace completed (m<sup>2</sup>)

|                 |   |    |     |
|-----------------|---|----|-----|
| Knaphill        | 0 | 40 | -40 |
| Horsell         | 0 | 40 | -40 |
| 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 permitted (m<sup>2</sup>)**

|                  |      |    |     |
|------------------|------|----|-----|
| Knaphill         | 0    | 40 | -40 |
| Byfleet          | 0    | 40 | +43 |
| Horsell          | 83   |    |     |
| St Johns         | 0    |    |     |
| Goldsworth Park  | 0    |    |     |
| Kingfield        | 0    |    |     |
| Sheerwater       | 0    |    |     |
| Brookwood        | 0    |    |     |
| Mayford          | 9    |    |     |
| 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 (m<sup>2</sup>)

|                  |      |  |  |
|------------------|------|--|--|
| Knaphill         | 0    |  |  |
| Byfleet          | 0    |  |  |
| Horsell          | 0    |  |  |
| St Johns         | -543 |  |  |
| 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    |  |  |

### Net change in B1 floorspace permitted (m<sup>2</sup>)

|                  |   |  |  |
|------------------|---|--|--|
| Knaphill         | 0 |  |  |
| Byfleet          | 0 |  |  |
| 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 |  |  |

|  |    |
|--|----|
| 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                 | 1 |
| Number of A1 units lost as a percentage in Neighbourhood Centres or Shopping Parades | 1 |

|  |   |
|--|---|
| Number of post offices, petrol stations or pubs lost | 1 |
|--|---|

**Amount of retail floorspace permitted outside the Centres (m<sup>2</sup>)**

|    |      |
|----|------|
| A1 | -456 |
| A2 | 295  |
| A3 | -120 |
| A4 | 0    |
| A5 | 129  |

## Core Strategy Policy CS5: Priority Places

| Indicator   | Achieved  |
|---|---|
| Net change in all retail floorspace completed (m <sup>2</sup> )                       | 0   |
| Net change in all retail floorspace completed within 300 metres (m <sup>2</sup> )     | Unknown   |
| Net change in all retail floorspace permitted (m <sup>2</sup> )                       | -72   |
| Net change in all retail floorspace permitted within 300 metres (m <sup>2</sup> )     | Unknown   |
| Variety of A1 units delivered   | Unknown   |
| Net change in A1 retail floorspace completed in Lakeview (m <sup>2</sup> )            | 0   |
| Net change in A1 retail floorspace permitted in Lakeview (m <sup>2</sup> )            | 0   |
| Net change in D1 floorspace completed in Lakeview (m <sup>2</sup> )                   | 0   |
| Net change in D1 floorspace permitted in Lakeview (m <sup>2</sup> )                   | 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 – however the proposed Sheerwater regeneration scheme will generate CIL funds and will be payable on commencement |
| 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 | The Playing Pitch Strategy has been updated |
| 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 (m<sup>2</sup>)

|                             |     |
|-----------------------------|-----|
| A1                          | 0   |
| A2                          | 0   |
| A3                          | 0   |
| A4                          | 0   |
| A5                          | 0   |
| B1                          | -5  |
| B2                          | 0   |
| B8                          | 152 |
| C1                          | 0   |
| C2                          | 0   |
| C3                          | 0   |
| C4                          | 0   |
| D1                          | 526 |
| D2                          | 0   |
| SG                          | 0   |
| Mixed employment floorspace | 0   |

|   |   |
|---|---|
| Major Developed Sites - Amount of development taken place (m <sup>2</sup> ) | 0 |
|---|---|

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

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

| <b>Indicator</b>  | <b>Achieved</b>   |
|---|---|
| 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   | 2   |

## Core Strategy Policy CS8: Thames Basin Heaths Special Protection Areas

| Indicator   | Achieved   |
|---|--|
| Area (ha) designated as being of international importance   | 8312   |
| Status of the three protected bird species in the SPA.  | No information available                                       |
| The amount and type of SANG land available.   | 4 SANG sites   |
| Net additional residential development within the 400m exclusion zone.  | 0  |
| The total amount of developer contributions secured towards SAMM and SANG.  | £60,663 for SAMM and SANG contributions is collected under CIL |
| Number of permissions that use a different linear threshold or alternative mitigation measures.   | 0  |
| The number of permissions that required an Appropriate Assessment.  | Unknown  |
| Condition of SPA land, monitored by Natural England (published data on Condition of SSSI).<br>Condition is rated as Favourable, Unfavourable but recovering, Unfavourable condition with no change or Unfavourable condition and declining. | Table 23 in the main document                                  |



## 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                      | 41   |
| Flood Zone 3a and 3b              | 101* |

|  |               |
|--|---------------|
| Number of new developments incorporating SUDS                  | 235 dwellings |
| Number of new developments incorporating SUDS, as a percentage | 58.9%         |

|   |         |
|---|---------|
| Number of applications that seek to reduce the risk of flooding | Unknown |
|---|---------|

\*Since Planning permission was granted for these dwellings, flood alleviation works have been completed and the sites are now within Flood Zone 1.

**Core Strategy Policy CS10: Housing provision and distribution**

| <b>Indicator</b>  | <b>Achieved</b>       | <b>Target</b> | <b>Difference</b> |
|---|-----------------------|---------------|-------------------|
| Net additional dwelling completions                     | 399                   | 292           | +107              |
| Annual five year housing land supply position statement | See the main document |               |                   |
| % of dwellings on PDL                                   | 34.8%                 | 70%           | -35.2%            |
| Net additional dwellings completed in Mayford Village   | 1                     |               |                   |

## Core Strategy Policy CS11: Housing mix

### Indicator

### Achieved

|                                 |     |
|---------------------------------|-----|
| Size of new dwellings delivered |     |
| 1 Bedroom                       | 120 |
| 2 Bedroom                       | 92  |
| 3 Bedroom                       | 116 |
| 4+ Bedroom                      | 71  |

|                                  |     |
|----------------------------------|-----|
| Type of new dwellings delivered* |     |
| Detached                         | 52  |
| Semi Detached                    | 113 |
| Terraced                         | 64  |
| Flat                             | 170 |

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

|                                |    |
|--------------------------------|----|
| Net change of 2+ bedroom homes | 92 |
|--------------------------------|----|

\*Type of new dwellings delivered by location

|               |  |
|---------------|--|
| Detached      | 36 Safeguarded Site, 15 Rest Of Urban Area (ROUA), 1 in Green Belt Mayford   |
| Semi Detached | 3 ROUA, 2 Walton Road Neighbourhood Centre ,106 Safeguarded Site, 2 Westfield Neighbourhood Centre   |
| Terraced      | 5 St Johns Local Centre, 25 ROUA, 34 Safeguarded Site  |
| Flat          | 39 ROUA, 73 Safeguarded Site, 23 West Byfleet District Centre, 3 St Johns Local Centre, 2 Brookwood Neighbourhood Centre, 27 Woking Town Centre, 1 Walton Road Neighbourhood Centre, 2 in West Byfleet District Centre |

**Core Strategy Policy CS12: Affordable housing**

| Indicator | Achieved | Comments |
|-----------|----------|----------|
|-----------|----------|----------|

|   |     |                              |
|---|-----|------------------------------|
| Number of net additional affordable dwellings provided, by location |     |                              |
|   |     |                              |
| Moor Lane   | 114 | Social and Affordable Rented |
| Brookwood Farm  | 2   | Social Rent                  |
| Brookwood Farm  | 1   | Shared Ownership             |
| Goldsworth Road & Butts Road  | 26  | Social Rent                  |
| Brookwood Farm  | 23  | Social and Affordable Rented |

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

|  |               |
|--|---------------|
| Amount of commuted sums collected towards affordable housing provision | £4,800,147.94 |
|--|---------------|

|  |                                   |
|--|-----------------------------------|
| 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                                  | 10       |
| 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          | 10       |
| 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   | 4   |
| 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**

| <b>Indicator</b>  | <b>Achieved</b>       |
|---|-----------------------|
| Amount of completed B1 floorspace in the Borough (m <sup>2</sup> )                            | -6556                 |
| Amount of completed B2 floorspace in the Borough (m <sup>2</sup> )                            | -6389                 |
| Amount of completed B8 floorspace in the Borough (m <sup>2</sup> )                            | -150                  |
| Amount of permitted B1 floorspace in the Borough (m <sup>2</sup> )                            | -13,596               |
| Amount of permitted B2 floorspace in the Borough (m <sup>2</sup> )                            | -5739                 |
| Amount of permitted B8 floorspace in the Borough (m <sup>2</sup> )                            | 5,008                 |
| Amount of permitted Mixed B floorspace in the Borough (m <sup>2</sup> )                       | 6,753                 |
| Total permitted B floorspace (m <sup>2</sup> )  | -7,574                |
| Net change in employment floorspace in the Borough (m <sup>2</sup> )                          | -13,095               |
| Amount of employment floorspace lost to non-employment uses                                   |                       |
| Completed (m <sup>2</sup> )   | -7,471                |
| Permitted (m <sup>2</sup> )   | -12,064               |
| 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 (2016)   | 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 | 27                    |
| Net change in office floorspace completed in the Butts  | -2,287                |

|  |   |
|--|---|
| Road/Poole Road area (m <sup>2</sup> )   |   |
| Net change in office floorspace permitted in the Butts Road/Poole Road area (m <sup>2</sup> )          | 0 |
| Net change in office floorspace under construction in the Butts Road/Poole Road area (m <sup>2</sup> ) | 0 |



**Core Strategy Policy CS16: Infrastructure delivery**

| <b>Indicator</b>   | <b>Achieved</b>                   |
|--|-----------------------------------|
| 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**

| <b>Indicator</b>   | <b>Achieved</b>       |
|--|-----------------------|
| 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  | 0                     |

**Core Strategy Policy CS18: Transport and accessibility**

| <b>Indicator</b>   | <b>Achieved</b>                        |
|--|--|
| 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  | 6                                      |
| Number of major developments with travel plans, assessed in accordance with SCC's Travel Plans Good Practice Guide | 6                                      |
| 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 <sup>2</sup> )  | -647                                   |
| Amount of B-use floorspace permitted in the centres (m <sup>2</sup> )  | 460                                    |
| Amount of A-use floorspace completed in the centres (m <sup>2</sup> )  | -390                                   |
| Amount of A-use floorspace permitted in the centres (m <sup>2</sup> )  | -375                                   |
| 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                             | 538 residential<br>493 non-residential |
| Local air quality in the Borough   | AQMA in Knaphill                       |

**Core Strategy Policy CS19: Social and community infrastructure**

| <b>Indicator</b>  | <b>Achieved</b>   |
|---|---|
| Delivery of items listed in the Infrastructure Delivery Plan                      | On-going  |
| Loss of D1 facilities   | -1361   |
| Gain of D1 facilities   | 281   |
| 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   |

## **Core Strategy Policy CS22: Sustainable Construction**

The Woking 2050 summary guide was published in April 2016.

### **Energy Efficiency: Electric Vehicles**

Between 2016 Quarter 2 and 2017 Quarter 1 the number of electric vehicles registered in the Borough increased from 102 to 112. Source:  
<http://wbcsites/sites/BI/ClimateChangeSustain/EV%20Uptake%20Monitoring.xlsx>

Total Public charging point provision:

|                   | At March 2017 |
|-------------------|---------------|
| 3-pin points      | 8             |
| 7-pin points      | 7             |
| Total points      | 15            |
| New charge points | 0             |

**Due to a lack of information and on-going changes to monitoring procedures, Core Strategy Policies CS20, CS21, CS23, CS24 and CS25 have not been assessed in this monitoring period.**