



# **Woking Borough Council**

## **Local Development Documents**

### **Annual Monitoring Report 2017-2018**

December 2018



**Produced by the Planning Policy Team**

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

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## **Headline information**

### **A. Well designed homes**

Housing completions within the Borough continue to be above target, with 345 net completions in the reporting year. The most notable developments have taken place at Brookwood Farm and Moor Lane, the Hoe Valley Scheme and on a large office change of use project (Westminster Court, Hipley Street, Old Woking). 55% of completed dwellings were on previously developed land, 70% had two or more bedrooms, and 2.9% were of specialist housing. Only 9.5% of completions were of affordable housing, but £4,269,307 was received in planning obligations to be spent on affordable housing.

The number of permitted dwellings was significantly higher than completions, at 777. Significant permitted sites included St Dunstan's Church in the Town Centre (partially a replacement permission with an increased number of dwellings), Broadoaks in West Byfleet, and the Sheer House site in West Byfleet District Centre. For information purposes, the St Dunstan's development is already being implemented while the Broadoaks site received a resolution to grant permission for an alternative scheme after the end of the reporting year.

Since Core Strategy adoption in 2012, the average dwelling completions per annum is 304. This is above the annual housing requirement, despite a very low delivery in 2014/15. This has led to the previous undersupply of dwellings being almost eliminated; there is an undersupply of just 21 dwellings remaining (when calculated from 2006). Housing trajectories show that housing completions are expected to achieve or exceed the annual housing requirement of 292 over subsequent monitoring periods.

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

The year saw a completed net loss of -649m<sup>2</sup> of retail (A use) floorspace and -6,756m<sup>2</sup> of employment (B use) floorspace. The latter was mainly through prior approvals for change of use of offices to residential.

Approvals were granted for the loss of -526m<sup>2</sup> of retail floorspace. In the town centre and West Byfleet District Centre most losses of retail space were balanced out by gains, but this was not the case elsewhere in the borough. Approvals were also granted for the loss of -26,763m<sup>2</sup> of employment floorspace, most at the Green Belt major developed site of Broadoaks, but also with a substantial amount lost at the Sheer House redevelopment and through prior approvals. The two large approvals mentioned are yet to be implemented.

Retail vacancy rates were substantially lower than last year, especially in the Town Centre's primary shopping frontage. The number of businesses, job density, earnings of people who work in Woking and GVA per capita continued to increase, although the rate of economic activity among residents saw a slight fall after recent growth.

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

The proximity of new housing development to key facilities and jobs improved this year, compared to recent years. £100,829 worth of Section 106 planning obligations for transport projects were received and £102,992.10 was spent (including money received in previous years). Passenger numbers at most of the railway stations continued to grow, although the punctuality of trains declined. The number of parking spaces per dwelling continued to drop gradually, as the proportion of dwellings built in the urban centres increased. Works to improve sustainable transport connections in and around the town centre continued.

### **D. Provision of Community Infrastructure, Health and Wellbeing**

1,337m<sup>2</sup> of community facility (D use) floorspace was completed in the reporting year, mainly at the new Woking Hospice facility in Goldsworth Park (converted from offices). 18,713m<sup>2</sup> of D use floorspace was granted planning permission, notably a proposed new private school at Broadoaks, Parvis Road, and expansion of St Andrews School. Construction continued on the new permanent buildings for Hoe Valley School. The old Esso petrol station on Goldsworth Road was demolished, and permission was granted for the demolition of the Birch and Pines PH in Sheerwater and for a new drinking establishment at Albion House in the town centre. New facilities were constructed at Bulbeggars Lane Allotments and the new playground at Brookwood Farm was handed over to the council.

Mortality rates from cardiovascular disease and cancer increased. Crime rates rose and the number of people in apprenticeships declined, but the proportion of the population with NVQ level 2 qualifications continued to increase.

The 2015 Indices of Multiple Deprivation were published, showing that Woking's two most deprived neighbourhoods have both become comparatively less deprived. Progress was made on the Sheerwater regeneration scheme, with the submission of various details reserved by condition on the early phases, and a new application for the later phases with an increased number of new dwellings.

A revised Infrastructure Delivery Plan was published in October 2018.

#### **E. Community benefits**

£92,437 of Section 106 payments were agreed in the reporting year. £1,280,088.10 in Community Infrastructure Levy payments were received in the reporting year, of which £207,520.43 has been earmarked for local community infrastructure projects, and £9,431,953 of Section 106 payments (nearly half of which were for affordable housing). £1,290,391 of Section 106 money was spent in the reporting year, over half of which was on education.

#### **F. Biodiversity and Nature**

There was 874 dwelling's worth of unallocated SANG capacity in the Borough as of July 2018. No dwellings were completed within 400m of the SPA in the reporting year. Among the SPA target species, Nightjar populations increased, while those for Dartford Warbler and Woodlark decreased. Two SSSI units were assessed, with one found to have improved from 'Unfavourable recovering' to 'Favourable' status, while another remained 'Favourable'. Much work to improve the status of habitats and species took place, with particular focus on Great Crested Newts, Water Voles, swifts, bats, wildflower planting and green roofs/walls.

A new Air Quality Management Area was designated on Guildford Road, but air quality improved both here and at the previously existing AQMA at Anchor Hill. The number of complaints about noise and light pollution to Environmental Health declined slightly. The quantity of development permitted in the Green Belt was the highest since 2013/14, nearly all at the Major Developed Site of Broadoaks.

The proportion of dwellings permitted on sites with Sustainable Drainage Systems resumed its growth after a slight dip. Various works are ongoing to reduce flood risk around the Borough. The quality of waterbodies has remained roughly stable.

#### **G. Protecting heritage and conservation**

All new build applications in 2017/18 in Areas of High Archaeological Potential met the requirements of Policy CS20 with regard to assessment. Brookwood Cemetery remained on the register of heritage assets at risk, but improvement works there continued. Fifteen Listed Building Applications were validated and fifteen permitted. Eight new Grade II listed buildings have been designated since 2013, and one upgraded from Grade II\* to Grade I.

#### **H. Climate change and sustainable construction**

The last quarter of 2017/18 was the first period since records began when the majority of new Energy Performance Certificates lodged were Grade C or above; although the proportion at Grade B has dropped since last year. The energy efficiency of council owned homes remained stable, although further improvements are ongoing. The proportion of household waste sent for recycling, composting or anaerobic digestion fell for only the second time in 14 years, while there was also a rare increase in the overall volume of household waste collected per household. 70% of new dwellings completed were on sites with on-site renewable energy generation. The number of electric cars in Woking grew steeply, while per capita CO2 emissions resumed their decline.

## **Introduction**

This Annual Monitoring Report (AMR) covers the monitoring period of 1 April 2017 to 31 March 2018.

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

The Core Strategy, and other planning policies intended to deliver it, notably the Development Management Policies DPD, have the ability to contribute significantly towards many of the Council's priorities. These include reducing levels of deprivation in the areas designated as Priority Places, providing a wide range of new dwellings, the redevelopment of retail and commercial areas in Woking Town Centre, protecting and enhancing the Borough's diverse habitats, heritage and Green Belt. It is therefore essential to determine whether the Core Strategy policies are delivering their objectives or need to be reviewed to ensure the Council's priorities are met.

## **Structure of the Monitoring Report**

The structure of the AMR has been overhauled substantially for 2017-18, to more closely reflect the monitoring indicators specified by the Core Strategy and Sustainability Appraisal Framework. As previously, the AMR still opens with a description of the Borough, followed by an update on progress with the production of planning documents. However, the following section is now more focussed on reporting the effectiveness of the Council's planning policies by performance against individual indicators. To avoid duplication, this section now combines Core Strategy and Sustainability Appraisal indicators, making clear which document and policy/objective each indicator relates to. As previously, this section is split into thematic chapters as follows:

- A. Well designed homes
- B. Buoyant local economy
- C. Improving access to key services, facilities and jobs
- D. Provision of community infrastructure, health and wellbeing
- 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. Including more data in the main report has allowed for the removal of two appendices, shortening the document as a whole.

## **Woking in Context**

Situated in the heart of Surrey, Woking is a modern town born out of the railways and communications revolution. The Borough of Woking covers 6,359 hectares and mainly comprises of a continuous urban area, centred on Woking Town Centre but stretching from Byfleet and West Byfleet in the east to Brookwood in the west. The Borough is surrounded by open Green Belt countryside as well as other important designated land such as Sites of Special Scientific Interest and the Thames Basin Heath Special Protection Areas.

The borough has excellent transport links with mainline rail services to London Waterloo, a centralised bus terminus with a twice hourly service to Heathrow Airport and close road links to the A3, M3 and M25. Woking is described as a Growth Town in the Enterprise M3 LEP Strategic Economic Plan (2014), and the Town Centre in particular is expected to see significant growth and redevelopment over the plan period.

At present Woking has the 5<sup>th</sup> highest resident population in Surrey with 101,129 residents (2017 population estimate [www.surreyi.gov.uk](http://www.surreyi.gov.uk)). With a population density of 15.9 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 second highest proportion of children under the age of 16 in Surrey. It is also the Borough with the second lowest number of over 65's in the county. Within the Borough approximately 62.0% 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.

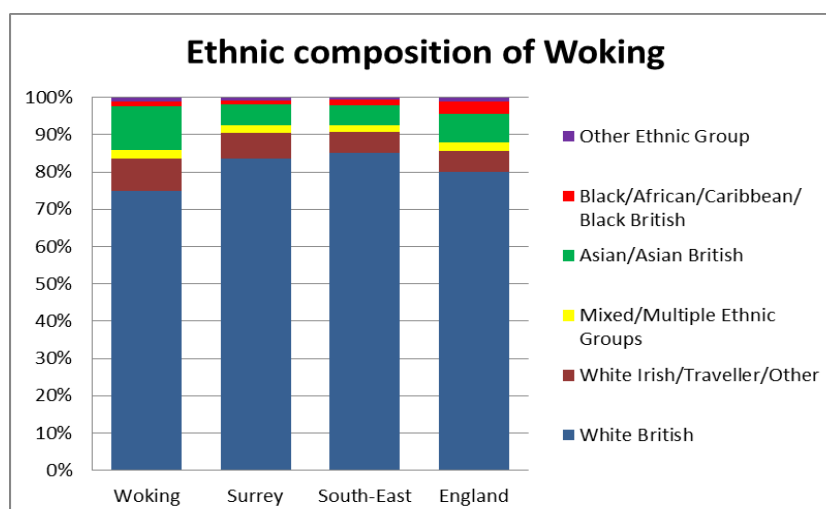


Figure 1: *Ethnic composition of Woking* (Source: ONS)

There is a skilled workforce in Woking with 95.1% of people aged 16-64 having some form of qualification and 51.3% being educated to Level 4 or higher, compared to 47.8% in Surrey and 41.4% in the South East. The strategic location of the Borough close to the M3 corridor, the international airports of London Heathrow and London

Gatwick as well as proximity to London makes Woking an ideal location for major business and retail.

Woking has a large economic workforce with 84.7% of the working-age population economically active, the second highest proportion in Surrey and well above both regional and national averages. In 2011, retail (14.8%), professional services (10.7%) and human health and social work activities (10.4%) were the main industry employers in the Borough. The on-going regeneration of the town centre will see the retail sector continue to employ a large proportion of the residents in the Borough.

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

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

The Index of Multiple Deprivation combines a number of factors such as income, employment, health and disability, education, housing, living environment and crime. The scores are ranked to compare levels of deprivation nationally. The Council have identified the areas of Sheerwater, Maybury and the Lakeview Estate as Priority Areas as they are some of the most deprived areas in Surrey. Part of Sheerwater is identified as the third most deprived neighbourhood ('Lower Super Output Area') in Surrey with an index of 33.95, compared to the Borough average of 9.88 and the county average of 9.39. Policy CS5 identifies key policies to make a positive contribution towards addressing the challenges in these areas. There is planning permission for significant redevelopment of parts of Sheerwater to enhance the environment and facilities there.

The number of people in the Borough claiming Job Seekers Allowance/ Universal Credit has shown a slight rise since 2016, after falling between 2009 and 2015. It is hoped that this figure will resume its fall as development in the Borough, and town centre in particular, continues to take place.

The average gross weekly pay for full time workers in the Borough is now £656.20 which is an increase of £23.80 per week from the previous monitoring period. This is higher than the South East average (£596.80) but below the Surrey average (£680.20).

Lower quartile property prices (£317,000 for the year ending December 2017) are 2.5% below the Surrey average, but 36% above the regional and 110% above the national averages. This has been driven by a 47% increase since March 2014, although the price has declined slightly in recent months, and the increases for median and mean property prices since 2014 are less dramatic (27% and 43% respectively). The majority of homes in Woking are privately owned (70%) with the rental market making up around 30% of the housing stock (based on Census data). The rental market in the south east is generally higher than in Woking and in London alone; one in five households rent their home from the private market.

There are currently 41,440 homes in the Borough (2011 Census data + completed number of dwellings). Over the past 10 years the largest increase in dwelling types has been in the number of flats in the Borough. This can be attributed to both the



large number of new developments taking place in the Town Centre, as well as the number of conversions of detached and semi detached houses into smaller units. Policy CS11 highlights that the Council will not permit the loss of family homes on sites capable of accommodating a mix of residential units unless there are overriding policy considerations justifying the loss. This policy should help to ensure there is a mix of dwelling types and sizes to address local needs. Development schemes currently under construction at Brookwood Farm and Kingsmoor Park (also known as Moor Lane) have also helped to even the balance between flatted and housing developments across the Borough.

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

### **Spatial Vision of Woking from the Core Strategy 2027**

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

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

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

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

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

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

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

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

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

### **Progress on preparing a planning policy framework**

The Woking Core Strategy 2027 was adopted in October 2012, bringing the Council's strategic policy framework up to date. The Core Strategy was prepared in accordance with approved timescales as set out in the Local Development Scheme (LDS). The Core Strategy superseded a significant number of policies in the Local Plan 1999. The remaining saved policies were superseded when the Development Management Policies DPD was adopted in 2016.

The first National Planning Policy Framework (NPPF) was published on 27 March 2012. The Core Strategy is in general conformity with the requirements of the NPPF. The NPPF replaced previous national guidance including Planning Policy Statements (PPSs) and Planning Policy Guidance (PPGs). In March 2018 a draft revised version of the NPPF was published for consultation. The final revised version was officially issued on 24 July 2018, after the end of the reporting year.

The Council has reviewed the policies of the Core Strategy to assess how they conform with the revised NPPF. The outcome will be reported in the next AMR.

### **Site Allocations Development Plan Document (DPD)**

The Site Allocations DPD was published for Regulation 18 consultation in the summer 2015 (June – July). The document identified specific sites across the Borough that will help deliver the Core Strategy. Since the conclusion of the consultation, the Council has been recording, summarising and responding to the representations received. In total, around 1,700 people and organisations submitted comments comprising 32,712 separate representations. This has been considered by the LDF Working Group.

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

### **Parking Standards SPD**

A consultation was held in April-May 2017 on a new Parking Standards SPD to replace the 2006 parking standards. After amendments following the consultation, the final version of the Parking Standards SPD was adopted on 5 April 2018, just after the end of the reporting year. The new document sets minimum parking standards for residential development and maximum parking standards for non-residential development, as well as standards for disabled parking provision, garages and cycle parking.

### **Self Build and Custom Housebuilding Guidance Note**

Work was carried out in the reporting year on the production of a guidance note on Self Build and Custom Housebuilding. This guidance note was adopted by the Council on 5 April 2018, just after the end of the reporting year. By the end of the reporting year there were 66 entries on the Self Build Register.

## Neighbourhood Plans

Production of the Neighbourhood Plan for West Byfleet was successfully concluded in the reporting year. The Inspector's Report into the Plan was received on 18 May 2017, after which Woking Borough Council and the West Byfleet Neighbourhood Forum agreed modifications to the Neighbourhood Plan in accordance with the Inspector's recommendations. A local referendum was then held on the Neighbourhood Plan on 5 October 2017, with a positive result. The Neighbourhood Plan was therefore made part of the Development Plan by Woking Borough Council on 7 December 2017.

The West Byfleet Neighbourhood Plan joins the neighbourhood plans for Hook Heath (made 2015) and Pyrford (made February 2017), as part of the Development Plan for the area. Work continues by the Neighbourhood Forums for Byfleet and for Brookwood /Brindley, on producing Neighbourhood Plans for their respective Neighbourhood Areas.

## Local Development Scheme (LDS)

The timeframe set out in the LDS (as of 01.04.2018) for the delivery of the Council's planning documents is set out in the table below. The LDS has since been revised (18.10.2018) to enable a realistic timetable to be set for the preparation of the Site Allocations DPD.

	<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 1: LDS 2015  
(Source: Planning Services, WBC)

## 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 and Planning Working Group where strategic issues of Surrey significance are discussed, including issues that affect the preparation of local plans.

Since the draft Site Allocations DPD was published for Regulation 18 consultation, Waverley Borough Council has adopted its Local Plan Part 1. The Plan commits to meeting 50% of the unmet housing need arising from Woking. The Guildford Local Plan has recently been through Public Examination. The Inspector's initial view is that Guildford should take about 20% of Woking's unmet housing need. This is however yet to be confirmed when the Inspector submits his final report.

### 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, 100% of major planning applications were decided in 13 weeks, 75% of minor planning applications in 8 weeks and 82% of other planning applications in 8 weeks; all these figures are above target.

Over the monitoring period only 24% of planning appeals against refusal of planning applications were allowed. This continues the improving trend from recent years; the figure was 35% in 2016/17 and 45% in 2015/16.

### Enforcement

Enforcement cases continued to be dealt with quickly, with 96.4% of complaints in the reporting year being answered within 10 working days..

## A. Well designed homes

### Key Facts

Housing completions within the Borough continue to be above target, with 345 net completions in the reporting year. The most notable developments have taken place at Brookwood Farm and Moor Lane, the Hoe Valley Scheme and on a large office change of use project (Westminster Court, Hipley Street, Old Woking). 55% of completed dwellings were on previously developed land, 70% had two or more bedrooms, and 2.9% were of specialist housing. Only 9.5% of completions were of affordable housing, but £4,269,307 was received in planning obligations to be spent on affordable housing.

The number of permitted dwellings was significantly higher than completions, at 777. Significant permitted sites included St Dunstan's Church in the Town Centre (partially a replacement permission with an increased number of dwellings), Broadoaks in West Byfleet, and the Sheer House site in West Byfleet District Centre. For information purposes, the St Dunstan's development is already being implemented while the Broadoaks site received a resolution to grant permission for an alternative scheme after the end of the reporting year.

Since Core Strategy adoption in 2012, the average dwelling completions per annum is 304. This is above the annual housing requirement, despite a very low delivery in 2014/15. This has led to the previous undersupply of dwellings being almost eliminated; there is an undersupply of just 21 dwellings remaining (when calculated from 2006). Housing trajectories show that housing completions are expected to achieve or exceed the annual housing requirement of 292 over subsequent monitoring periods.

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

### **Target:**

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

### **Result:**

*Table 2: Housing permissions and completions*

<b>Location</b>	<i>Indicative number (CS10)</i>	<i>Dwelling completions, 2017/18</i>	<i>Dwelling permissions, 2017/18</i>
Woking Town Centre	116	43	249
West Byfleet District Centre	10	34	217
Infill development in the Local Centres	15	14	8
Poole Rd/Butts Rd employment area	19	0	0
Infill development in rest of urban area	44	83	104
Moor Lane site, Safeguarded site	26	77	0
Brookwood Farm, Safeguarded site	18	62	0
Green Belt	n.a.	1 <sup>1</sup>	158

<sup>1</sup> Completion on a windfall site in the Green Belt.

High Density Residential Area	12	31	41
<b>Borough of Woking</b>	<b>292<sup>2</sup></b>	<b>345</b>	<b>777</b>

### Trend:

Figure 2: Net dwelling completions in relation to housing requirements

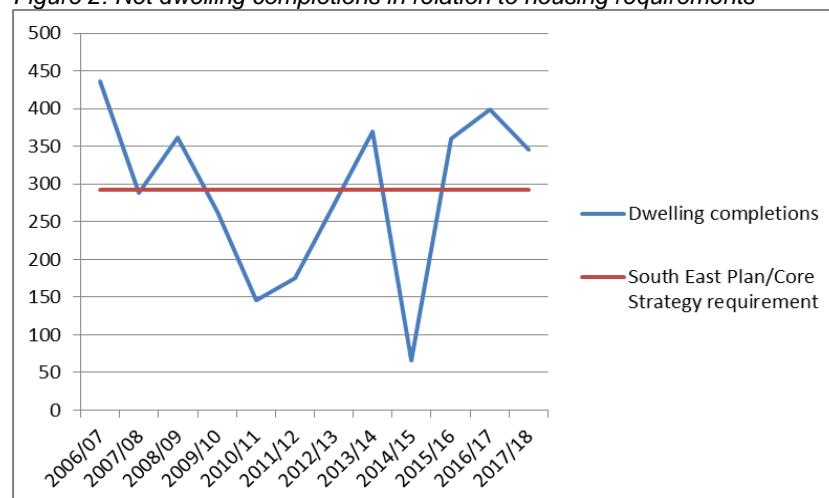
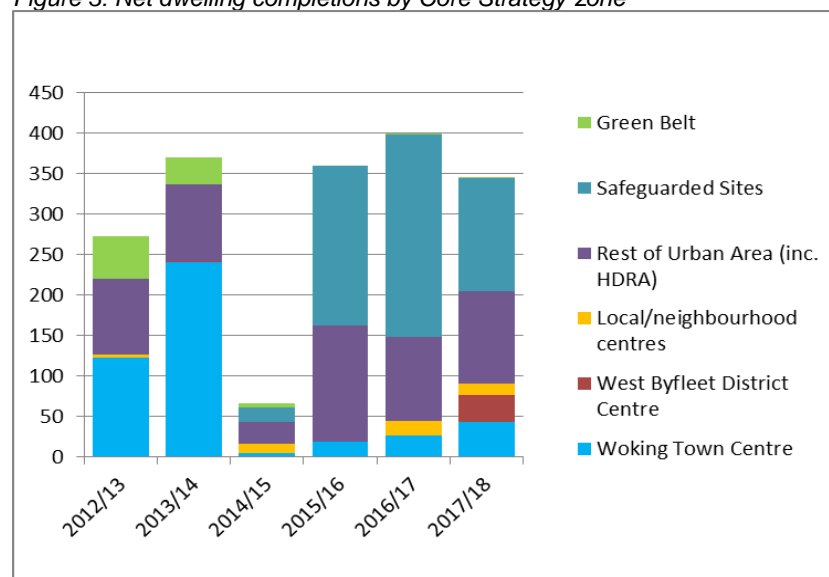
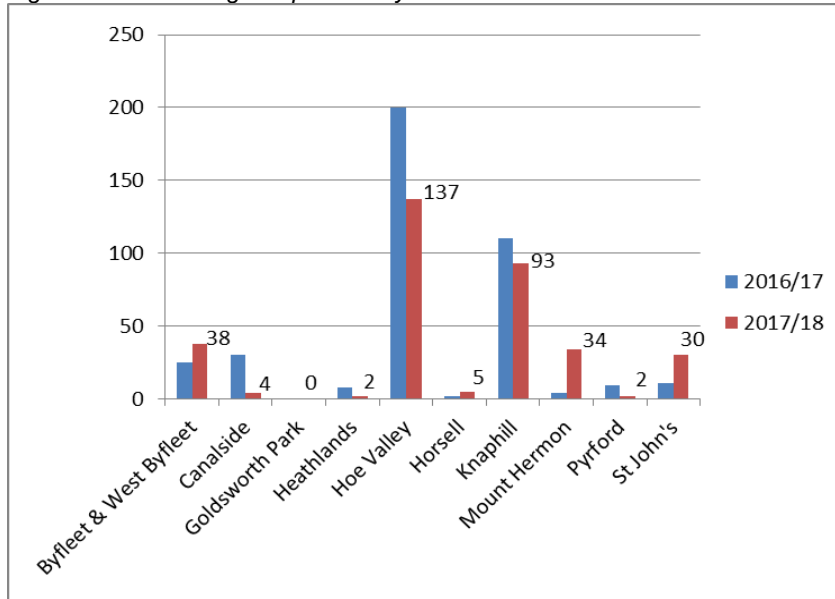


Figure 3: Net dwelling completions by Core Strategy zone



<sup>2</sup> As this figure is derived from the target for the whole plan period, it includes 32 for intended Green Belt release sites, not expected to deliver in the reporting year.

Figure 4: Net dwelling completions by ward



#### Explanation:

Figure 2 above shows net completed dwellings since 2006. The South East Plan annual housing target has been included as it was the previous housing target before the adoption of the Woking Core Strategy. Since 2006, an average of 291 dwellings per year has been delivered within the borough. Since Core Strategy adoption in 2012, the average is 304. This is above the required number, despite a very low delivery in 2014/15. This has led to the previous undersupply of dwellings being almost eliminated; there is an undersupply of 21 dwellings remaining.

The largest number of dwelling completions in the reporting year once again came on greenfield sites at Brookwood Farm and Moor Lane (jointly providing 40% of the total). The remainder of completions were spread widely across the urban area. The number completed in the town centre once again fell below the target for that area. However, this distribution was more balanced than for the last two years. Dwellings approved in the reporting year were more focussed on the town centre (32% of permissions), in particular the former St Dunstan's Church site<sup>3</sup> and various prior approvals for change of use. However, the biggest housing sites approved in the year were in the green belt, at the designated Major Developed Site of Broadoaks (155 new dwellings), and in West Byfleet District Centre, at the Sheer House site (an illustrative figure of 208 new dwellings<sup>4</sup>).

## A02

### Housing Delivery Test

#### Target:

To complete at least as many dwellings as the housing requirement when considered over the last three years. When a local authority fails to meet certain percentage thresholds below the requirement or need, various consequences are triggered, as

<sup>3</sup> The St Dunstan's site had two successive applications approved in the reporting year, first for 107 dwellings and then a replacement permission, also including the adjacent Owen House site, for 147 dwellings; only the latter permission is counted in the figures, since that is the one being constructed.

<sup>4</sup> This mixed use scheme received outline planning permission for between 208 and 255 new dwellings. The figure of 208 was given as illustrative by the applicants and has therefore informed the housing permission figures throughout this AMR.

set out in the National Planning Policy Framework. Since Woking has a recently reviewed Core Strategy, the requirement is taken as the annualised Core Strategy housing delivery figure of 292 dwellings per annum.

**Result:**

*Table 3: Housing Delivery Test*

	Standard housing units completed	Student communal accommodation		Other communal accommodation		Total housing delivery	Requirement
		Bed-rooms	Bedrooms / 2.5	Bed-rooms	Bed-rooms / 1.8		
2015/16	360	0	0	0	0	360	292
2016/17	399	0	0	0	0	399	292
2017/18	345	0	0	24	13	358	292
Total	1104	0	0	24	13	1117	876
Total delivery as % of requirement						128%	

Based on the above, it is concluded that Woking Borough Council amply meets the Housing Delivery Test on the basis of completions over the past three years.

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

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

**Result:**

*Table 4: Five year housing supply, 2017-2022*

	Core Strategy Requirement	NPPF Requirement (Core Strategy + 5%)	Net additional dwellings as evidenced in the five-year land supply	Previous under-supply to subtract from supply	Surplus/ Deficit (taking into account NPPF buffer and under supply)
Plan years (2017/18 – 2021/22)	(292 x 5) 1,460	1,611	2,909	-74	+1,302

**Explanation:**

The base date used is 01/04/2017, to reflect the most recently published five year housing land supply statement. A new statement with a base date of 01/04/2018 will be published in due course. Woking Borough has a total housing land supply at 1 April 2017 to enable the delivery of 2,909 net additional dwellings, compared with the Core Strategy requirement (including 5% buffer) of 1,611 net additional dwellings between 2017/18 and 2021/22. After taking account of the previous undersupply, this represents a surplus of 1,298 net additional dwellings against the requirement and an overall supply of 9.2 years.



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

#### Target:

Policy CS10 sets an indicative target density for new housing developments across the borough of above 30 dwellings per hectare (dph), and wherever possible above 40 dph. It also sets indicative densities for specific locations within the borough. These are set out in the second column of Table 3, below.

#### Result:

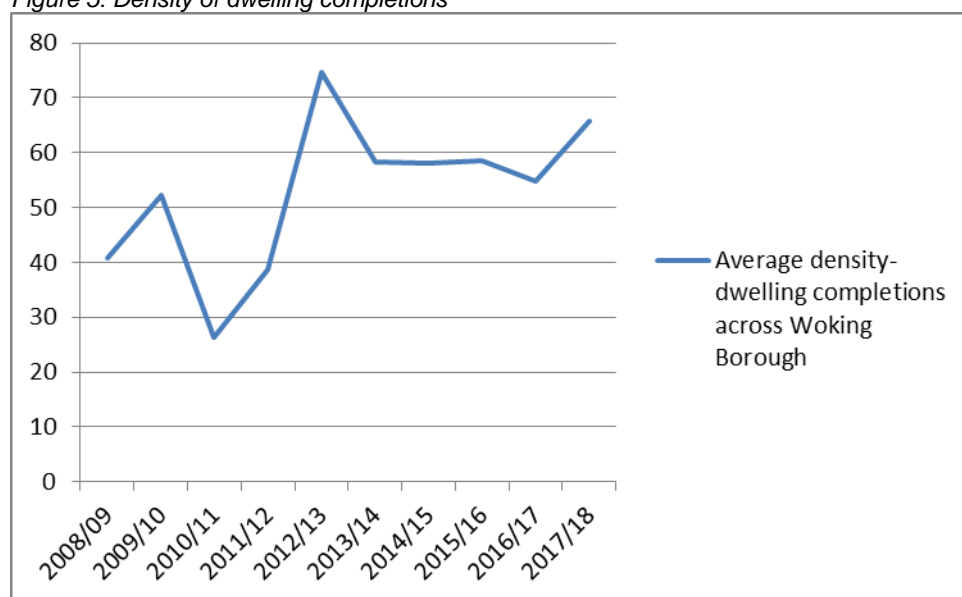
84.44% of dwelling completions took place on sites with a density of 30 dph or more. The average housing density was 66 dph. For results in specific locations, see Table 5 below.

Table 5: Housing density by location

Location	Indicative density range, dph (CS10)	Density achieved 2017/18, dph
Woking Town Centre	>200	88
West Byfleet District Centre	50-100	253
Infill development in the Local Centres	30-60	101
Poole Rd/Butts Rd employment area	>200	n/a
Infill development, rest of the urban area	30-40	60
Moor Lane site, Westfield	30-50	40
Brookwood Farm, Brookwood	30-50	38
Woking Town Centre- broad location	>200	19
<b>Borough of Woking</b>		<b>66</b>

#### Trend:

Figure 5: Density of dwelling completions



**Explanation:**

The town centre is the most sustainable location for high density developments as it provides the best access to key services and facilities, followed by district and then local centres. The density of completed developments in district and local centres was very high this year, since many of those developments involved the conversion of offices to flats. In future years, the density of completed developments in the Town Centre is expected to increase, due to many such conversion projects (and also redevelopments) having planning permission.

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

**Target:**

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

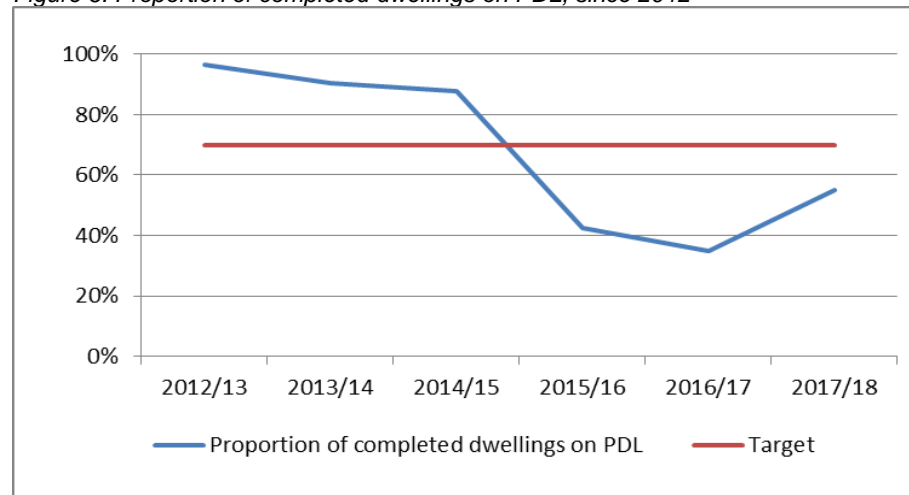
**Result:**

Table 6: Completions on PDL

Location	Target	Completed	Permitted
Number of dwellings on previously developed land	--	191	587
Proportion of dwellings on previously developed land	70%	55%	76%

**Trend:**

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



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

**Target:**

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

**Result:**

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

		<b>1 bedroom</b>		<b>2 bedroom</b>		<b>3 bedroom</b>		<b>4+ bedroom</b>	
<b>Location</b>		<i>Perm.</i>	<i>Comp.</i>	<i>Perm.</i>	<i>Comp.</i>	<i>Perm.</i>	<i>Comp.</i>	<i>Perm.</i>	<i>Comp.</i>
Woking Town Centre		73%	51%	24%	40%	4%	0	-1%	9%
West Byfleet District Centre		48%	71%	48%	26%	4%	3%	0	0
Local Centres		57%	40%	43%	53%	0	7%	0	0
Rest of urban area		33%	59%	27%	13%	26%	18%	14%	10%
Safeguarded sites		0	0	0	32%	0	27%	0	41%
Green Belt		4%	0	23%	100%	22%	0	50%	0
High Density Residential Area		59%	3%	41%	19%	0	39%	0	33%
<b>Borough of Woking</b>		<b>46%</b>	<b>29%</b>	<b>41%</b>	<b>28%</b>	<b>10%</b>	<b>19%</b>	<b>11%</b>	<b>23%</b>
<b>Need, 2015 SHMA</b>	<b>Market</b>	<b>10%</b>		<b>30%</b>		<b>40%</b>		<b>20%</b>	
	<b>Afford-able</b>	<b>40%</b>		<b>30%</b>		<b>25%</b>		<b>5%</b>	

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

<b>Location</b>	<b>Flat</b>	<b>Terrace</b>	<b>Semi-detached</b>	<b>Detached</b>
Woking Town Centre	91%	9%	0	0
West Byfleet District Centre	100%	0	0	0
Local Centres	93%	0	0	7%
Rest of urban area	70%	2%	12%	16%
Safeguarded sites	19%	26%	25%	30%
Green Belt	0	0	0	100%
High Density Residential Area	26%	52%	16%	6%
<b>Borough of Woking</b>	<b>52%</b>	<b>17%</b>	<b>14%</b>	<b>17%</b>

### Trend:

Figure 7: Proportion of dwellings completed by size since 2010

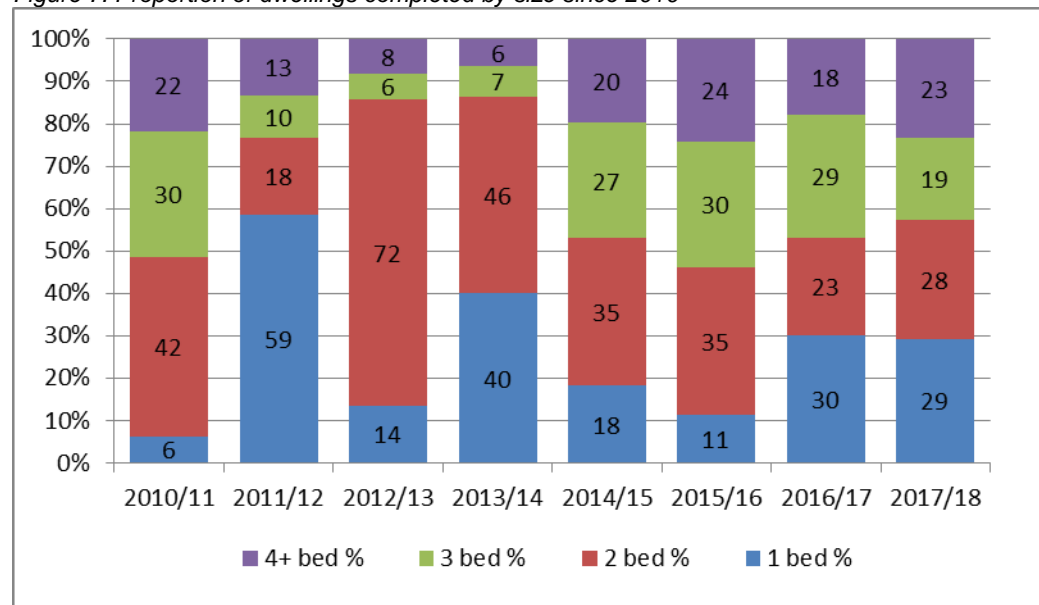
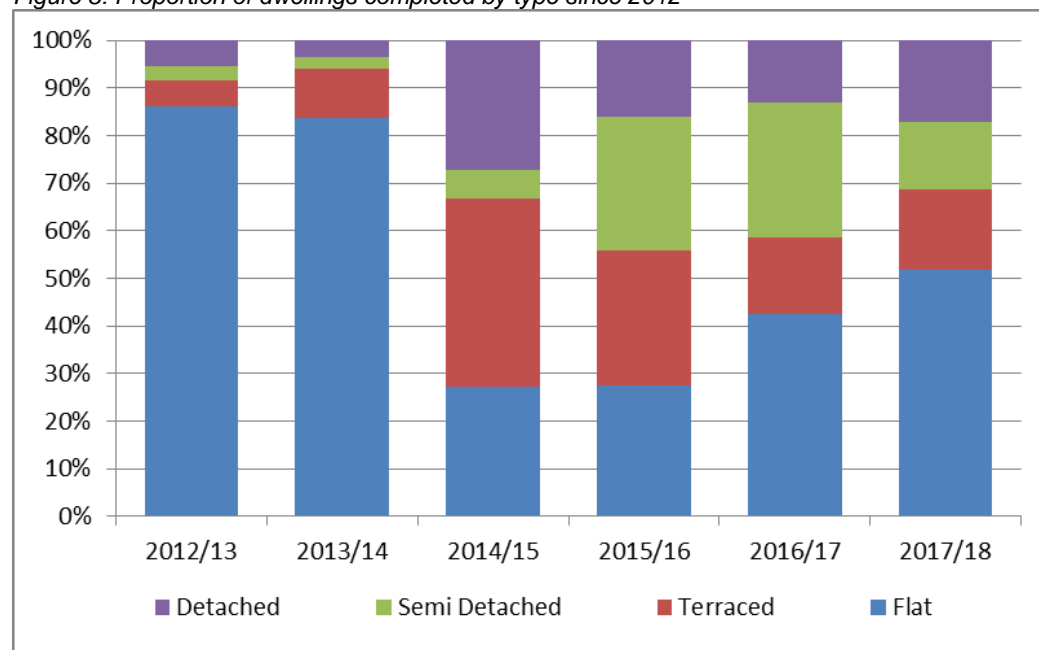


Figure 8: Proportion of dwellings completed by type since 2012



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

### Target:

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

## Result:

Table 9: Affordable housing by location, tenure and size

Location	Tenure	No. bed-rooms	Completed 2017/18	Permitted 2017/18
Woking Town Centre	RSL Rented	1		12
		3		1
District / Local Centres	RSL Rented	1	6	
		2	3	
Rest of Urban Area	RSL Rented	1		11
		2		2
Green Belt / Safeguarded Sites	RSL Rented	1		13
		2		12
	Shared ownership	1		7
		2	17	4
		3	7	
<b>Woking Borough</b>	Total affordable		<b>33</b>	<b>62</b>
<b>% of all housing</b>	Total affordable		<b>9.5%</b>	<b>8.0%</b>

£4,269,307 of contributions towards off-site affordable housing were received in the reporting year as a result of Section 106 agreements. No Section 106 money was agreed or spent on affordable housing in the year, although overage clauses potentially worth up to a total of £4,331,211 were inserted into the Section 106 agreements for three permissions this year, to allow money for affordable housing to be reclaimed if those developments are more profitable than expected.

## Trend:

Figure 9: Proportion of housing completions by tenure, since 2008

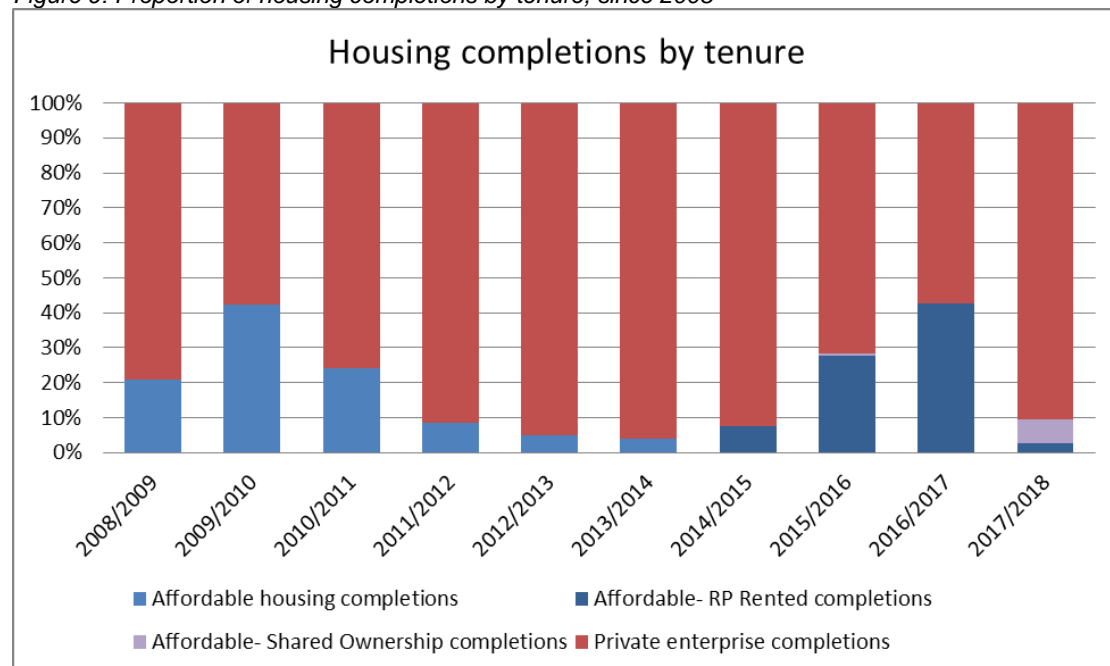
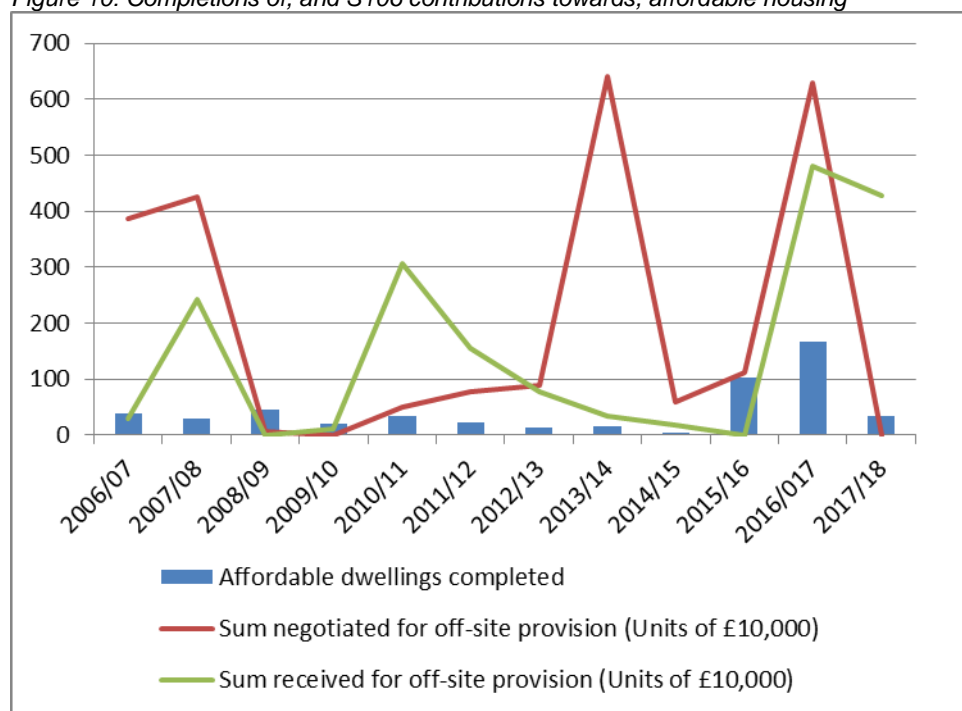


Figure 10: Completions of, and S106 contributions towards, affordable housing



#### Explanation:

There are several reasons why the proportion of dwellings permitted in the year which are affordable is significantly below target. The large site at Broadoaks was granted permission after having been recommended by officers for refusal for inadequate affordable housing provision (after the end of the reporting year, the Council resolved to grant permission to a revised application on this site which did include a higher proportion of affordable housing). On several brownfield redevelopment sites viability assessments adequately showed that providing the required proportion of affordable housing would be unviable. Various prior approvals were given for the change of use of offices to dwellings; in these cases the Council cannot require affordable housing provision, since the list of relevant considerations in the prior approval process is curtailed by law.

With regard to the low figure for affordable housing completions in the year, prior approvals were again a significant element of the total dwelling completions, while some of the large housing sites which saw completions in the year had already delivered most of their on-site affordable housing in previous years. However, a substantial amount of money was received towards off-site affordable housing through Section 106 agreements.

The affordable housing completions which did take place were split between the former Knaphill Library site (developed as a purely affordable rented scheme by New Vision Homes) and shared ownership housing built by Paragon Asra Housing as part of the Brookwood Farm development.

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

**Target:**

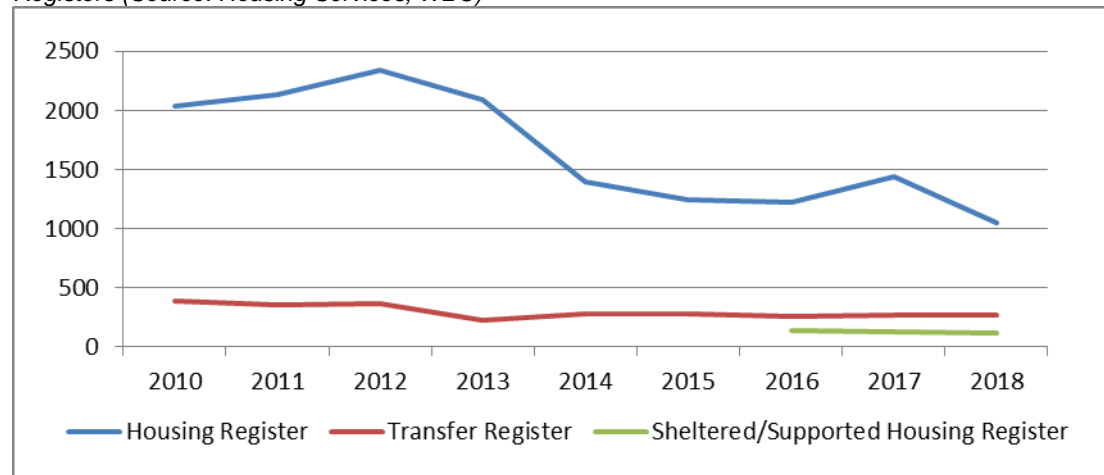
The data gives an indication of unmet need for housing. There is no specific target.

**Result:**

In 2018 there were 1049 households on the housing register, including 271 on the Transfer Register and 117 on the Sheltered/ Supported Housing Register.

**Trend:**

Figure 11: Number of people on the Housing, Housing Transfer and Sheltered/ Supported Housing Registers (Source: Housing Services, WBC)

**Explanation:**

The economic downturn saw a steady increase in the number of households on the register. The steep drop in number of households on the register in 2013 was due to the removal of Band F from the register. Demand for housing on the register vastly outweighs supply.

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

**Target:**

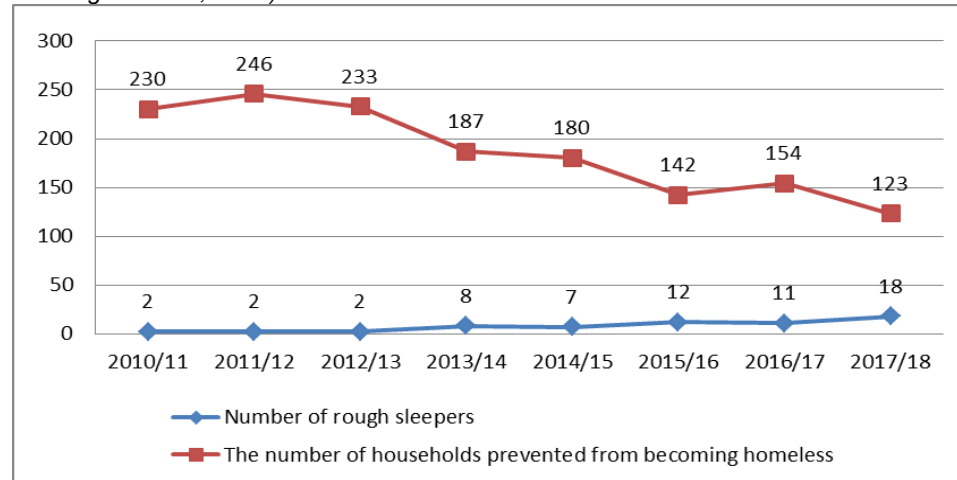
No target. The construction of affordable and specialist housing should help to reduce homelessness and rough sleeping.

**Result:**

In the financial year 2017/18, 123 households were prevented from becoming homeless. 18 rough sleepers were counted in November 2017.

### Trend:

Figure 12: Number of rough sleepers and households prevented from becoming homeless (Source: Housing Services, WBC)



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

### Target:

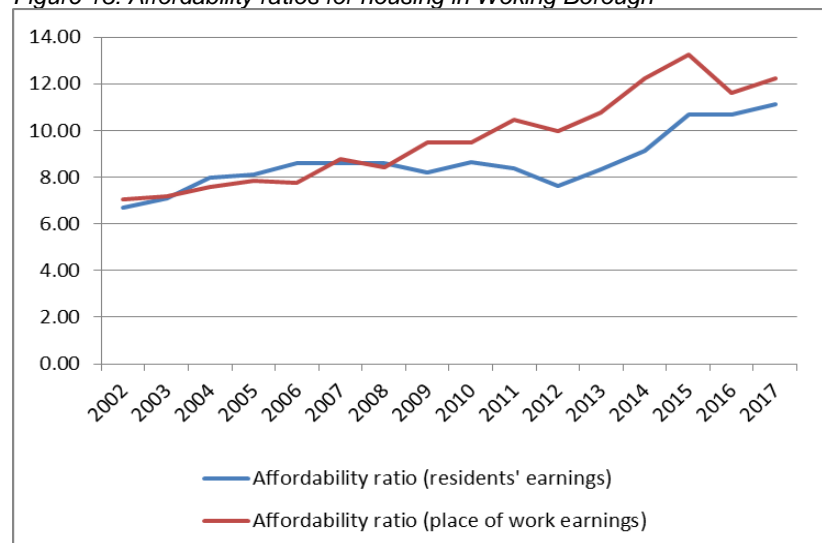
No specific target, though it is preferable that earnings grow faster than house prices, to reduce the affordability ratio (make it easier for people to afford to buy a home). The term 'house price' here also includes flats and other dwellings.

### Result:

In March 2017 (the latest date for which both figures are available), the average house price in Woking was £406,650, while the average gross weekly pay for full-time workers was £614.5. The affordability ratio (house prices against earnings) for residents of Woking was 11.14, while that for people who work in Woking was 12.21.

### Trend:

Figure 13: Affordability ratios for housing in Woking Borough





**Explanation:**

The affordability ratio is calculated by dividing house (including flat) prices by gross annual earnings, based on the median and lower quartiles of both house prices and earnings. The graph shows that affordability worsened rapidly up to 2016 but this appears to have now slowed down. Housing remains very expensive in Woking and prices have bounced back faster than wages from the economic downturn. Despite the high prices, Woking remains the second most affordable borough in Surrey. Since 2008 a gap has emerged between the average earnings of people who work in Woking, and those of people who live in Woking, with the latter group now earning more on average.

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

**Target:**

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

**Result:**

No pitches or plots were granted permission or completed in the reporting year.

**Trend:**

*Table 10. Gypsy and Traveller pitch provision against planned figure*

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

**Explanation:**

In terms of permanent pitches, Woking currently has one publicly owned Gypsy and Traveller site at the Hatchingtan, 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. Several pitches in Woking have temporary planning permission, but these are not counted against the permanent need. For information purposes, Ten Acre Farm is no longer a Traveller site; it received permission in 2018/19 for the relocation of the Gymnastic Club.

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

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

**Target:**

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

**Result:**

*Table 11. Specialist and communal housing*

	Completed, 2017/18	Permitted, 2017/18
Total C3 dwellings for older people or vulnerable groups	10	0
Proportion of those which are 2+ bedroom units	100%	0
Total C4 House in Multiple Occupation bedrooms	0	3
Total C2 residential institution bedrooms	24	4 <sup>5</sup>

**Trend:**

Ten dwellings for older people were also completed in 2016/17, but none for three years before that.

**Explanation:**

Ten independent dwellings (use class C3) for older people were completed in the year, all RSL rented two-bedroom flats at the Brookwood Farm development. Twenty residential institution (C2) bedrooms were created at the new Woking Hospice for specialist palliative care, and four C2 bedrooms within the Cherry Trees mental healthcare facility. Four additional C2 bedrooms at Cherry Trees were also granted permission in the reporting year. Three additional rooms were permitted within an existing House in Multiple Occupation (C4). The numbers of C2 and C4 bedrooms delivered feed into the Housing Delivery Test: see indicator A02 above.

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

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

<sup>5</sup> The mixed use outline planning permission at Sheer House, West Byfleet (ref. PLAN/2017/0128) includes permission for between 0m2 and 10,250m2 of retirement or extra care housing (C2/C3). However, since the illustrative scheme shown by the applicant includes 0m2 of such housing, no specialist housing on that site is recorded for this indicator.

**Result:***Table 12: Self Build Housing*

	2017/18	Total to 31.03.2018
Dwellings granted permission with self-build CIL exemption certificates	3	15
Number of people / groups entered on the Self Build Register	44	66

**Trend:***Table 13: Progress towards Self Build duty*

	Dates of base period	Additions to self build register	Dwellings permitted with self-build CIL exemption certificates since start of base period (as of 31.03.2018)
Base period 1	01/04/2016-30/10/2016	14	11
Base period 2	31/10/2016-30/10/2017	32	5

**Explanation:**

The figure for permissions granted is the number of dwellings where the developer applied for and received exemption from payment of CIL on the basis of being self build- the only practicable way to measure this indicator. It may not therefore include all self build dwellings, and is unlikely to include all custom build dwellings; in principle most individual dwelling developments granted permission in the Borough could be delivered as custom build.

There is no information available on Starter Homes in the borough, and government guidance on this subject is very limited.

## B. Commercial and employment development

### Key Facts

The year saw a completed net loss of -649m<sup>2</sup> of retail (A use) floorspace and -6,756m<sup>2</sup> of employment (B use) floorspace. The latter was mainly through prior approvals for change of use of offices to residential.

Approvals were granted for the loss of -526m<sup>2</sup> of retail floorspace. In the town centre and West Byfleet District Centre most losses of retail space were balanced out by gains, but this was not the case elsewhere in the borough. Approvals were also granted for the loss of -26,763m<sup>2</sup> of employment floorspace, most at the Green Belt major developed site of Broadoaks, but also with a substantial amount lost at the Sheer House redevelopment and through prior approvals. The two large approvals mentioned are yet to be implemented.

Retail vacancy rates were substantially lower than last year, especially in the Town Centre's primary shopping frontage. The number of businesses, job density, earnings of people who work in Woking and GVA per capita continued to increase, although the rate of economic activity among residents saw a slight fall after recent growth.

<b>B01</b>	<b>Net change in retail floorspace (A class; m<sup>2</sup>, by precise use class and by location)- permitted and completed</b>
Monitors:	Policies CS2: Woking Town Centre, CS3: West Byfleet District Centre, CS4: Local and Neighbourhood Centres and Shopping Parades, CS5: Priority Places.

### Target:

Town Centre: Potential for up to 75,300m<sup>2</sup> of additional A class floorspace. Detailed targets for A1 floorspace, see table 11 below.

Table 14: Targets for convenience and comparison floorspace in Woking Town Centre, m<sup>2</sup>

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

West Byfleet: Potential for up to 13,000m<sup>2</sup> of A class floorspace, including 12,500m<sup>2</sup> of A1 retail, of which 10,500 comparison and 2,000m<sup>2</sup> convenience floorspace.

Knaphill: Potential for up to 3,000m<sup>2</sup> of A class floorspace, including 2,400m<sup>2</sup> of A1 retail made up of 700m<sup>2</sup> of comparison and 1,700m<sup>2</sup> of convenience floorspace.

Other local centres (combined): Potential for up to 3,200m<sup>2</sup> of A class floorspace, including 2,600m<sup>2</sup> of A1 retail made up of 900m<sup>2</sup> of comparison and 1,700m<sup>2</sup> of convenience floorspace.

Priority Places: Increase retail offer in Sheerwater; protect and enhance the vitality of Sheerwater local centre; resist loss of retail units in Maybury and Sheerwater.

### Result:

Table 15: Retail floorspace completed, m<sup>2</sup>

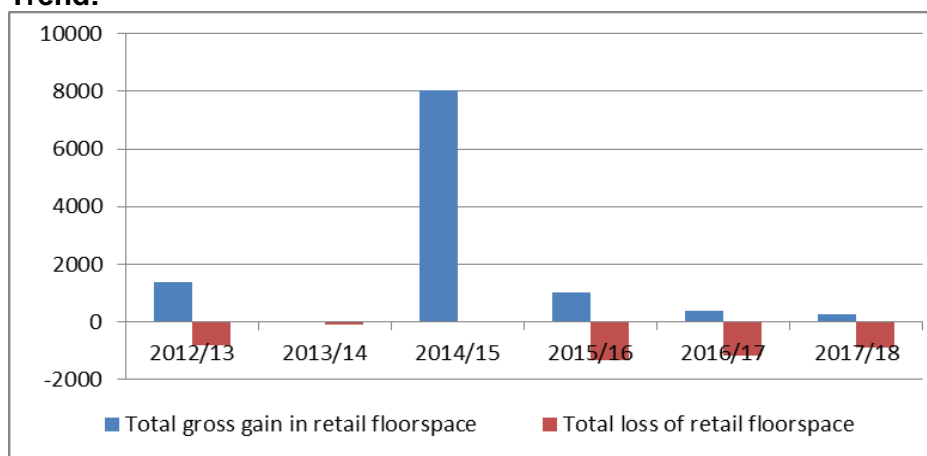
Location	A1	A2	A3	A4	A5	Total
Woking Town Centre	+260	-892	-	-	-	-632
West Byfleet District Centre	-17	-	-	-	-	-17
Knaphill Local Centre	-	-	-	-	-	-
Sheerwater Local Centre	-	-	-	-	-	-
Other local centres	-	-36	+36	-	-	0

Location	A1	A2	A3	A4	A5	Total
Neighbourhood centres /shopping parades	-	-	-	-	-	-
Vicinity of Sheerwater and Lakeview	-	-	-	-	-	-
Outside centres	-	-	-	-	-	-
<b>Borough of Woking</b>	<b>+243</b>	<b>-928</b>	<b>+36</b>	<b>0</b>	<b>0</b>	<b>-649</b>

Table 16: Retail floorspace permitted, m2

Location	A1	A2	A3	A4	A5	A (Non-specific)	Total
Woking Town Centre	-1,292	+329	-13	+699	-43	-	-320
West Byfleet District Centre	-3,200	-38	-	-	-	+4,080	+842
Knaphill Local Centre	-59	-	-	-	-	-	-59
Sheerwater Local Centre	-268	-	-	-380	-	-	-648
Other local centres	-328	-36	+36	-	-	-	-328
Vicinity of Sheerwater and Lakeview	+25	-38	-	-	-	-	-13
Neighbourhood centres / shopping parades	+130	-	-	-	-	-	+130
Outside centres	-130	-	-	-	-	-	-130
<b>Borough of Woking</b>	<b>-5,122</b>	<b>+217</b>	<b>+23</b>	<b>+319</b>	<b>-43</b>	<b>+4,080</b>	<b>-526</b>

#### Trend:



#### Explanation:

The Town Centre saw the completion of development at Sandringham on Guildford Road, involving the loss of accountants' offices (A2 use class), and the construction of flexible retail/office/community space (currently used as a tile shop) below flats on the former petrol station site on Goldsworth Road. The trend data shows a substantial net increase in retail space since 2012, mainly due to the new supermarket in Sheerwater in 2014 (7,699m<sup>2</sup>). The largest retail permission was the outline permission for a large mixed-use redevelopment scheme at Sheer House, West Byfleet; for details of this see the explanation of B02 below. The Victoria Square development, under construction, will include another 10,967m<sup>2</sup> of gross additional retail space.

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

#### Target:

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

#### Result:

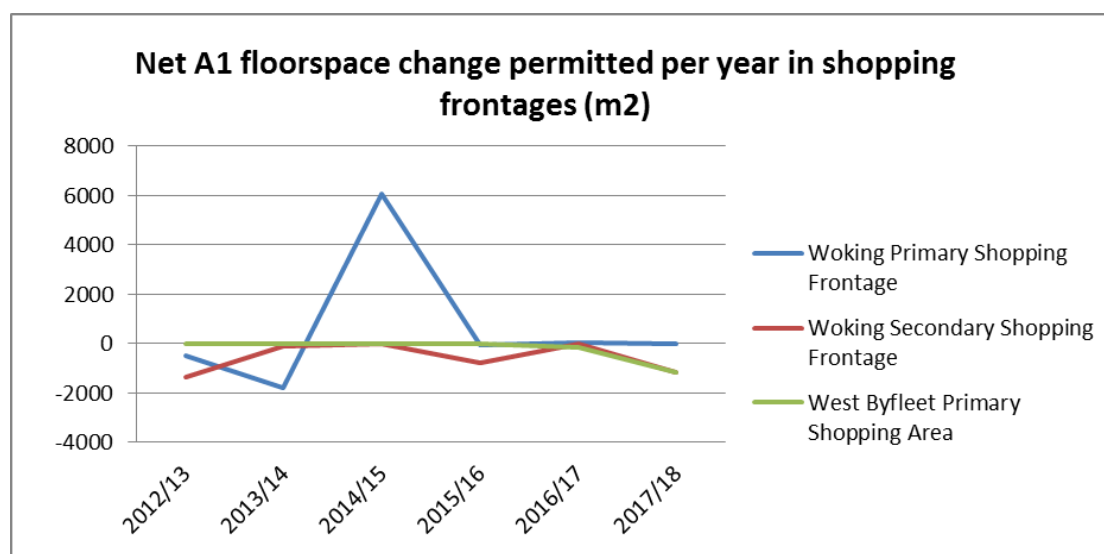
There were no completed A1 developments within the Borough's shopping frontages in 2017/18. Several developments received planning permission as set out below.

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

Location	Gross gain of A1, 2017/18 (m2)	Loss of A1, 2017/18 (m2)	Net change (m2)
Woking Town Centre- Primary frontage	0	0	0
Woking Town Centre- Secondary frontage	1,446	2,589	-1,143
West Byfleet District Centre- Primary shopping area	Non-specific A use: 4,080	3,200	Between - 3,200 and +880

#### Trend:

Figure 14: Net A1 floorspace change permitted per year in shopping frontages (m2)



#### Explanation:

Three planning permissions were granted in the Woking Town Centre secondary shopping frontage involving A1 use, with the loss of A1 use to A2, A3 and C3 use respectively (the C3 use was a conversion from retail storage space). Outline permission, mainly within the West Byfleet Primary Shopping Area, was granted for the demolition of 3,200m2 of A1 space and the construction of between 3,000m2 and 5,000m2 of space in unspecified A uses; an illustrative figure of 4,080m2 new space was given and this is the figure used above and in indicator B01. The net change in A1 for West Byfleet is given as a range, dependent on the proportion of the new

space which will be A1; no such proportion was suggested in the illustrative scenario. For the purpose of Figure 14, the mid point of the range has been illustrated.

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

#### Target:

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

#### Result:

Table 18. Employment floorspace permitted and completed

<b>Location</b>	<b>Use Class</b>	<b>Completed, 2017/18 (m<sup>2</sup>)</b>	<b>Permitted, 2017/18 (m<sup>2</sup>)</b>
Woking Town Centre	B1 Business	0	-4,100
West Byfleet District Centre	B1 Business	-776	-4,137
District / Local Centres	B1a Office	-927	-307
Poole Road/Butts Road employment area	B1 Business	0	0
Monument Way East and West and Forsyth Rd employment areas	All B uses	0	0
Borough of Woking	B1a Office	-6,756	-25,494
Borough of Woking	B1c Light Industrial	0	-1,137
Borough of Woking	Mixed B1 Business	0	-441
Borough of Woking	B2 General Industry	0	-581
Borough of Woking	B8 Storage / distribution	+187	+723
Borough of Woking	Mixed B use	0	0
<b>Borough of Woking</b>	<b>All B uses</b>	<b>-6,569</b>	<b>-26,596</b>

#### Explanation:

Most of the completed loss of employment floorspace came at Westminster Court, Hipley Road, Old Woking, with prior approval for the change of offices to dwellings (4,453m<sup>2</sup>). Approval was given for a very substantial loss of employment floorspace, mainly at the Broadoaks site in West Byfleet (17,105m<sup>2</sup> lost), but also through numerous small prior approvals for loss of office space, especially in the town centre. The mixed use redevelopment scheme at Sheer House, West Byfleet, received outline permission for the demolition of 3,200m<sup>2</sup> of B1a space and the construction of between 145m<sup>2</sup> and 2,000m<sup>2</sup> of space in the same use. The applicant supplied an illustrative scenario including 200m<sup>2</sup> of new B1a space, which would mean a net loss on site of 3,000m<sup>2</sup>, and this figure has been used in the table above.

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

**Target:**

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

**Result:**

*Table 19: Additional hotel (use class C1) bedrooms in town centre, 2017/18*

	<b>Completions</b>	<b>Permissions</b>
Hotel bedrooms in town centre, 2017/18	0	11

**Trend:**

No hotel bed spaces have been completed in the town centre since 2012. 348 bed spaces have been granted permission in the town centre since 2012, across four sites, with only one additional bed space being permitted elsewhere in the borough.

**Explanation:**

In the reporting year one planning permission was granted for a new five-bedroom hotel in the town centre, at 35 Chertsey Road (formerly C3 residential). An application to vary the approved plans for the Victoria Square development was also approved, increasing the number of hotel bedrooms there from 190 to 196.

Both the developments permitted in 2017/18 were under construction by its end.

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

**Target:**

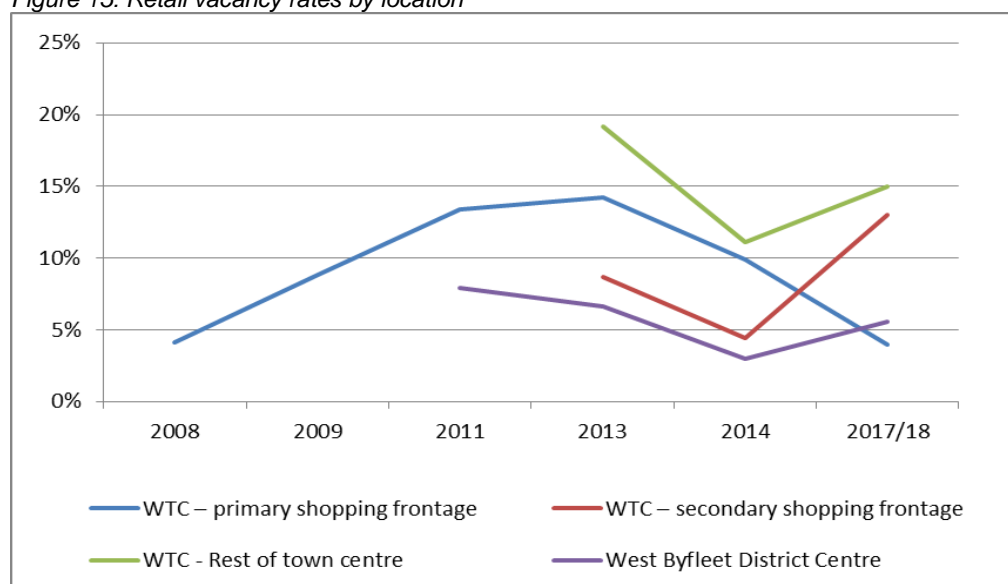
Reduction of vacancy rates is a particular target for the Town Centre and for employment areas in the Priority Places

**Result:**

*Table 20: Vacant floorspace by location*

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



**Trend:***Figure 15: Retail vacancy rates by location*

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

**Target:**

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

**Result:**

Growers and Makers Market: 4-5 stalls per week on average.

**Explanation:**

The monthly Farmer's Market has now been replaced by a weekly 'Growers and Makers Market', so although the number of stalls has reduced from the previous 8-10 average, the number of days they are available has increased. The number of stalls is restricted by parking and loading opportunities.

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

**Target:**

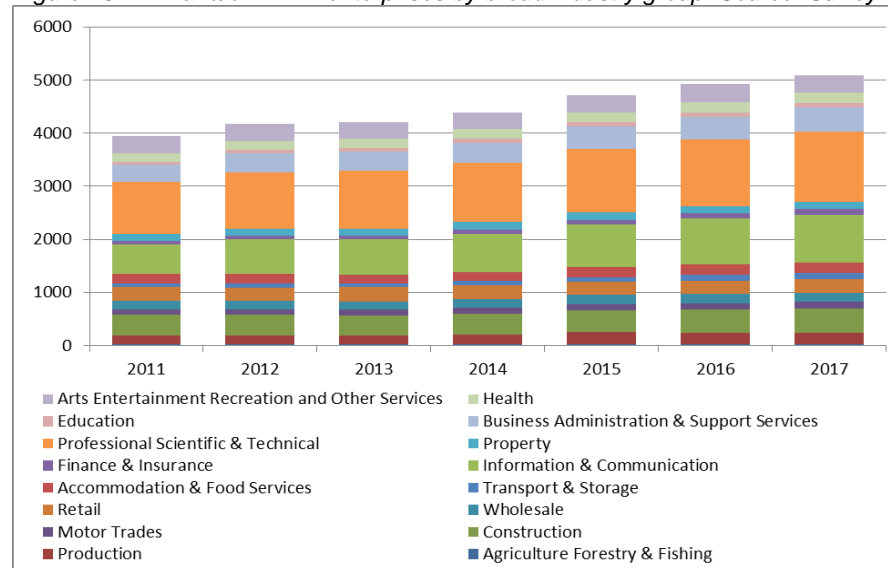
Policy CS15 states that the Council will support small and medium sized enterprise formation, by encouraging a range of types and sizes of business premises

**Result:**

5,090 businesses were registered for VAT in the borough in 2017.

### Trend:

Figure 16. VAT and/or PAYE enterprises by broad industry group. Source: Surrey.gov.uk



### Explanation:

All sectors have seen an increase in the number of businesses in Woking since 2011, other than agriculture (which has declined) and retail (remained stable). The largest absolute growth was in the Borough's numerically biggest sector, professional, scientific and technical services. The largest proportional growth was in finance and insurance businesses, although the number of these is still small.

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

### Target:

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

### Result:

No permissions or completions took place in the categories measured

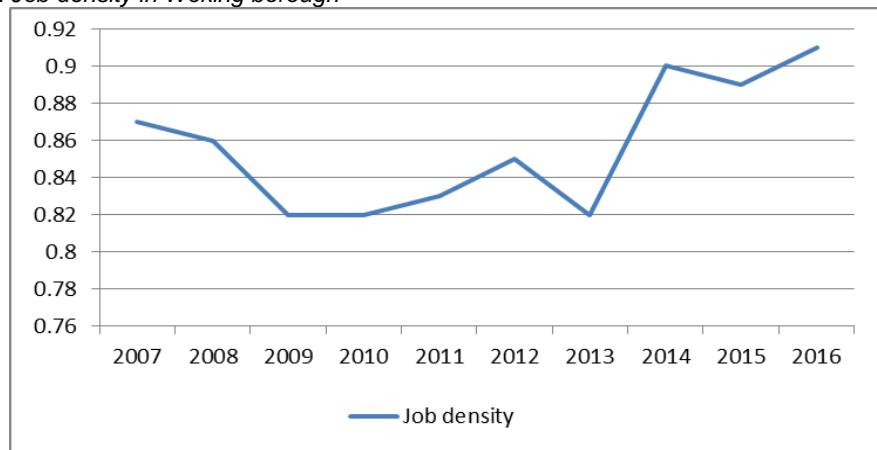
<b>B09</b>	<b>Density of jobs in the borough</b>
SA ref.	16(b)   Number of jobs in the borough
Monitors:	Policy CS15: Sustainable economic development Sustainability Objective 16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education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

### Target:

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

### Result:

The latest figure (2016) for job density is 0.91. Job density is the ratio of the total number of jobs in the borough to the population aged 16-64

**Trend:***Figure 17: Job density in Woking borough***Explanation:**

Job density in Woking is above the national and regional averages. The sharp growth in jobs (and also average wages, see below) in 2014 coincides with the opening of the McLaren factory extension and the new Asda store in Sheerwater.

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

**Target:**

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

**Result:**

Gross weekly pay for full time workers in 2017 was £614.5

**Trend:***Figure 18: Gross weekly pay in Woking borough*

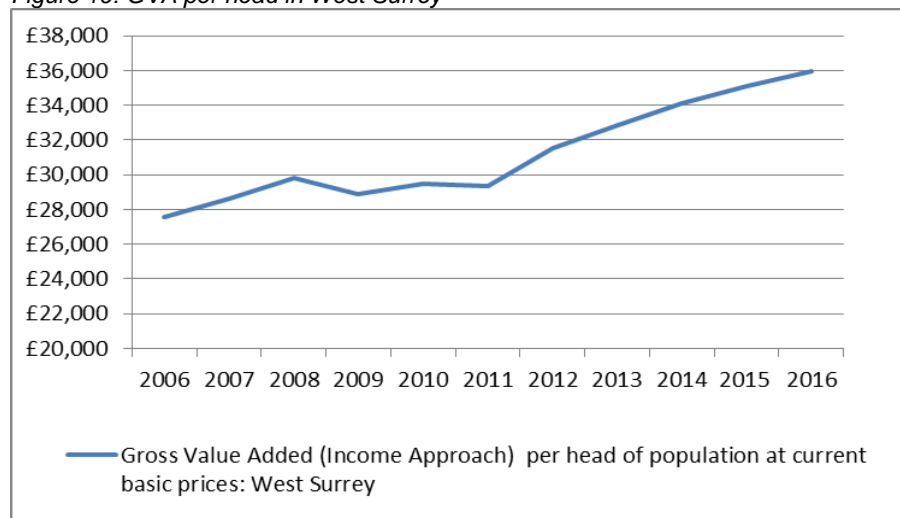
<b>B12</b>	<b>Productivity: Gross Value Added (GVA)</b>
<b>SA ref. 16d</b>	
Monitors:	Sustainability Objective 16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all

**Result:**

The latest data, from 2016, shows that GVA per head of population in West Surrey was £35,935.

**Trend:**

Figure 19: GVA per head in West Surrey



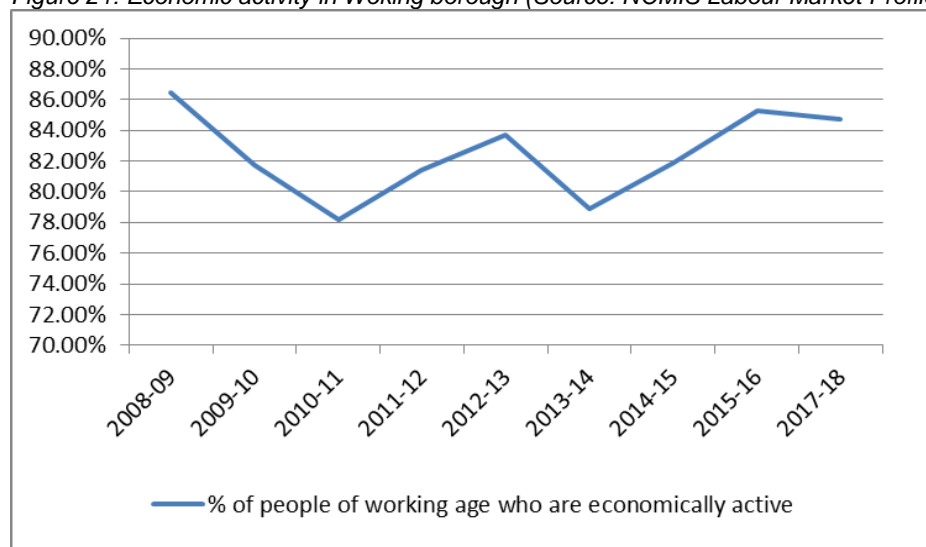
**Explanation:**

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

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

**Result:**

In 2017/18, 84.7% of working-age Woking residents were economically active.

**Trend:***Figure 21: Economic activity in Woking borough (Source: NOMIS Labour Market Profiles)***Explanation:**

Economic activity relates to whether a person aged 16-74 is either working or looking for work, or whether they are, for example, retired, looking after home or family, a student or not working due to long-term sickness or disability. There is no figure for 2016-17.

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

**Result:**

The Surrey Produce Directory is defunct, but at the 2018 Woking Food Festival there were 16 food and drink producers from Woking borough represented. These were all food processing or catering businesses rather than food growers.

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

**Result:***Table 22: Loss of offices and gain of dwellings through GPDO Class O (Offices to Dwellinghouses)*

	<b>Completed 2017/18</b>	<b>Approved 2017/18</b>
Number of sites	4	6
Office floorspace loss	-4,534m <sup>2</sup>	-5,607m <sup>2</sup>
Additional dwellings	64 <sup>6</sup>	116

<sup>6</sup> NB. 17 of these dwelling completions occurred on sites where the loss of office space took place in previous years, so loss of floorspace is not recorded for this year.

**Trend:***Table 23: Effects of GPDO Class O since 2016*

	2016/17	2017/18
Office floorspace loss completed	4340	4534
Additional dwellings completed	33	64

**Explanation:**

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

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

### Key Facts

The proximity of new housing development to key facilities and jobs improved this year, compared to recent years. £100,829 worth of Section 106 planning obligations for transport projects were received and £102,992.10 was spent (including money received in previous years). Passenger numbers at most of the railway stations continued to grow, although the punctuality of trains declined. The number of parking spaces per dwelling continued to drop gradually, as the proportion of dwellings built in the urban centres increased. Works to improve sustainable transport connections in and around the town centre continued.

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

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

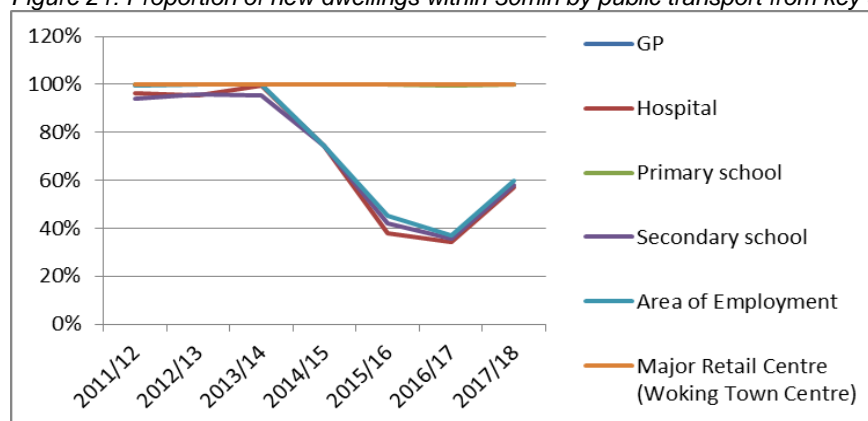
### Result:

Table 24: Proportion of new dwellings within 30min by public transport from key services

Service within 30 minutes	GP	Hospital	Primary school	Secondary school	Employment areas	Woking Town Centre
% new dwellings	100%	57%	100%	57%	60%	100%

### Trend:

Figure 21: Proportion of new dwellings within 30min by public transport from key services



### Explanation:

The relatively low proportion of dwellings in recent years with good accessibility to hospitals, employment areas and secondary schools reflects the high number of recent dwelling completions on safeguarded urban fringe sites and the low number in the town centre, compared with the period around 2011-13. The balance now appears to be improving. In addition, hospitals and secondary schools by their nature have wider catchment areas than GPs and primary schools.

With regard to schools provision, Section 106 contributions from new housing developments have supported the expansion of several schools around the borough, in particular permanent premises for the Hoe Valley School, which has operated from temporary facilities since its opening in 2015. The permanent buildings on Egley Road (combined with a new sports facility) were under construction during the monitoring period and (for information purposes) are now completed and operational. This will improve the accessibility rating of the nearby large housing development in Moor Lane, where completed dwellings in recent years have scored poorly on their proximity to secondary schools.

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

**Target:**

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

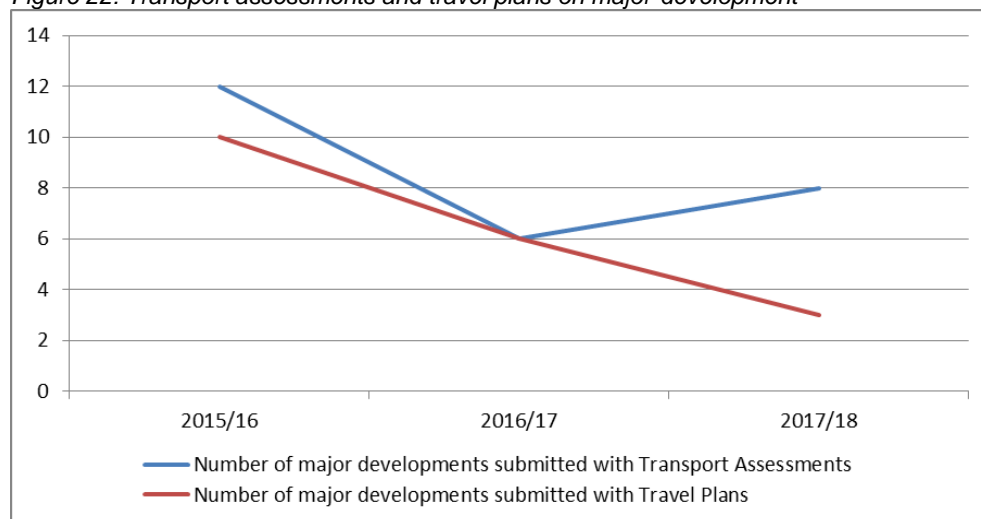
**Result:**

*Table 25: Transport assessments and travel plans on major development*

	Major developments permitted with transport assessments	Major developments permitted with travel plans
No. applications, 2017/18	8	3

**Trend:**

*Figure 22: Transport assessments and travel plans on major development*



**Explanation:**

All major permissions for non residential development were accompanied by a transport assessment, travel plan or both, as were the three largest detailed residential applications. The outline proposal permitted at Sheer House was not detailed enough to provide a travel plan; this will be required at Reserved Matters stage. There were several 'small major' Prior Approvals for residential development in or around the town centre, and /or where the development would lead to a reduction or insignificant increase in trips compared with the previous use, which



were approved without a transport assessment. The trend data may reflect merely the number of applications above certain size thresholds permitted in each year.

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

**Result:**

*Table 26: Developer contributions received and spent on transport schemes, 2017/18*

Section 106 monies received		Section 106 monies spent
£15,264	towards footpath improvements	£84,480.66: Victoria Arch
£19,480	towards highways	£4,511.44: Woking Cycle Hub
£66,085	towards Victoria Arch area	£14,000: Contribution to SCC for transport schemes.

No Section 106 agreements were made involving money for transport.

**Explanation:**

CIL is now the main means by which new development is intended to fund transport schemes, however, no CIL money has been spent to date. Improvements to the Victoria Arch are planned as part of the Woking Integrated Transport Project. The Site Allocations DPD also identifies land for improvements to Woking Station to create a bus/rail interchange and to the Six Crossroads Roundabout, Horsell. Future infrastructure proposals will be set out in the Regulation 123 Infrastructure List.

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

**Target:**

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

**Result:**

*Table 27: Usage of railway stations in the Borough*

Station name	Woking	West Byfleet	Brookwood	Worplesdon
Total number of entries and exits, 2016/17	7,997,508	1,420,064	967,406	212,282

Between July 2017 and July 2018 on the South Western Railway mainline, there was an average of 77.3% punctuality and 98.9% reliability.

### Trend:

Figure 23: Usage of railway stations in the Borough

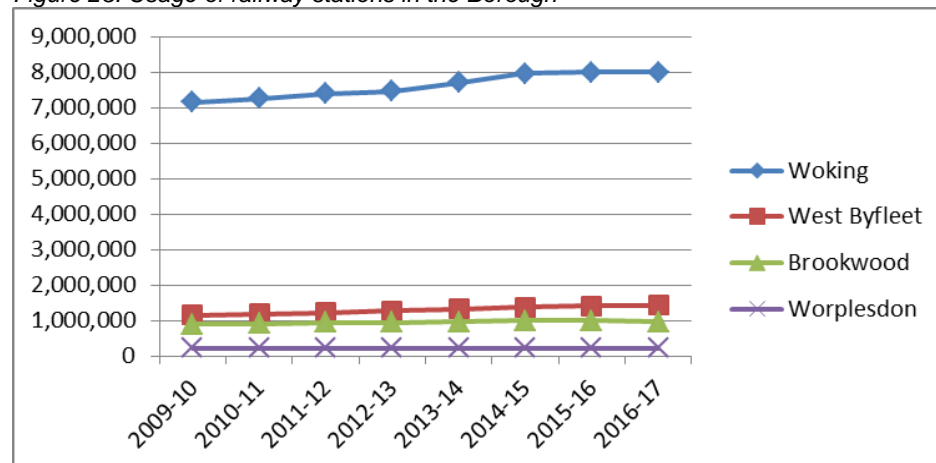
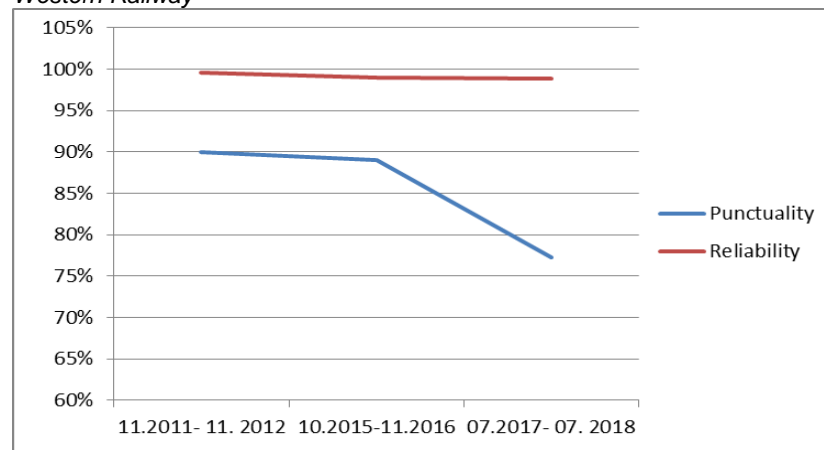


Figure 24: Punctuality and reliability: average performance of the main line for South West Trains/ South Western Railway



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

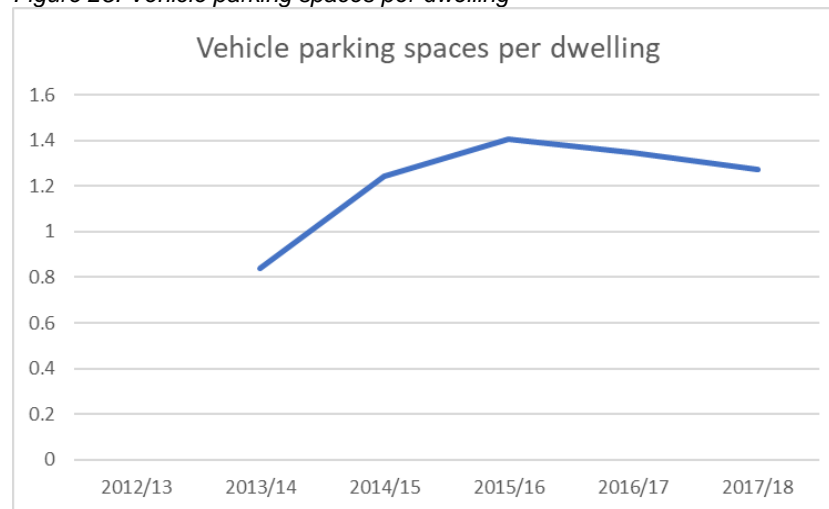
### Target:

Policy CS18 states that maximum parking standards will be implemented for non-residential development, and minimum standards for residential development, while not undermining the sustainability objectives of the Core Strategy. The 2006 Parking Standards were in force in 2017/18, but were replaced on 5 April 2018.

### Result:

Table 28: Vehicle parking spaces completed, 2017/18

	Vehicle parking	
	Whole borough	Parking High Accessibility Zone
Residential parking spaces completed	439	40
Parking spaces per dwelling	1.27	0.8
Non-residential parking spaces completed (net)	-231	19
Non-residential parking spaces completed (gross)	48	34

**Trend:***Figure 25: Vehicle parking spaces per dwelling***Explanation:**

The trend data for vehicle parking spaces per dwelling shows a similar (though inverted) pattern to the trends for construction of flats, and construction of dwellings in the Town and District Centres.

The Woking Parking High Accessibility Zone was adopted in 2006 and encompasses any buildings within a 1250m walk from Woking Railway Station. Developments within this zone are required to provide restricted car parking spaces due to the close proximity of the town centre and its services. The data seems to show that the High Accessibility Zone has had an effect on reducing parking provision on new housing developments in the town centre and surrounding areas. The Council adopted a new Parking Standards SPD shortly after the end of the reporting year.

The monitoring of cycle parking is being improved.

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

**Target:**

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

**Result:**

In the financial year 2017/2018, the town centre team have installed 20 cycle stands in Woking Town Centre. Two afternoon counts of parked cycles at Woking Station in May and September 2017 gave an average of 384 cycles. There are other ongoing improvements being carried out by the Woking Integrated Transport Team such as a contraflow cycle lane on the High Street and The Broadway, but these are not complete.

**Explanation:**

The Woking Integrated Transport Project is a partnership between WBC and Surrey County Council to improve the environment of the Town Centre for residents, businesses and visitors, significantly enhance traffic flow and pedestrian and cyclist safety. Adaptations to Goldsworth Road have been completed, while works to High

Street/The Broadway which will improve connectivity for buses, cyclists and pedestrians, and the installation of a bus lane on Victoria Way are underway. A bid for funding to support further stages of this project, including improvements to Victoria Arch, is currently being prepared.

As part of the Woking Sustainable Transport Package, opportunities to further improve and fund cycle movements in the Town Centre are being explored. A planning application has recently been approved for the erection of a new pedestrian/cycle bridge and walkway over the Basingstoke canal next to the Chobham Road Bridge, including re-alignment works linking the existing towpaths over the canal and associated landscaping. This is intended to be part of a strategic cycle route linking the Horsell and Sheerwater areas with the town centre and station. Automatic cycle counter data is available on the TravelSmart website ([www.travelsmartsurrey.info](http://www.travelsmartsurrey.info)).

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

**Target:**

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

**Result:**

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

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

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

**Target:**

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

**Result:**

Surrey County Council conduct cycle cordon counts twice in May and twice in September, for 18 locations around Woking town centre. The average number of cycle movements across the locations, for inbound movements between 8 and 9am, was 28.9 cycles per location in May 2017 and 22.3 in September 2017. The highest counts were recorded in May, southbound at the crossing of Victoria Way next to the Civic Offices (73.5 cycles on average) and eastbound on the eastern section of Goldsworth Road (75.5 cycles on average).

No cycle count data is currently available for West Byfleet District Centre.

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

**Target:**

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

**Result:**

The average journey time per mile on the A320 between Prey Heath Road and Anthonys bound (i.e. across the whole of Woking urban area) was 207 seconds northbound and 186 seconds southbound. The figures are for Tuesdays to Thursdays, excluding holidays, for the whole of 2017, provided by DfT and extracted by Surrey County Council.

## D. Provision of Community Infrastructure, Health and Wellbeing

### Key Facts

1,337m<sup>2</sup> of community facility (D use) floorspace was completed in the reporting year, mainly at the new Woking Hospice facility in Goldsworth Park (converted from offices). 18,713m<sup>2</sup> of D use floorspace was granted planning permission, notably a proposed new private school at Broadoaks, Parvis Road, and expansion of St Andrews School. Construction continued on the new permanent buildings for Hoe Valley School. The old Esso petrol station on Goldsworth Road was demolished, and permission was granted for the demolition of the Birch and Pines PH in Sheerwater and for a new drinking establishment at Albion House in the town centre. New facilities were constructed at Bulbeggars Lane Allotments and the new playground at Brookwood Farm was handed over to the council.

Mortality rates from cardiovascular disease and cancer increased. Crime rates rose and the number of people on apprenticeships declined, but the proportion of the population with NVQ level 2 qualifications continued to increase.

The 2015 Indices of Multiple Deprivation were published, showing that Woking's two most deprived neighbourhoods have both become comparatively less deprived. Progress was made on the Sheerwater regeneration scheme, with the submission of various details reserved by condition on the early phases, and a new application for the later phases with an increased number of new dwellings.

A revision to the Infrastructure Delivery Plan was published in October 2018.

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

### Target:

Resist the loss of social and community facilities other than in specific circumstances. Encourage provision of new community facilities in accessible locations.

### Result:

Table 30: Community facilities permitted and completed, 2017/18

Location	Permitted (m <sup>2</sup> )		Completed (m <sup>2</sup> )	
	D1	D2	D1	D2
Woking Town Centre	+179	+125	0	0
West Byfleet District Centre	+146	0	0	0
Knaphill Local Centre	0	0	-186	0
Sheerwater Local Centre	+268	0	0	0
Other local centres	+392	0	+1,266	0
Vicinity of Sheerwater and Lakeview	0	0	0	0
Other neighbourhood centres / shopping parades	+62	0	0	0
Rest of urban area	+3,084	+351	0	+257
Green belt	+14,050	+56	0	0
Total	+18,181	+532	+1,080	+257

### Explanation:

The biggest D use permission in the year was for a new private school at Broadoaks, a major developed site in the green belt. Permission was also granted for a substantial extension to St Andrews School and an additional temporary building for

the Hoe Valley School in Woking Park. West Byfleet Library will be replaced as part of the Sheer House redevelopment, granted outline permission. The new library will be between 30m2 and 130m2 larger than the existing one; the applicant's illustrative scenario shows a 30m2 increase so that figure is included in Table 30. The Woking Snooker Centre on Kingfield Road received permission for conversion to a gym, and extension. D use completions included 1,266m2 of health facility floorspace at the new Woking Hospice building in Goldsworth Park, alongside the new bedrooms there in class C2. Shortly after the end of the reporting year, the building vacated by Woking Hospice (on Hill View Road) received permission for change of use to a medical clinic.

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

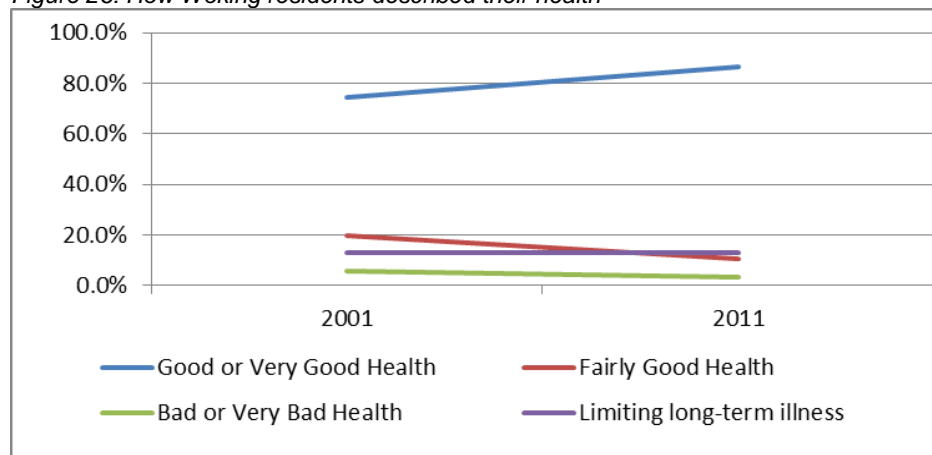
### Result:

Table 31: How Woking residents described their health (Source: 2011 Census)

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

### Trend:

Figure 26: How Woking residents described their health



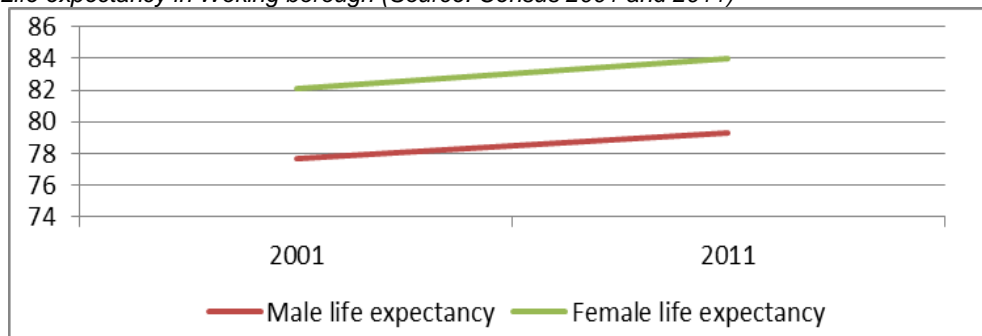
### Explanation:

Woking performed well on this indicator compared to regional and national figures.

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

### Result:

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

**Trend:***Figure 27: Life expectancy in Woking borough (Source: Census 2001 and 2011)***Explanation:**

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

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

**Result:***Table 32: Mortality rates from cardiovascular disease/cancer, Woking (Source: Public Health England)*

2014-16	Cardiovascular	Cancer
Under 75 mortality rate per 100,000 population	62.6	128.9
Change in rate since 2013-15	+14.03%	+12.03%

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

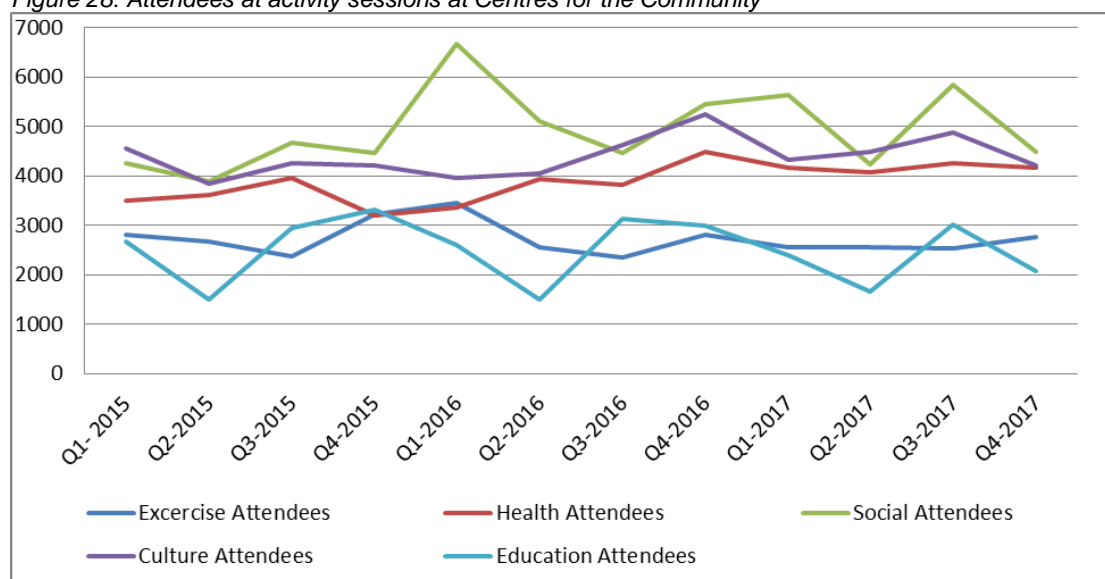
**Target:**

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

**Result:***Table 33: Attendees at Centres for the Community activity sessions, Quarter 4 2017*

Type of activity	Health	Exercise	Social	Culture	Education
Attendees per session	2773	4168	4498	4210	2071



**Trend:***Figure 28: Attendees at activity sessions at Centres for the Community***Explanation:**

The usage figures above relate to daytime activities at WBC's Centres for the Community, excluding facility hire. The availability of sessions varies between different centres and at different times of year; for example, education sessions are not provided at all centres.

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

**Target:**

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

**Result:**

There are 43 Council run play areas in the borough. One new play area was handed over to WBC by a developer in the reporting year.

**Explanation:**

The new play area at the Brookwood Farm housing development was handed over to the Council in 2017/18. The new play area at the Moor Lane (Kingsmoor) housing development is due to be handed over in 2018/19. Both these play areas have been open since 2016, managed temporarily by the respective housing site developers.

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

**Target:**

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

**Result:**

Table 34: Allotments, 2017/18

	Allotment sites	Allotment plots	People on allotment waiting lists
Number	10	845	46

In the reporting year a new site hut and welfare facilities have been completed at Bullbeggars Lane Allotments, Horsell.

**Trend:**

In the last six years, 76 allotment pitches were completed in 2012/13, and 13 created by subdivision in 2015/16.

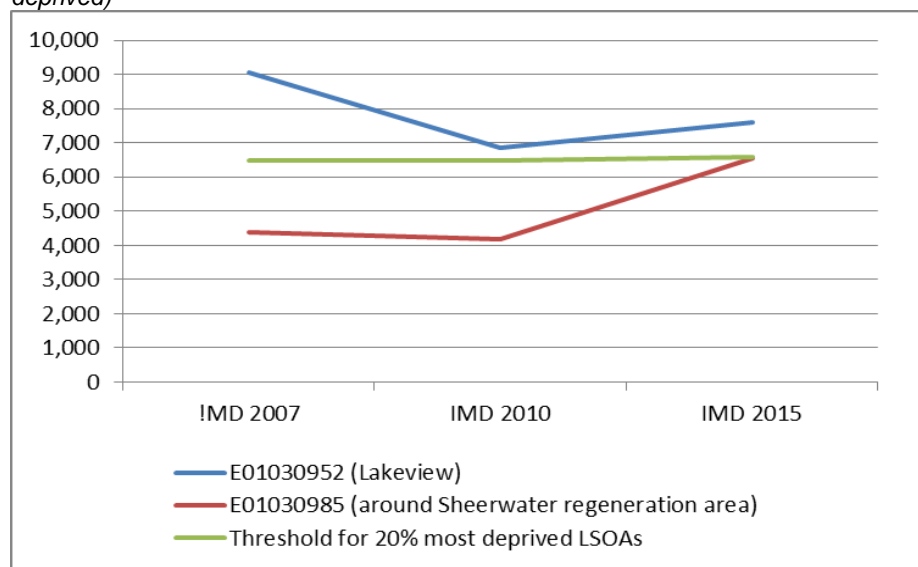
<b>D08</b>	<b>4b</b>	<b>Number of areas within Woking that are within the top 20% deprived areas nationally</b>
<b>SA ref.</b>		
Monitors:	Policy CS5: Priority Places Sustainability Objective 4. Reduce poverty, crime and social exclusion	

**Result:**

Woking borough is divided into 61 Lower Super Output Areas (LSOAs, referred to informally as 'neighbourhoods'). The 2015 Index of Multiple Deprivation (IMD) shows that only one of these is within the country's most deprived 20% (only just below the threshold): the vicinity of the Sheerwater regeneration area, known as Lower Super Output Area E01030985.

**Trend:**

Figure 29: Comparative deprivation ranking for Woking's two most deprived Lower Super Output Areas (on the vertical axis, 1 signifies the most deprived LSOA in England, and 32,844 would signify the least deprived)

**Explanation:**

The Borough was less comparatively deprived (ranked against other parts of the country) in 2015 than it was in 2010.

The two most deprived neighbourhoods which do exist in Woking have both improved in comparative terms, which is a vindication of the priority WBC has given to them, but they remain among the most deprived in Surrey. The approximate area of the Sheerwater regeneration scheme is the third most deprived neighbourhood in Surrey (improved from the most deprived in 2010), and ranked 6,542<sup>nd</sup> out of 32,844 across England (just within the 20% most deprived). Lakeview in Goldsworth Park is

not far outside the most deprived 20% nationally (7,593<sup>rd</sup>) and is Surrey's seventh most deprived neighbourhood.

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

On the other hand, both these areas perform comparatively well in terms of crime, 'barriers to housing and services' and living environment; for the latter they are both less deprived than the English average.

In addition to the two neighbourhoods discussed above, there are nine LSOAs in Woking which fall into the bracket between the 40% most deprived and 50% most deprived in England. Altogether, therefore, only 18% of Woking's neighbourhoods are more deprived than the national average neighbourhood.

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

**Target:**

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

**Result:**

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

- 1 x 3-bedroom detached, private market house
- 1 x 1-bedroom and 1 x 2-bedroom private market flats
- 2 x 2-bedroom semi-detached private market houses.

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

**Target:**

In the Priority Places, the Infrastructure Development Plan Schedule (2012) identified the following specific projects:

- Sheerwater access road via Monument Way East
- Devonshire Avenue/ Albert Drive junction improvements
- Complementary improvements to public transport, cycle, walking and public realm
- Maybury Schools – 1fe primary school from infant school
- Capacity for 2 additional forms of entry, Bishop David Brown school
- Improvements to Sheerwater surgery, potential for 'community health hub'
- Additional provision of libraries in Maybury and Sheerwater

**Result:**

The major highway works listed in the IDP were consented in 2012 and completed in 2014. It has been reported that these improvements have helped increase occupancy rates on employment areas locally.

Some of the improvements in the IDP are intended to be delivered through the redevelopment of the part of Sheerwater around Dartmouth and Devonshire Avenues, the east end of Blackmore Crescent and nearby open space, known as the Sheerwater Regeneration Scheme. This development (planning permission ref. PLAN/2015/1260) involves the replacement of most existing community facilities on-site, including a significantly larger nursery and health centre, as well as a new

5,478m2 leisure centre and a 71% increase in the number of dwellings in the area (to 984 dwellings in total). The athletics track has been relocated to Egley Road.

The reporting year saw a separate permission granted for demolition of the former Birch and Pines public house within the regeneration area, allowing the site to be used for parking. The first tranche of planning conditions on the Sheerwater Regeneration Scheme were submitted towards the end of the reporting year, and a start to the first phase of the main development is expected soon.

In addition a revised application for the later phases of the regeneration scheme was submitted to WBC just before the end of the reporting year. This proposal would add another 216 dwellings, increase the open space and vehicle parking provided, and reconfigure the proposed community facilities and highways network. The nursery and retail elements would be bigger than previously proposed, while the existing youth centre will be retained instead of the new community centre including space for youth facilities. This application is still pending consideration; meanwhile the first phases of the development will progress according to the original permission.

The Sheerwater Together Community Garden was launched at a public event on 5 May 2018, organised in partnership by Woking Borough Council, Surrey County Council and RHS Wisley. As well as announcing the winning design of the community garden, the event included an introduction to the Sheerwater Together project and a talk by the founder of Incredible Edible.

No Section 106 money from developments in Priority Places was received or spent.

The IDP was updated in November 2018. The revised IDP carries forward the requirement for a replacement health centre in Sheerwater, and adds the proposed 'new leisure facilities at Bishop David Brown School for co-use', Community Hub including Youth and Community Centre, replacement and improved nursery and children's centre, and new neighbourhood play area to be provided by the regeneration scheme. It also identifies 'accommodation to meet needs of the elderly flagged as a key requirement for development at Sheerwater Priority Place'.

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

#### Target:

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

#### Result:

Table 35: Net change in post offices, petrol stations and pubs

	Post offices	Petrol stations	Public houses
Units permitted	0	0	0 (1 loss, 1 gain)
Units completed	0	-1	0

#### Explanation:

While these uses are considered community facilities, they do not fall into use class D (as measured by indicator D01) so their loss or gain needs separate monitoring.

In 2017-18, the old Esso petrol station on Goldsworth road was demolished as part of the site's redevelopment with 14 flats and a flexible business unit on the ground floor. This site had held planning permission for redevelopment since 2008.

Permission was granted for demolition of the Birch and Pines public house on Dartmouth Avenue. Demolition of this facility had already been permitted as part of the Sheerwater regeneration scheme (application reference PLAN/2015/1260), which includes the provision of a new family pub or restaurant. The new permission brought forward demolition to allow use of the now disused pub site for car parking.

Permission was also granted for the renovation of Albion House, Church Path, including conversion of the BED nightclub (use class: Sui generis) to a new drinking establishment (use class A4). The redevelopment of the Sheer House site in West Byfleet may also include new A4 space among the non-specific A use space granted outline permission, though this is not shown in the applicant's illustrative proposal.

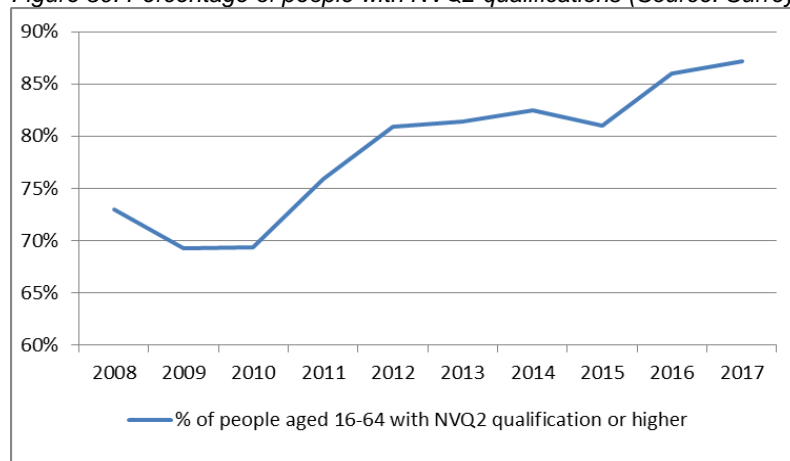
<b>D12</b>	<b>16e</b>	<b>Proportion of working age population with 5 or more A*-C grade GCSEs or equivalent as highest qualification.</b>
<b>SA ref.</b>		
Monitors:	Sustainability Objective 16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development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

**Result:**

In 2017, 87.2% of Woking's working age population (age 16-64) had a qualification at NVQ level 2 or higher.

**Trend:**

Figure 30: Percentage of people with NVQ2 qualifications (Source: Surrey.gov.uk)



**Explanation:**

NVQ2 is equivalent to 5 or more A\*-C grades at GCSE

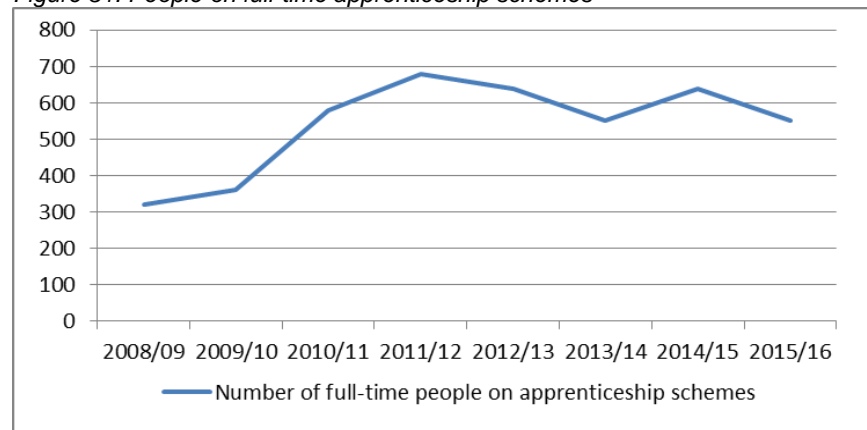
<b>D13</b>	<b>16g</b>	<b>Number of people in vocational training</b>
<b>SA ref.</b>		
Monitors:	Sustainability Objective 16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	

**Result:**

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

### Trend:

Figure 31: People on full-time apprenticeship schemes



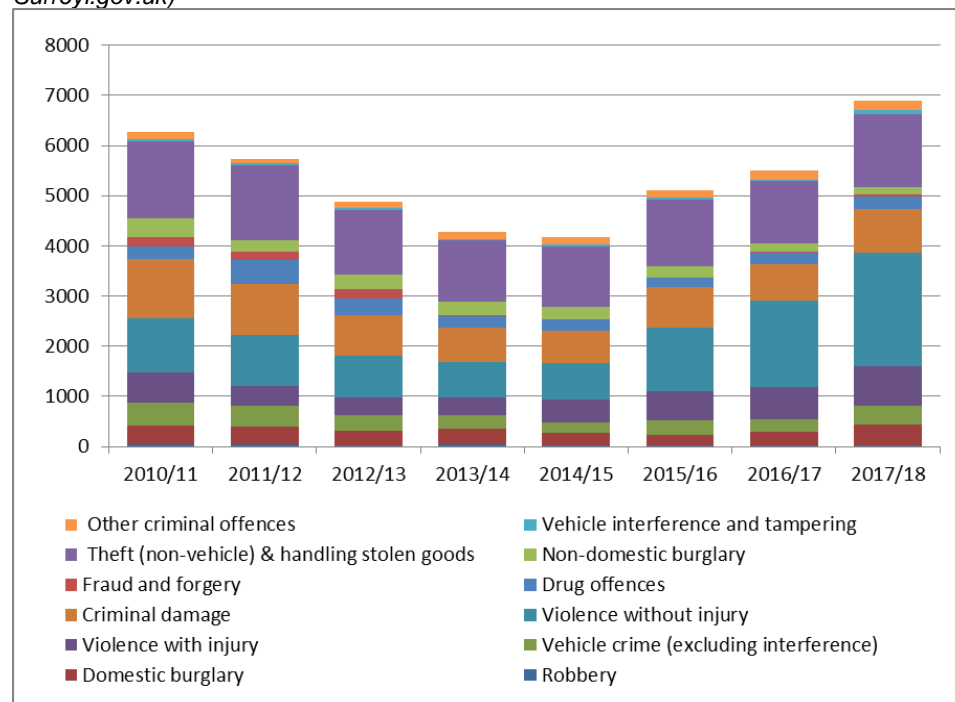
D14	4d	Number of recorded offences per 1000 people
SA ref.		
Monitors:	Sustainability Objective 4. Reduce poverty, crime and social exclusion	

Result: Table 36: Recorded notifiable offences in Woking for 2017/18

Robbery	Domestic burglary	Vehicle crime (excluding interference)	Violence with injury	Violence without injury	Criminal damage
31	410	372	784	2260	884
Drug offences	Fraud and forgery	Non-domestic burglary	Theft (non-vehicle) & handling stolen goods	Vehicle interference and tampering	Other criminal offences
252	39	147	1436	83	193

### Trend:

Figure 32: Recorded notifiable offences in Woking (Source: Surrey.gov.uk)



## E. Community benefits

### Key Facts

£92,437 of Section 106 payments were agreed in the reporting year. £1,280,088.10 in Community Infrastructure Levy payments were received in the reporting year, of which £207,520.43 has been earmarked for local community infrastructure projects, and £9,431,953 of Section 106 payments (nearly half of which were for affordable housing). £1,290,391 of Section 106 money was spent in the reporting year, over half of which was on education.

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

### Target:

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

### Result:

£1,280,088.10 in Community Infrastructure Levy (CIL) payments were received during 2017/18. As of 31.03.18, the total CIL received by the borough was therefore brought to £1,332,862.94. No CIL had been spent by the end of the reporting year. The CIL Regulations require the Council to pass on a proportion of its CIL receipts to local communities where the development occurred (the 'neighbourhood portion'. The proportion differs depending on whether or not the area has a made Neighbourhood Plan. Given that local communities may wish to know the total amount of CIL contributions that they are entitled to, the total amount of CIL income received to date is also given in the following table, showing how much is earmarked for each Ward or Neighbourhood Area, as well as the figures for the reporting year.

Figure 28. CIL receipts broken down by ward and Neighbourhood Area (NA)<sup>7</sup>

Ward / Neighbourhood Area	CIL payments received 2017/18	Of which Neighbourhood Portion received 2017/18	Total Neighbourhood Portion available in ward as of 30.11.2018
West Byfleet NA	£30,030.28	£7,507.57	£13,589.30
Byfleet and West Byfleet Ward (outside West Byfleet NA)	£0.00	£0.00	£0.00
Canalside Ward	£108,128.30	£16,219.25	£34,418.38
Goldsworth Park Ward	£11,215.38	£1,682.31	£4,382.31
Hook Heath NA	£36,520.10	£9,130.03	£17,836.56
Heathlands Ward (outside NA)	£41,297.12	£6,194.57	£16,610.61
Horsell Ward	£92,005.16	£13,800.77	£35,248.66
Hoe Valley Ward	£60,341.35	£9,051.20	£20,649.91
Knaphill Ward	£43,487.38	£6,523.11	£7,814.23
Mount Hermon Ward	£770,588.77	£115,588.32	£141,512.07

<sup>7</sup> Hook Heath NA covers part of Heathlands Ward. Pyrford NA covers most of Pyrford Ward. West Byfleet NA includes part of Byfleet and West Byfleet Ward and part of Pyrford Ward.

Ward / Neighbourhood Area	CIL payments received 2017/18	Of which Neighbourhood Portion received 2017/18	Total Neighbourhood Portion available in ward as of 30.11.2018
Pyrford NA	£87,293.26	£21,823.32	£27,437.50
Pyrford Ward (outside NAs)	£0.00	£0.00	£1,724.68
St Johns Ward	£0.00	£0.00	£0.00
<b>Total</b>	<b>£1,280,907.10</b>	<b>£207,520.43</b>	<b>£321,224.21</b>

**Section 106 payments as per charts below:**

Figure 33: Section 106 Funds Agreed

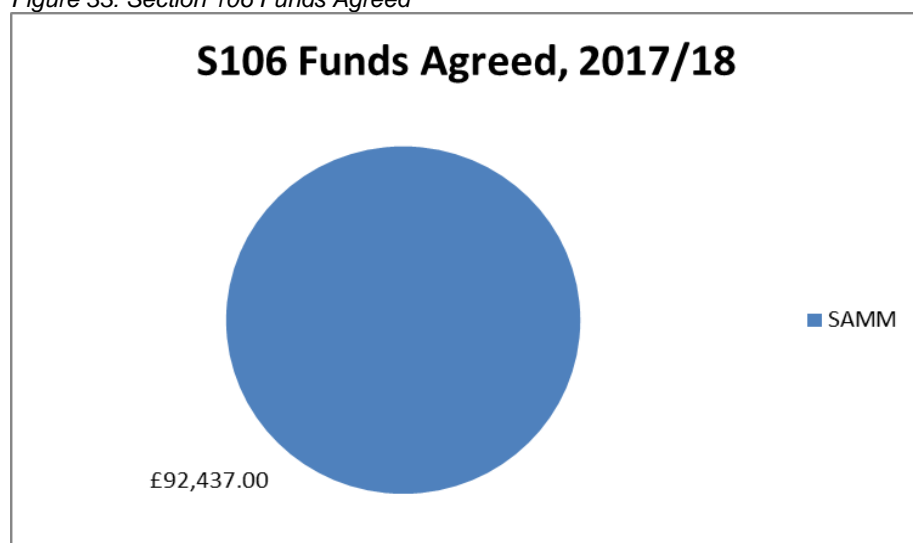


Figure 34: Section 106 Funds Received

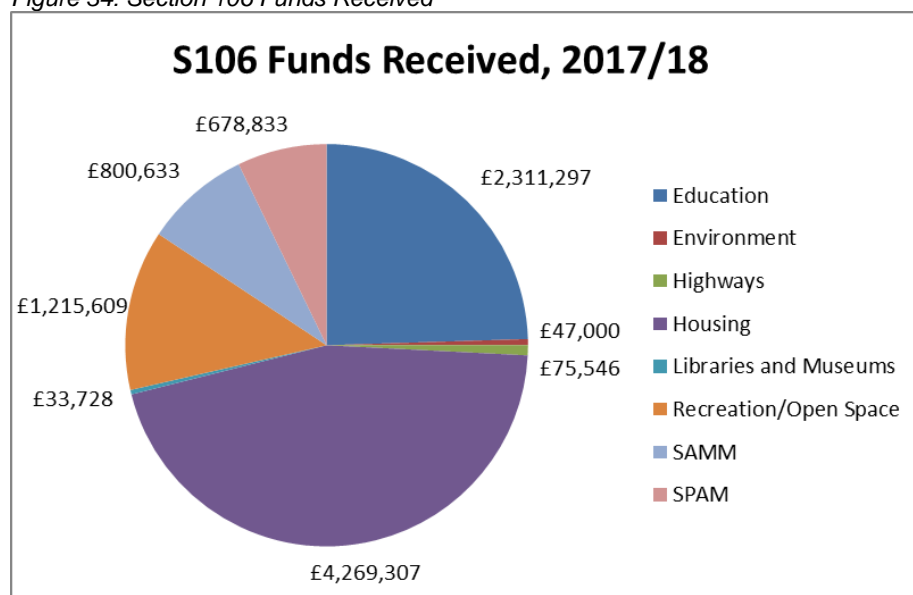
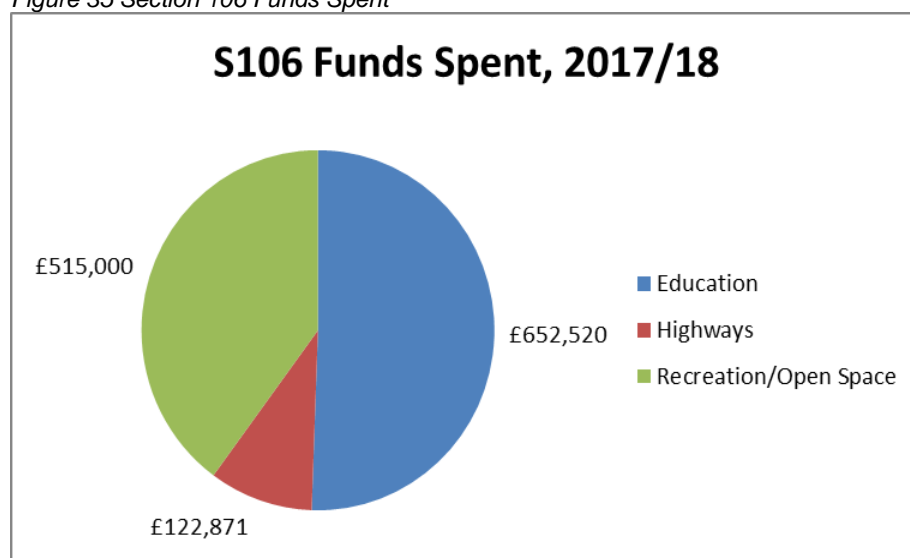




Figure 35 Section 106 Funds Spent



**Explanation:**

SAMM, 'SPAM' and CIL payments all contribute towards the delivery of policy CS8: Thames Basin Heaths Special Protection Area. The SAMM (Strategic Access Management and Monitoring Measures) tariff is charged on new dwellings, to provide a wardening scheme for the Special Protection Area and undertake bird and visitor surveys to ensure the protection is working. The Suitable Alternative Natural Greenspace (SANG) and Landowner Payment elements of the SPA tariff, formerly gathered through the Section 106 system, are now encompassed within CIL for newly permitted sites.

## F. Biodiversity and Nature

### Key Facts

There was 874 dwelling's worth of unallocated SANG capacity in the Borough as of July 2018. No dwellings were completed within 400m of the SPA in the reporting year. Among the SPA target species, Nightjar populations increased, while those for Dartford Warbler and Woodlark decreased. Two SSSI units were assessed, with one found to have improved from 'Unfavourable recovering' to 'Favourable' status, while another remained 'Favourable'. Much work to improve the status of habitats and species took place, with particular focus on Great Crested Newts, Water Voles, swifts, bats, wildflower planting and green roofs/walls.

A new Air Quality Management Area was designated on Guildford Road, but air quality improved both here and at the previously existing AQMA at Anchor Hill. The number of complaints about noise and light pollution to Environmental Health declined slightly. The quantity of development permitted in the Green Belt was the highest since 2013/14, nearly all at the Major Developed Site of Broadoaks.

The proportion of dwellings permitted on sites with Sustainable Drainage Systems resumed its growth after a dip last year. Various works are ongoing to reduce flood risk around the Borough. The quality of waterbodies has remained roughly stable.

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

### Target:

In order to protect the Thames Basin Heaths Special Protection Area (SPA), the Council is in the process of providing additional SANGS (suitable alternative natural green space) land in various places throughout the borough. Policy S8 states that a minimum of 8 hectares of SANG land should be provided per 1,000 new occupants.

### Result:

As of July 2018 there were 4 SANGs totalling 81ha. The total SANG capacity was 4701 dwellings. The remaining unallocated capacity was 874 dwellings

### Explanation:

The Borough has 4 SANGs and 5 new SANGs are proposed for allocation in the Site Allocations DPD. This does not include bespoke SANGs serving a single development. The Council has sufficient SANG capacity to meet its short to medium term needs and the creation of SANG has kept pace with residential development since 2013. The original section of Heather Farm is at capacity, although there is still some capacity on the extension to the site. White Rose Lane and Horsell Common SANGs are nearing capacity.

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

### Target:

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

**Result:**

No dwellings were completed or granted permission in the reporting year within 400m of the Thames Basin Heaths Special Protection Area

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

**Result:**

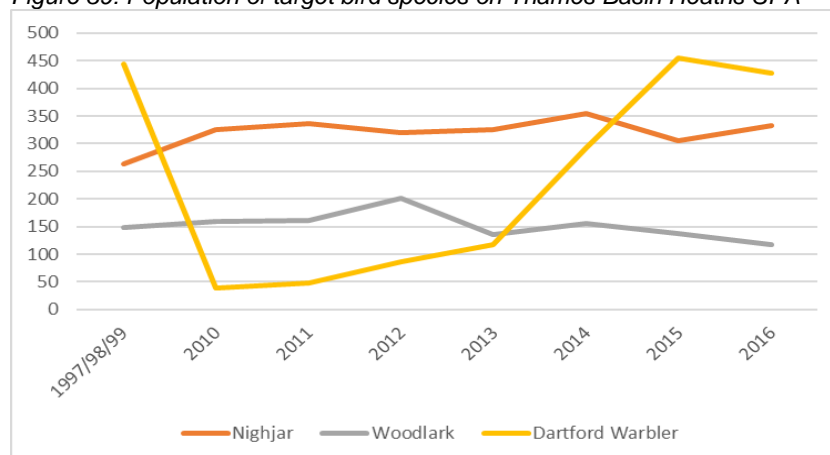
<b>Status within Surrey as a whole</b>	<b>Species</b>
Common resident	Song Thrush
Common resident, declining	Kestrel
Locally common, declining	Skylark
Local, stable/recovering?	Bullfinch, Reed bunting
Local, declining	Cuckoo, Lapwing, Lesser Whitethroat, Yellowhammer
Rare resident	Barn owl
Rare but also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

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

Populations of target bird species on the Thames Basin Heaths SPA are also measured. 2016 survey: Nightjar: 332; Woodlark: 117; Dartford Warbler: 427

**Trend:**

Figure 39: Population of target bird species on Thames Basin Heaths SPA

**Explanation:**

The figures for 1997-1999 are the baseline for the designation of the SPA.

Nightjar numbers have been relatively stable since 2006, well above the population when the SPA was established.

The Woodlark population increased up to 2012 but has since declined to well below the level when the SPA was established, and requires priority attention.

The Dartford Warbler population crashed due to harsh winters around 2009, recovered rapidly but has now stalled.

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

**Target:**

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

**Result:**

*Table 37: Condition of SSSI units in Woking borough*

Condition	Favourable	Unfavourable recovering	Unfavourable no change	Unfavourable declining
Number of SSSI units	4	11	1	0

**Explanation:**

There are six SSSIs within or partly within Woking borough. Most SSSIs are divided into units for assessment purposes, of which there are sixteen in (or partly in) the borough. Two SSSI units were assessed in the reporting year; one was found to have improved from 'unfavourable recovering' to 'favourable', the other was found to remain in a favourable condition. The 'Unfavourable- no change' site is the Basingstoke Canal SSSI.

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

**Target:**

Favourable conservation status achieved for target species.

**Result:**

***Great Crested Newts***

The Council is working with Natural England to trial a new approach to support Great Crested Newts (GCN) in Woking Borough and achieve Favourable Conservation Status for them. GCN are protected as their numbers have declined nationally in recent decades.

The aim is to take a proactive landscape-wide approach to protecting this species, focusing conservation where it will best support overall local GCN populations. The pilot offers a range of benefits for both conservation and development, the latter through a streamlined licencing process and simplified survey requirements. Natural England has prepared a local conservation strategy for GCN which, together with the views of key stakeholders, informed the project's design.

The Council is working with ecological consultants ADAS to deliver habitat improvements through an initial five year Habitat Improvement Plan for Westfield Common, prepared in consultation with local people and key stakeholders. In line with this, habitat improvements are taking place on the Common each winter. This work was mentioned in the government's 25 Year Plan for the Environment, (January 2018), and is now being rolled out across other areas of the country.

A GCN pilot year one review report was prepared by the Council's ecologists for the project, ADAS, in autumn 2017. This highlighted:

- The first year of the Westfield Improvement Plan has been completed. All practical works completed;
- Monitoring of the ponds identified a small population of GCN breeding both in the north and the south of Westfield Common, consistent with previous data collected in 2016. However the surveys in 2017 identified more ponds in the north as breeding ponds for GCN;
- Monitoring of the ponds also identified that many had dried out by June 2017, although within 2017 being a dry year this is not conclusive as to the seasonality of the ponds and will need to be monitored in future years;
- The ponds which were desilted have shown a good recovery in terms of the regeneration of marginal vegetation creating a more diverse range of amphibian foraging habitat within woodland complex;
- The amounts of dead wood has also increased substantially with improved connectivity features between ponds;
- Planning permission has been obtained for the creation of new ponds on site and relationships built with adjoining landowners who also own suitable land and ponds with GCN providing potential opportunities for future habitat works beyond the boundary of Westfield Common;
- Year Two works will see a focus on the pond habitats, deepening ponds and constructing new ponds. Works are also required in establishing the targets to be set in order to establish favourable conservation status for great crested newts on Westfield Common and the wider Borough.

The Year two habitat improvements have since been completed (December 2017 - mid January 2018) including some extension of existing and new ponds.

The first development proposed to participate in the GCN Pilot - the Ten Acre Farm site in Mayford – received planning permission after the end of the reporting year.

As Natural England continues to roll out the pilot approach nationally, WBC officers provide occasional assistance with enquiries from other councils interested to learn from our experience.

### ***Peregrine Falcons***

Leg-ringing took place on 22 May 2018 of the four new Peregrine Falcons in the nest box at Export House.

### ***Water voles***

The Council has applied to the Environment Agency for an environmental permit for mink eradication, to enable the re-introduction of water voles.

### ***Swifts/ Bats***

The new Swifts in Woking project is looking for members of the public to report swift sightings. This will help the project team (led by Thamesway Sustainable Communities Ltd) to identify the best places to put up new nest boxes which the swifts will be able to use to grow their colonies. More information is available at [www.woking.gov.uk/environment/greeninf/swifts](http://www.woking.gov.uk/environment/greeninf/swifts).

Natural England has offered to assist WBC in an advisory role for a local bat conservation project linked to its Favourable Conservation Status work under the Natural Woking strategy. Natural England has offered to share knowledge and experience from a South West pilot bat conservation partnership and licensing project as it develops. WBC officers are currently developing a potential local project brief.

New Vision Homes is building new social housing within this financial year. These new properties will have swift boxes installed (contributing to the new Swifts in Woking project) and a dedicated conservation area for slow worms (that has already

been built). Woking Shopping is proactively making biodiversity improvements to properties under its management and is looking to install bat and swift nest boxes. Shortly after the end of the reporting year a planning application was submitted (later granted) for a town twinning sign for Gloucester Square that incorporates swift and bat boxes.

### **General**

A mapping exercise has been undertaken and is an ongoing process as and when invasive and protected species are located.

A species awareness document has been produced for WBC contractors and shared with partners (available upon request).

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

### **Result:**

Officers were asked to explore opportunities for additional structured planting along public corridors to deliver the multiple benefits that these can bring. A phased series of new planting schemes is proposed in suitable locations around the Borough over the next three to five years. These will trial the use of plant species with properties that can help to mitigate adverse impacts upon and/or deliver positive gains for our environment. For example, plants which can assist in reducing air pollution, are tolerant of the changing climate, or which provide habitat food sources for a variety of pollinators. All the while ensuring public landscaped areas continue to be well cared for and valued. Lockfield Drive has been chosen as the first trial location, building on the already popular wildflower planting on the Robin Hood roundabout. Two locations along Lockfield Drive have been selected for spring/summer 2018 sowing with a colourful mix of perennials, annuals and grasses. The first chosen planting locations are the Littlewick roundabout junction up to Kirkland Avenue; and between Clifton Way and the Robin Hood roundabout.

A wild flower meadow has already been created by New Vision Homes in Byfleet and another is currently being planned in Barnsbury. This is due to be planted and open in September 2018. New Vision Homes has also commenced a scheme within sheltered housing properties to create communal gardens that are planted, maintained and developed by the local residents. As well as improving the wildlife in these areas, the scheme has improved the resident wellbeing by creating social activities to be enjoyed.

Officers are working to bring forward to trial various green walls and feature opportunities in the Town Centre, to bring benefits in line with the Council's Woking 2050 and Natural Woking objectives, in particular air quality. This coincides with the extensive redevelopment of Woking Town Centre and in particular the opportunities that arise for incorporating planting and green walls as part of the Victoria Square development. Installations could include moss or green walls; green roofs; and urban hedges. The most appropriate planting solutions will be determined for each specific location. Officers have met with horticultural experts from Royal Horticultural Society Wisley to discuss species and planting advice.

<b>F07</b>	<b>Local air quality in the Borough</b>	
SA ref.	7(b)	Annual mean concs (ug/m3) of Nitrogen Dioxide in AQMAs Population living in an AQMA
Monitors	Policy CS18: Transport and Accessibility Sustainability Objective 7. Minimise air, noise and light pollution	

**Target:**

Policy CS18 requires development proposals to provide adequate infrastructure measures to mitigate the adverse effects of development traffic and other environmental impacts.

**Result:**

*Table 38: Level of Exceedance for Nitrogen Dioxide levels in AQMAs (ug/m3)*

	At Declaration	2017
Anchor Hill AQMA	41.5	34.6
Guildford Road AQMA	42.2	30.7

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

**Explanation:**

An Air Quality Management Area was put in place on a short stretch of Guildford Road in the reporting year, on the basis of air quality figures gathered in 201~~X~~. NO2 levels at monitoring sites in both AQMAs have complied with the air quality objectives over the last two years, probably due to traffic signal changes at Anchor Hill, and the improvement of cycling and walking infrastructure. However, anticipated roadworks in the Town Centre may push traffic levels back up. Further measures are likely to be required to achieve continued compliance with air quality objectives, which would allow the AQMAs to be revoked.

New air quality monitoring tubes were installed at three locations on Victoria Way at the beginning of 2018. This will enable the Council to measure improvements in air quality along this route anticipated with future green walls installations planned for the Town Centre.

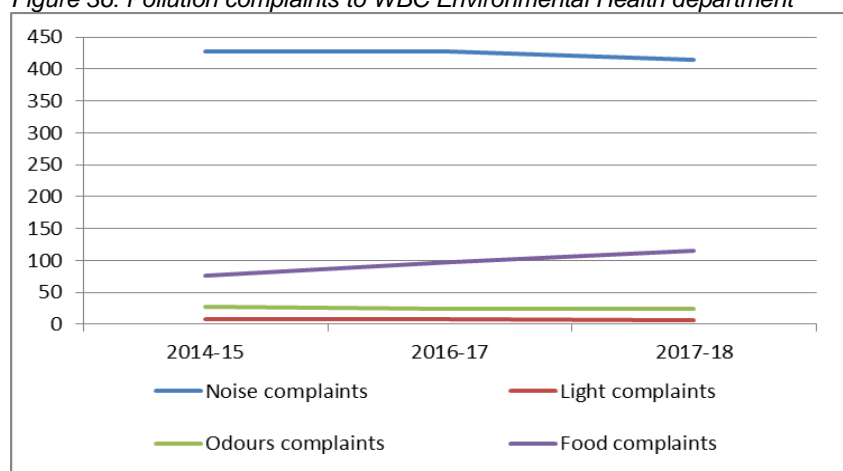
The 2018 Annual Air Quality Annual Status Report (ASR) is being finalised. The report gives an assessment of the current status of air quality in the Borough and progress on measures planned to help its improvement.

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

**Result:**

*Table 39: Pollution complaints to WBC Environmental Health department*

	Noise	Light	Odours	Food
Number of complaints	415	7	24	115

**Trend:***Figure 36: Pollution complaints to WBC Environmental Health department*

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

**Result:**

The housing site at the former Westfield Tip, which continued to deliver dwelling completions this year, involved the bringing back into use of a substantial area of contaminated land. Monitoring of this indicator will be improved next year.

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

**Result:**

No data this year. The Brownfield Register includes 70.35ha of land, but this includes some sites which are in current use. Monitoring of this indicator will be improved to allow for a result next year.

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

**Result:**

144 dwellings were delivered on agricultural land in the reporting year, all on safeguarded sites. 77 of these were at Brookwood Farm, which is Best and Most Versatile Agricultural Land. The remainder were at Moor Lane where there is no record available of the quality of land.



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

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

**Result:**

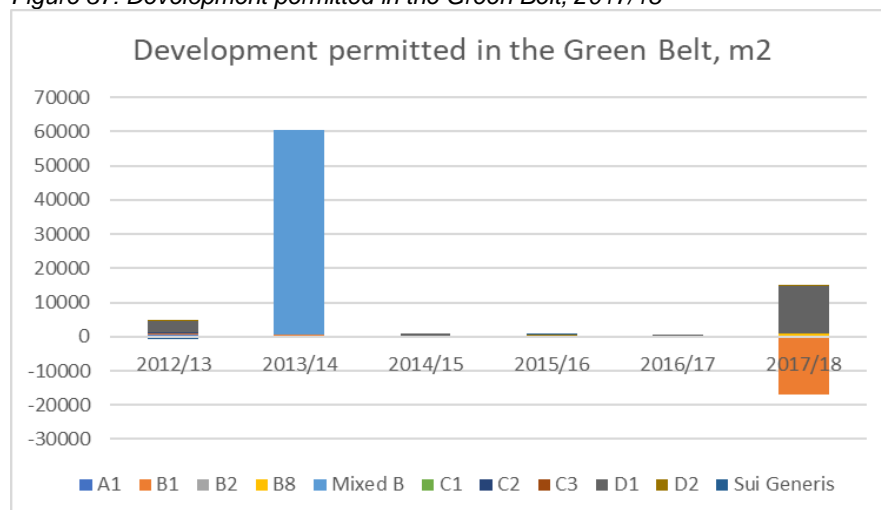
*Table 40: Development permitted in the Green Belt, 2017/18*

C3 Housing	B1a Offices	B8 Storage / Distribution	D1 Non-residential institutions	D2 Assembly and Leisure
166 dwellings (gross), 158 (net)	-17,105m2	+757m2	+14,050m2	56

No completions took place this year on Major Developed Sites in the Green Belt.

**Trend:**

*Figure 37: Development permitted in the Green Belt, 2017/18*



**Explanation:**

Developments permitted in the green belt this reporting year included the redevelopment of offices at the Major Developed Site at Broadoaks with 157 dwellings and a private school (since superseded by an alternative development proposal); four minor applications for the conversion or redevelopment of existing buildings for housing; the change of use of two buildings to storage use; and the construction of changing rooms at Byfleet cricket pavilion.

No Green Belt land was released for residential development in the reporting year.

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

**Target:**

The Environment Agency sets detailed targets for the quality of each water body; of which the 'Overall Water Body Objectives' are stated in the second from last row of Table 40 below.

**Result:**

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

	<b>Basing-stoke Canal</b>	<b>Addlestone Bourne<sup>8</sup> (West End to Mimbridge)</b>	<b>Hoe Stream (Pirbright to River Wey)</b>	<b>Wey Navigation (Pyrford reach)</b>	<b>Wey (Shalford to River Thames)</b>
Waterbody type and designation	Canal, artificial	River, not designated artificial or heavily modified	River, not designated artificial or heavily modified	River, artificial	River, heavily modified
<b>Overall Waterbody Status</b>	<b>Moderate</b>	<b>Moderate</b>	<b>Moderate</b>	<b>Moderate</b>	<b>Moderate</b>
Ecological Status	Moderate	Moderate	Moderate	Moderate	Moderate
Chemical Status	Good	Good	Good	Good	Good
Reasons for not achieving good status (Classification element)	Mitigation measures assessment <sup>9</sup>	Phosphate	Phosphate; Macrophytes and Phytobenthos combined	Phosphate; Mitigation measures assessment (x2)	Phosphate; Macrophytes and Phytobenthos combined; Fish (x4); Mitigation measures assessment (x3)
Reasons for not achieving good status (Significant Water Management Issue/ Activity/ Category)	Physical modification (Recreation)	Point source (Sewage discharge, continuous; water industry) x2	Point source (Sewage discharge, continuous; water industry) x2	Point source (Sewage discharge, continuous; water industry); Physical modifications for recreation and for navigation	Point source (sewage discharge, continuous; water industry) x2; physical modifications (recreation; inland boating and structures-navigation; reservoir/impoundment-agriculture and land management; barriers- ecological discontinuity; urban development; local and central gov't)
<b>Overall Waterbody Objective</b>	<b>Good status by 2027</b>	<b>Moderate status by 2015</b>	<b>Moderate status by 2015</b>	<b>Good status by 2027</b>	<b>Moderate status by 2015</b>
Reasons for objective	Disproportionate burdens	Unfavourable balance of costs/benefits; cause of adverse impact unknown	No known technical solution is available	Disproportionate burdens	Disproportionate burdens; No known technical solution is available; Cause of adverse impact unknown.

<sup>8</sup> Known as 'The Bourne'

<sup>9</sup> 'Mitigation measures assessment' means the watercourse failed to achieve good status because not enough measures are in place to mitigate the ecological effects of physical modification.

**Trend:**

The Wey Navigation failed on chemical status in 2013 and 2014, before returning to 'good' status. Other than that the overall chemical and ecological status of all the waterbodies has remained unchanged since 2013.

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

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

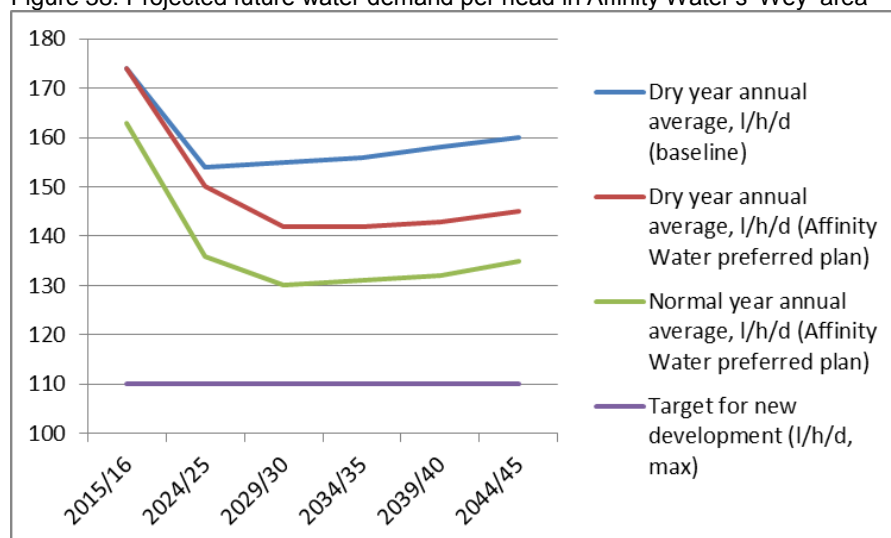
**Result:** The consumption estimates for the lower Wey valley area in 2015/16, according to Affinity Water's Draft Water Resources Management Plan (2017), were:

Normal year annual average (NYAA): 162 l/h/d

Dry year annual average (DYAA): 174 l/h/d

**Trend:**

Figure 38: Projected future water demand per head in Affinity Water's 'Wey' area

**Explanation**

The first three data sets in figure 38 above are drawn from Affinity Water's draft Water Resources Management Plan 2020-2080, published for consultation in 2017. The final management plan has not yet been published, so the trends shown are provisional.

According to the draft figures, water demand per head will fall until 2030 as a result of the water company introducing demand management measures (e.g. metering), before rising again.

Affinity Water's draft plan briefly reviews the potential to achieve the Government target of 110 l/h/d, before concluding: *"Reducing PCC further to meet aspirational scenarios relies on behavioural change, especially in drought situations, along with the introduction of revolutionary household technology. Reducing PCC to the*

*aspirational value of 110 l/h/d cannot be achieved by Water Company action alone. It will require both government and regulators to act very strongly.”*

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

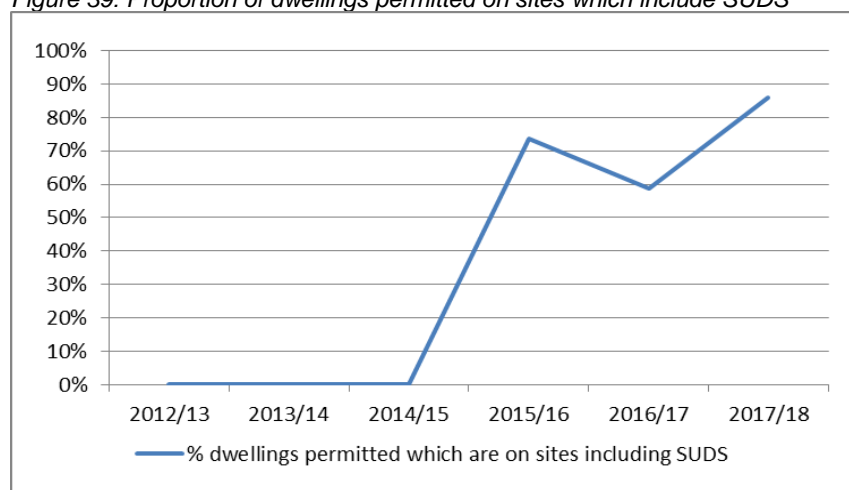
**Target:** CS9 states that the Council will require all significant forms of development to incorporate appropriate SUDS, unless this can be shown not to be feasible.

**Result:** 86% of dwellings granted detailed planning permission in the year were on sites that incorporated SUDS.

Overall, 114 planning applications containing SUDS were recommended for approval by WBC's Drainage and Flood Risk Engineer in the reporting year.

#### Trend:

Figure 39: Proportion of dwellings permitted on sites which include SUDS



#### Explanation:

All five of the major planning applications for residential development granted detailed planning permission in the year incorporated sustainable drainage systems. In addition, three minor residential applications were recorded as including sustainable drainage systems. In total this accounts for 492 dwellings, or 86% of the total approved. The remaining residential sites approved were either minor (less than ten dwellings) or received prior approval for change of use.

The large outline permission at Sheer House did not contain detailed proposals for SUDS, but did include a 'drainage philosophy' that includes limiting surface water discharge. Detailed proposals are expected with the Reserved Matters application.

The 114 total applications containing SUDS that the Drainage and Flood Risk Engineer recommended for approval included features such as swales, ponds, permeable paving, raingardens, soakaways and cellular storage and all aim to reduce run off to as close to the greenfield runoff rate as reasonably practicable.

The Egley Road New School site includes multiple features utilising swales permeable paving with subbase storage and cellular storage underneath all weather pitches. The scheme ensured existing flow routes through the site were diverted

around building through the installation of swales and ensuring flooding risk is not increased elsewhere.

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

**Target:**

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

**Result:**

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 153 new homes which will be in the former tip area, all free from flooding, as well as the protection. The Hoe Valley Flood Alleviation Scheme was completed in 2012. The Environment Agency update detailed flood modelling of the impact of the Flood Alleviation scheme demonstrated the protection of over 200 homes. Further work is being undertaken on the extension of the Hoe Valley scheme to protect a further 14 homes and improve the water quality and biodiversity in the area. In addition a scheme is being prepared for Sutton Green to protect 25 properties, the Old Woking area along the River Wey to remove a further 79 residential properties and an additional scheme in Byfleet to protect another 150 properties.

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

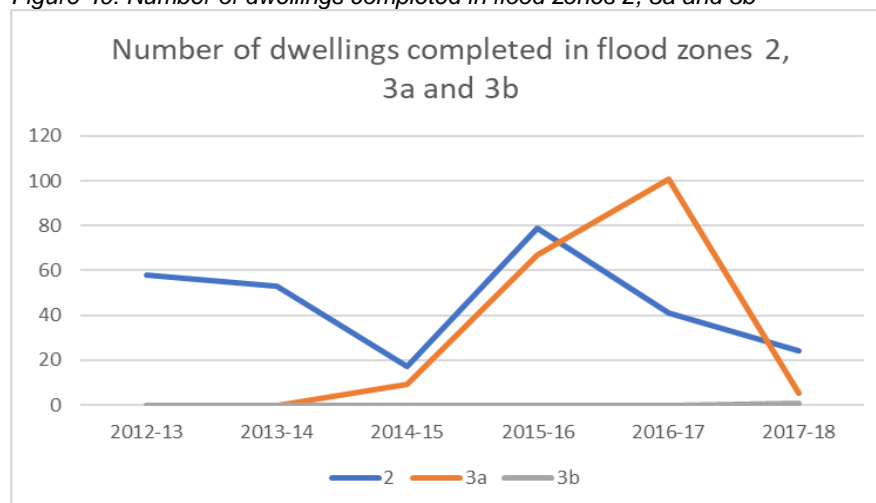
**Target:**

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

**Result:***Table 42: Dwelling completions outside Flood Zone 1, 2017/18*

	Flood Zone 2 (Medium Probability)	Flood Zone 3a (High Probability)	Flood Zone 3b (Functional Floodplain)
Dwellings	24	5	1

No development was permitted in the floodplain against Environment Agency advice.

**Trend:***Figure 40: Number of dwellings completed in flood zones 2, 3a and 3b***Explanation:**

The flood zones above relate to the zone in each dwelling site was located at the time it received planning permission. Most dwellings granted planning permission in Zone 3, as per Figure 46, were raised into Zone 1 or 2 in the course of development. The majority in zones 2 and 3 were at the former Westfield Tip site, which also delivers significant flood risk benefits to the surrounding neighbourhood.

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

**Target:**

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

**Result:**

Six developments whose boundary overlapped designated wildlife sites were granted permission in the reporting year.

**Explanation:**

Of the developments granted permission overlapping designated wildlife sites, two involved no physical development close to the wildlife site itself; two (both in the Brookwood Cemetery Site of Nature Conservation Importance) were for a Prior Approval for change of use and a Certificate of Lawfulness for Existing Use, where biodiversity is not a legitimate consideration; one was for the demolition of a wall (again at Brookwood Cemetery), and one for the creation of ponds for Great Crested Newts at Westfield Common SNCI, involving a net gain in biodiversity value.

Monitoring of permissions on other types of green infrastructure will begin in 2018/19.

## G. Protecting heritage and conservation

### Key Facts

All new build applications in 2017/18 in Areas of High Archaeological Potential met the requirements of Policy CS20 with regard to assessment. Brookwood Cemetery remained on the register of heritage assets at risk, but improvement works there continued. Fifteen Listed Building Applications were validated and fifteen permitted. Eight new Grade II listed buildings have been designated since 2013, and one upgraded from Grade II\* to Grade I.

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

### Target:

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

### Result:

Table 42: Sites where development was completed in Areas of High Archaeological Interest, 2017/18

	Without new build	Archaeological assessment carried out, County archaeologist confirms no evaluation needed	Archaeological evaluation carried out to County archaeologist satisfaction
No. of sites	2	2	2

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

### Target:

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

### Result:

There is one heritage asset on the risk register for Woking: the Grade I registered park and garden at Brookwood Cemetery, which is also a Conservation Area with its condition described as 'Very bad', and contains 18 listed buildings.

### Explanation:

Since acquiring Brookwood Cemetery in December 2014, the Council has implemented an extensive programme of restoration. Works have included removing

vegetation that has returned previously overgrown areas of the cemetery to use, building a new mausoleum and creating a landscaped Garden of Remembrance and an additional 100 burial plots featuring carefully selected trees and shrubs, including a specimen Cedar of Lebanon, that reflects the historic nature of the Grade I listed cemetery. The cemetery lake has also been rebuilt and extensive improvements made to the office and public facilities. Currently works are ongoing to replace sections of the historic perimeter wall. As a result of these works, the Conservation Area is noted as having an 'improving' trend, and the cemetery won 'Gold' in the Large Cemetery category at the National Cemetery of the Year awards, 2018.

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

**Result:**

*Table 43: Listed Building Consent applications*

<b>Listed Building Consent applications</b>	<b>Validated, 2017/18</b>	<b>Permitted, 2017/18</b>
Number of applications	15	15

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

**Result:**

*Table 44: Number of heritage assets in Woking borough*

<b>Listed buildings</b>			<b>Scheduled Ancient Monuments</b>	<b>Registered Parks/ Gardens</b>	<b>Conser- vation Areas</b>	<b>Locally Listed Buildings</b>
<b>Grade II</b>	<b>Grade II*</b>	<b>Grade I</b>				
174	10	5	6	3	25	311

**Trend:**

Since 2013, eight Grade II Listed Buildings in Woking borough have been designated for the first time (including five war memorials) and the Shah Jahan Mosque has been upgraded from Grade II\* to Grade I.



## H. Climate change and sustainable construction

### Key Facts

The last quarter of 2017/18 was the first period since records began when the majority of new Energy Performance Certificates lodged were Grade C or above; although the proportion at Grade B has dropped since last year. The energy efficiency of council owned homes remained stable, although further improvements are ongoing. 70% of new dwellings completed were on sites with on-site renewable energy generation. The number of electric cars in Woking grew steeply, while per capita CO2 emissions resumed their decline. However, the proportion of household waste sent for recycling, composting or anaerobic digestion fell for only the second time in 14 years, while there was also a rare increase in the overall volume of household waste collected per household.

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

### Target:

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

### Result:

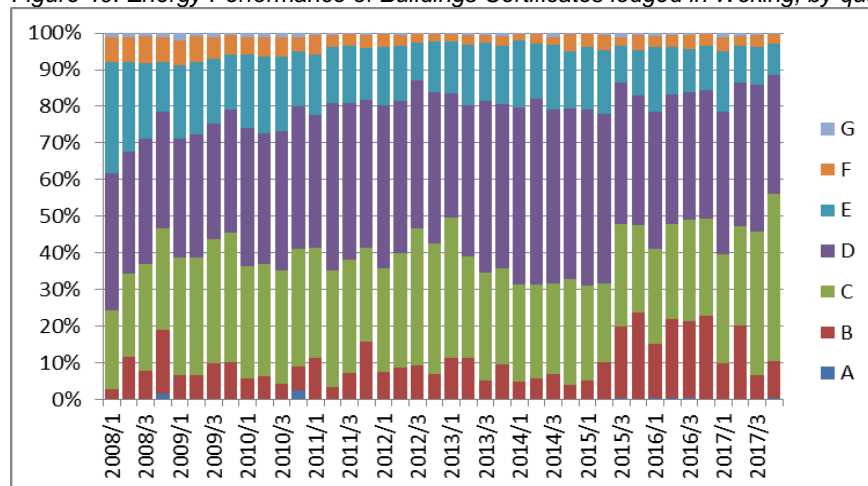
Code for Sustainable Homes is no longer applied, however, Energy Performance Certificates provide a proxy for measuring the energy efficiency of new dwellings.

Table 45: Energy Performance of Buildings Certificates 2017 (cumulative figures)  
(Source - <https://www.gov.uk/government/collections/energy-performance-of-buildings-certificates>)

<b>Energy Performance Certificate rating</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>	<b>Not Recorded</b>
Number of certificates issued	2	243	700	755	231	65	13	0

### Trend:

Figure 40: Energy Performance of Buildings Certificates lodged in Woking, by quarter, 2008-2017



**Explanation:**

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

Officers are working to review the Council's Climate Change Supplementary Planning Document (SPD). It is anticipated that a revised SPD will be available by the end of 2018.

<b>H02</b>	<b>11h</b>	<b>Energy efficiency of Council owned homes</b>
<b>SA ref.</b>		
Monitors:	Sustainability Objective 11. Reduce the causes of climate change and adapt to its impacts	

**Target:**

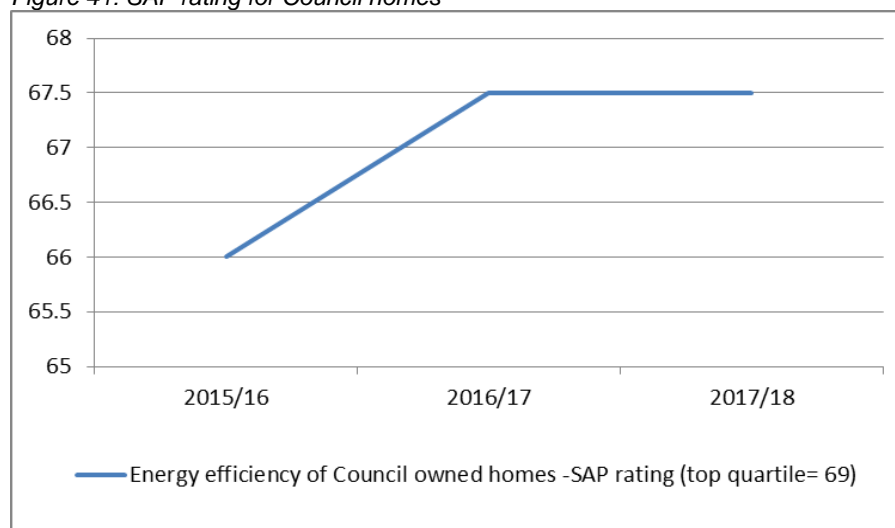
No specific target

**Result:**

The SAP rating for Council owned homes in 2017/18 is 67.5

**Trend:**

Figure 41: SAP rating for Council homes

**Explanation:**

The latest quarterly report from Action Surrey up to March 2018 shows that energy efficiency improvements were made to 17 properties in Woking worth just over £47k. Improvements made included solid wall insulation (2); cavity wall (3); loft insulation (7); boiler repair / replacement (3); and storage heaters (2).

New Vision Homes will invest £5.1m into the existing housing stock during 2018-19, to be focussed on improving the energy efficiency of blocks through programmes of external wall insulation, cavity wall insulation, loft insulation, and replacing key components within properties. A further £770k is available for responsive repairs.

This work will ensure that all properties continue to conform to the government's Decent Homes standard and the Housing Health and Safety Rating System.

In addition to this investment, a separate budget of £430k will be used to refurbish vacant properties up to a higher standard and this year, those works include replacing loft insulation and installing energy efficient light bulbs as standard.

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

**Target:**

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

**Result:**

No planning applications were granted for stand alone renewable energy installations in the reporting year (though many types of domestic scale renewable energy project would not require a planning application). 241 of the 345 dwellings completed in the year (70%) were on developments incorporating on site renewable/low carbon energy generation. For 60% of these dwellings, the technology used was solar photovoltaic panels. Other technologies used included photovoltaic roof-tiles, on-site CHP, solar thermal panels and ground source heat pumps.

**Explanation:**

Completion (as opposed to the grant of permission) for stand alone renewable energy projects is not currently monitored, monitoring is being introduced.

The detail of renewable energy generation capacity incorporated in residential schemes can often not be monitored at permission stage, since it is frequently determined at planning condition stage. Of the developments completed in the year which did not provide on site renewable capacity, many were prior approval or other change of use schemes where installation of such technology is a challenge, while some received permission many years ago.

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

**Target:**

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

**Result:**

No new dwellings were completed in 2017/18 that connected to the district heat network. Two dwellings provided their own onsite CHP.

**Explanation:**

The number of overall dwelling completions in the town centre- the location of the main CHP systems- this year was relatively low. Construction is underway on the Victoria Square development, which will include a new CHP station.

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

**Target:**

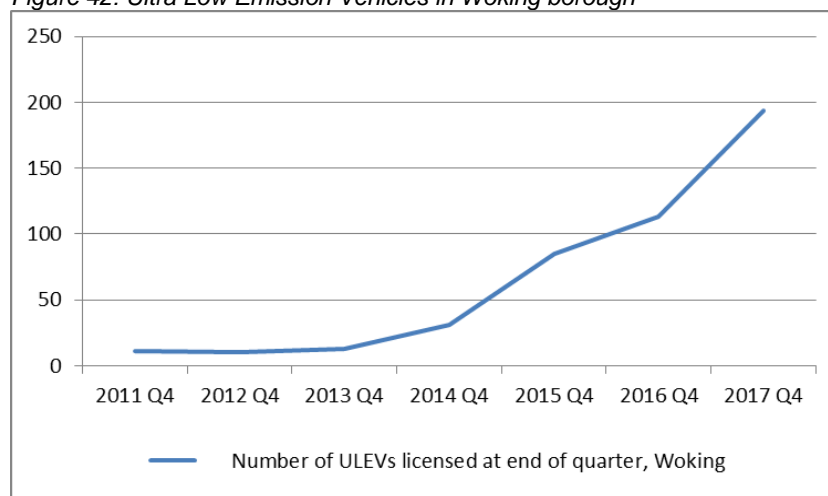
Details of when new development will be expected to provide or contribute to EV charging points, are set out in the Climate Change SPD.

**Result:**

194 Ultra Low Emission Vehicles (ULEVs) were licensed in Woking by the end of Quarter 4, 2017.

**Trend:**

*Figure 42: Ultra Low Emission Vehicles in Woking borough*



**Explanation:**

The monitoring of this indicator is currently being improved.

Surrey County Council has published its draft Low Emissions Transport Strategy and its Electric Vehicle Strategy for public consultation.

The Council currently has 18 Electric Vehicle (EV) charging points focused in Woking Town Centre. The Council has recently replaced the 7 PIN EV charging points in Brewery Road car park with Rolec 3 PIN points to improve car park customer experience with the charging facilities.

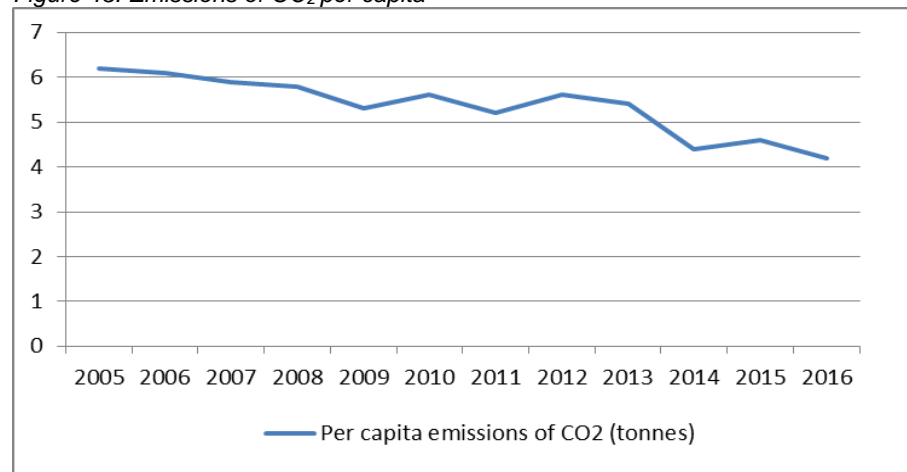
<b>H06</b>	<b>Tonnes of CO<sub>2</sub> saved</b>	
SA ref.	11a	Emissions of greenhouse gases from energy consumption, transport, land use and waste management
Monitors:	Policy CS22: Sustainable Construction Sustainability Objective 11. Reduce the causes of climate change and adapt to its impacts	

**Result:**

Per capita emissions of CO<sub>2</sub> in the borough as of 2016: 4.2 tonnes.

### Trend:

Figure 43: Emissions of CO<sub>2</sub> per capita



### Explanation:

Per capita CO<sub>2</sub> emissions are lower for Woking borough than county, regional or national averages, although Woking emissions started from a lower base in 2005 so the decline has been slightly less pronounced than in comparator areas.

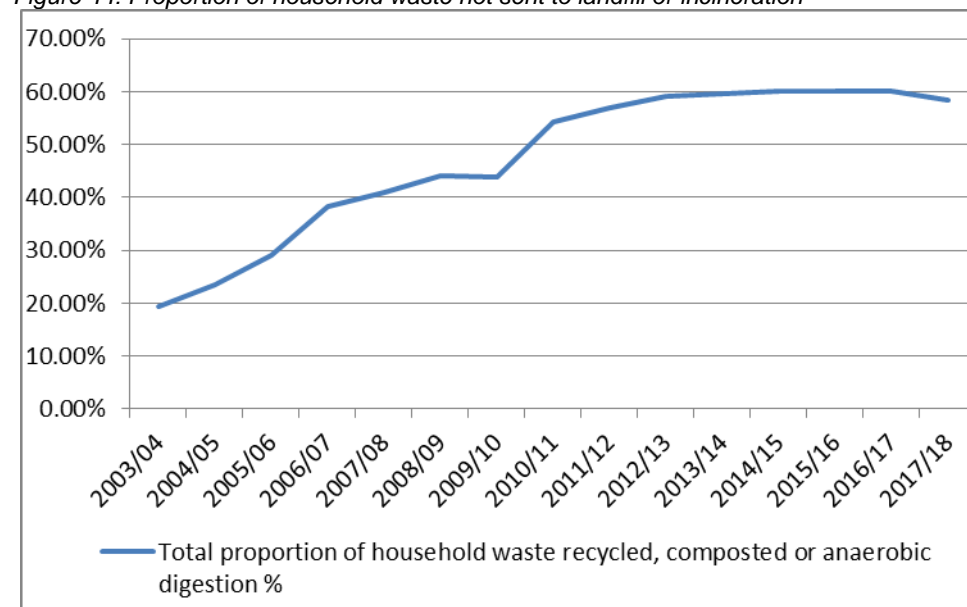
H07	13(a)	% municipal solid waste that has been recycled, composted, used for energy or landfilled.
SA ref.		
Monitors:	Sustainability Objective 13. Reduce waste generation and disposal and achieve sustainable management of waste	

### Result:

In 2017/18, 58.3% of household waste arisings were either recycled, composted or sent for anaerobic digestion.

### Trend:

Figure 44: Proportion of household waste not sent to landfill or incineration



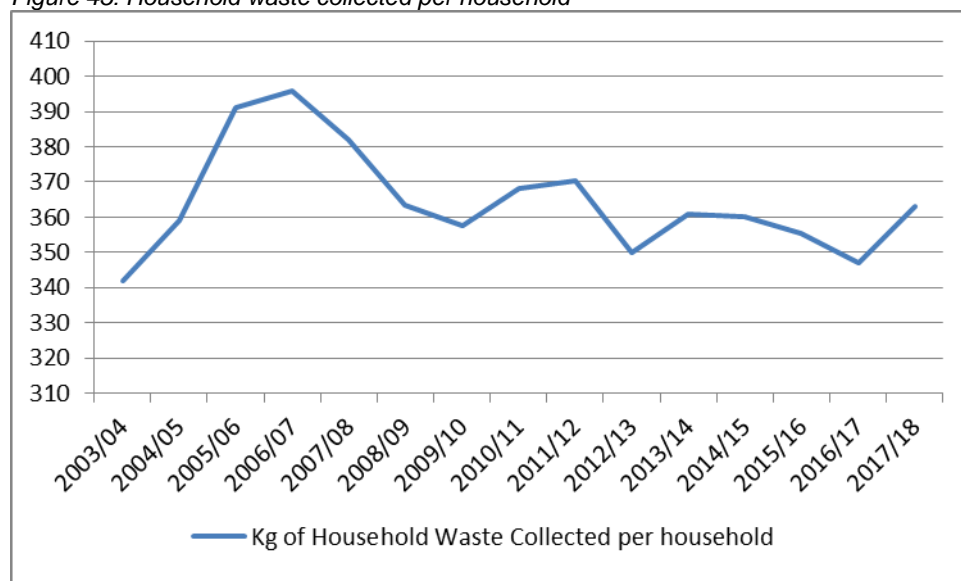
<b>H08</b>	<b>13(b)</b>	<b>Total tonnage of household waste produced</b>
<b>SA ref.</b>		
Monitors:	Sustainability Objective 13. Reduce waste generation and disposal and achieve sustainable management of waste	

**Result:**

For 2017/18, 363kg of residual household waste were collected per household- a 4.6% increase on the previous year. At the same time the number of households increased by 2.3%.

**Trend:**

Figure 45: Household waste collected per household



<b>H9</b>	<b>Appeals won and lost on Development Management policies</b>
Monitors:	Various Development Management policies, see Table 46 below.

**Target:**

Local Plan policies are used to improve and promote sustainable development across the Borough. However, the Council also monitors how certain policies are used to reject planning applications when necessary. When applicants appeal against a refusal, the success of a policy can be measured by whether or not the Planning Inspectorate upholds the Council's reasons for refusal on the basis of that policy. This measure has been included in Chapter H since several of these policies relate to Policy CS21: Design. The target is for WBC to win 100% of appeals.

**Result:**

Table 46: Appeals won and lost by WBC in 2017/18 on applications where particular DM policies were cited in reasons for refusal.

Policy ref.	Policy name	Appeals won	Appeals lost
DM3	Facilities for Outdoor Sport and Outdoor Recreation	0	0
DM9	Flats Above Shops and Ancillary Accommodation	0	1
DM10	Development on Garden Land	2	2
DM11	Sub-divisions, Specialist Housing, Conversions and	0	0

Policy ref.	Policy name	Appeals won	Appeals lost
	Loss of Housing		
DM13	Buildings In and Adjacent to the Green Belt	4	1
DM19	Shopfronts	0	0
DM22	Communications Infrastructure	0	0

#### **Explanation:**

In all cases, the DM policies in table 46 were cited in reasons for refusal alongside Core Strategy policies. DM9 and DM10 were cited alongside policy CS21- Design, and DM13 alongside policy CS6: Green Belt.

With regard to appeals in general in 2017/18, most appeals decided this year were on applications where CS21- Design had been cited as a reason for refusal. WBC won 68% of such appeals.

Appeal decisions on other topics included:

- The rejection of a proposal to turn retail units on Station Approach in the Town Centre into flats, partly on the ground that it would harm the vitality and viability of Woking town centre and would erode its functionality and competitiveness, contrary to policy CS2: Woking Town Centre (Application ref. PLAN/2016/0933).
- The rejection of two new dwellings partially within Flood Zone 2, partly on the ground that they fail the Sequential Test, since the applicant failed to show that there were no other readily available small sites within Woking borough that could deliver residential development in Flood Zone 1. (Application ref. PLAN/2015/0528)

## Appendix 1. Dwelling completions, 2017/18

Planning reference	Address	Ward	Description	Net Increase in Dwellings
2014/0969	41 OYSTER LANE	Byfleet and West Byfleet	RETROSPECTIVE APPLICATION FOR RETENTION OF 2 BED DWELLING	1
2015/0147	CHITTENDEN, 106 HIGH ROAD	Byfleet and West Byfleet	CERTIFICATE OF LAWFUL PROPOSED USE OR DEVELOPMENT, COU FROM FIRST FLOOR SHOWROOM TO 1 X 2 BED APARTMENT	1
2014/0744	LAND TO SIDE OF 18 NORTH ROAD	Canalside	NEW DETACHED DWELLING	1
2015/1286	1 BENTHAM AVENUE	Canalside	CONVERSION OF 2 STOREY EXTENSION TO 1 X 1 BED FLAT	1
2017/0937	KOSEGARTEN, CEMETERY PALES	Heathlands	CERTIFICATE OF EXISTING LAWFUL DEVELOPMENT FOR COU OF OUTBUILDING TO SINGLE DWELLING HOUSE (C3)	1
2014/0863	96 WESTFIELD RD	Heathlands	ERECTION OF 2NO DWELLINGS FOLLOWING DEMOLITION OF EXISTING DWELLING	1
2011/1120	LAND ADJACENT TO 23 LOOP ROAD	Hoe Valley	ERECTION OF 4 BED DETACHED HOUSE	1
2013/0876	30A HIGH STREET	Hoe Valley	COU OF EXISTING WORKSHOP (B1c) TO RESIDENTIAL DWELLING	1
2016/0551	45 HORSELL MOOR	Horsell	DEM EXISTING DWELLING & ERECT 2 SEMI-DETACHED DWELLINGS	1
2015/0375	WHITE TREES, WHITE ROSE LANE	Mount Hermon	DEMOLITION OF EXISTING DWELLING AND ERECTION OF A PAIR OF SEMI-DETACHED 4 BEDROOM DWELLINGS AND GARAGES	1
2016/0095	196 OLD WOKING ROAD	Mount Hermon	NEW 5 BED DETACHED DWELLING	1
2007/0857	BRADFIELD CLOSE, GUILDFORD ROAD	Mount Hermon	MIXED USE REDEV INCL 445 FLATS, TOWNHOUSES, B1 OFFICE & MIXED COMM USES (A1 & A3) (AMM + RM 2005/1229)	1
2014/1215	75 BALMORAL DRIVE	Pyrford	SUB-DIVISION OF 3 BED FLAT TO 2 FLATS	1
2016/0572	BETWEEN 4 & 5 FARMHOUSE CLOSE	Pyrford	ERECTION OF 5 BED DETACHED DWELLING	1
2011/0105	25 MABEL STREET	St John's	ERECTION OF 3 BED DWELLING WITHIN CURTILAGE OF NO. 25 FOLLOWING DEMOLITION OF GARAGE & OUTBUILDING	1
2015/0149	201A GOLDSWORTH ROAD	St John's	ERECTION OF TWO DOUBLE STOREY SEMI DETACHED DWELLINGS FOLLOWING DEMOLITION OF CURRENT DWELLING	1
2006/1251	ANGLEBURY, KINGSWAY AVENUE	St John's	DEM EXISTING HOUSE + EREC 2 DET HOUSES WITH INT GARAGES	1



Planning reference	Address	Ward	Description	Net Increase in Dwellings
2009/0619	17 ST JOHNS ROAD	St John's	CONVERT EXT DWELLING TO 2 FLATS WITH EXTENSIONS	1
2014/0037	HIGH BANK, JANOWAY HILL LANE	St John's	ERECTION OF A DETACHED DWELLING	1
2011/0582	101 OYSTER LANE	Byfleet and West Byfleet	EXTENSION OF TIME FOR PLAN/2008/0305 FOR DEMOLITION OF EXT DWELLING & ERECTION OF 2 SEMI-DET 3 BED DWELLINGS	2
2010/0637	22 PORTUGAL ROAD	Canalside	COU OF COMMUNITY HALL (D1) TO RESIDENTIAL (C3) & FORMATION OF 2 X 2 BED SEMI-DETACHED DWELLINGS	2
2015/0848	HORSELL GRANGE COTTAGE, KETTLEWELL HILL	Horsell	ERECTION OF A TERRACE OF 3 DWELLINGS WITH ASSOCIATED ACCESS FOLLOWING DEMOLITION OF EXISTING DWELLING	2
2013/0716	PLUM HOUSE, 72 HIGH STREET	Horsell	PRIOR APPROVAL FOR COU OF REAR HALF OF BUILDING FROM OFFICES B1a (OFFICES) TO C3 (RESIDENTIAL)	2
2009/0410	LAND ADJ 41 CORESBROOK WAY	Knaphill	ERECTION OF 2 X 5 BED DETACHED DWELLINGS (AMENDMENT TO 2008/0348 TO PROVIDE REPLACEMENT VEHICULAR ACCESS)	2
2014/1195	142 HIGH STREET	Knaphill	SUBDIVISION OF EXISTING 3 BED DWELLING INTO 3NO FLATS	2
2013/1031	THE CLOCKHOUSE, ST JOHNS LYE	St John's	CONVERSION OF EXISTING OFFICE BUILDING TO 2 X 2 BED APARTMENTS	2
2014/0938	128 HIGH STREET	Knaphill	ERECTION OF 3 NEW DWELLINGS	3
2015/0406	PART FIRST FLOOR, 1 GUILDFORD ROAD	Mount Hermon	COU OF PART OF 1ST FLOOR OFFICES TO FLATS	3
2014/1294	LAND TO SIDE OF BEAUFORT MEWS 1-3 KINGSWAY	St John's	EXTENSION OF EXISTING APARTMENT BUILDING TO FORM ADDITIONAL 3NO APARTMENTS	3
2014/0825	VACANT LAND AT WESTMINSTER COURT, HIPLEY ST	Hoe Valley	ERECTION OF 2 STOREY BUILDING TO PROVIDE 4 FLATS	4
2015/1295	PARK COTTAGE, BLACKNESS LANE	Mount Hermon	ERECTION OF 9 NEW DWELLINGS	4
2015/1362	1-3 OLD WOKING ROAD	Byfleet and West Byfleet	PART RETROSPECTIVE APPLICATION FOR COU TO 5 FLATS	5
2010/0684	LITTLEMOOR, 26 EAST HILL	Mount Hermon	DEMOLISH EXISTING BUNGALOW & ERECT 4 X 3 BED DETACHED & 2 X 3 BED SEMI DETACHED DWELLINGS	5

Planning reference	Address	Ward	Description	Net Increase in Dwellings
2015/1389	GOLDSWORTH ANGLING CTR, 73-75 GOLDSWORTH RD	St John's	PARTIAL COU OF EXISTING WORKSHOPS & OFFICES TO 6 FLATS	6
2016/0562	UNIT 1, OLYMPIAN HEIGHTS, GUILDFORD ROAD	Mount Hermon	CONVERSION OF VACANT DOUBLE HEIGHT COMMERCIAL SPACE AT GROUND LEVEL OF BLOCK I TO 7 FLATS	7
2014/0215	20 HIGH STREET	Knaphill	DEMOLITION OF FORMER LIBRARY & REDEVOLPMENT TO PROVIDE 9 RESIDENTIAL UNITS	9
2012/1039	SANDRINGHAM, GUILDFORD ROAD	Mount Hermon	DEMOLISH OFFICE BUILDINGS AND ERECT FRONTAGE BLOCK WITH NURSERY & 8 FLATS & 4 HOUSES	12
2009/0225	BEACON HOUSE, PYRFORD ROAD	Byfleet and West Byfleet	DEMOLISH EXT. OFFICE BLOCK AND REDEVELOPMENT TO PROVIDE 14 APARTMENTS	14
2011/0822	FORMER SERVICE STATION, 131-139 GOLDSWORTH RD	St John's	ERECTION OF 3 STOREY BUILDING CONTAINING 14 FLATS AT 1ST & 2ND FLR & FLEXIBLE USE ON GRD FLR (A1, A2, B1A AND D1)	14
2015/0869	ROXBURGHE HOUSE, LAVENDER PARK ROAD	Byfleet and West Byfleet	PRIOR APPROVAL FOR THE CONVERSION OF OFFICES TO RESIDENTIAL COMPRISING 22 X 1 BED UNITS	15
2010/0514	FORMER WESTFIELD TIP, WESTFIELD AVENUE	Hoe Valley	EXTENSION OF TIME PLAN/2006/1237 FOR REDEV OF SITE TO PROVIDE 154 DWELLINGS & REMEDIATION OF CONTAMINATED LAND	24
2013/0738	WESTMINSTER COURT, HIPLEY ST	Hoe Valley	PRIOR APPROVAL COU FROM B1A TO C3	45
2013/0081	MOOR LANE FACING QUARTERMAINE AVENUE TO SOUTH	Hoe Valley	DEMOLITION OF ALL EXISTING STRUCTURES ON SITE & ERECTION OF 371 RESIDENTIAL UNITS	62
2012/0224	LAND AT BROOKWOOD FARM, BAGSHOT ROAD	Knaphill	ERECTION OF 297 DWELLINGS WITH OPEN SPACE, SPORTS PITCHES, ANCILLARY B'LDING & FACILITIES, ALLOTMENTS, ACCESS ROAD & CAR PARKING	77
			<b>Total</b>	<b>345</b>

## Appendix 2. Dwellings granted planning permission, 2017/18

Planning Reference	Address	Ward	Description	Net increase in dwellings
2017/0546	THE OLD GARDENS, BLACKHORSE ROAD	Heathlands	CERTIFICATE OF PROPOSED LAWFUL DEVELOPMENT TO INCORPORATE PRIVATE ANNEXE BACK INTO MAIN RESIDENTIAL	-1
2017/0415	FLAT 1 AND 2, COVE VILLA, BURY LANE	Horsell	CERTIFICATE OF LAWFULNESS FOR PROPOSED CONVERSION OF 2 FLATS INTO ONE DWELLING	-1
2017/0937	KOSEGARTEN, CEMETERY PALES	Heathlands	CERTIFICATE OF EXISTING LAWFUL DEVELOPMENT FOR COU OF AN OUTBUILDING TO USE A SINGLE DWELLING HOUSE (C3)	1
2017/0985	COMMON ROOM, 26-70 COLLIERS CLOSE	Goldsworth Park	CHANGE OF USE FROM A SHELTERED HOUSING COMMON ROOM (USE CLASS C2A) TO A TWO BEDROOM SELF-CONTAINED FLAT (USE CLASS C3)	1
2014/0969	41 OYSTER LANE	Byfleet and West Byfleet	RETROSPECTIVE APPLICATION FOR RETENTION OF 2 BED DWELLING	1
2017/0983	38 STREAM CLOSE	Byfleet and West Byfleet	COU FROM A SHELTERED HOUSING GUEST FLAT (C2) TO A STUDIO FLAT (C3)	1
2017/0579	4 LEEGATE CLOSE	Goldsworth Park	EREC OF A 2 BEDROOM DWELLING IN GARDEN OF EXISTING DWELLING	1
2017/0463	WOODLANDS, ELM ROAD	Horsell	DEMOLITION OF EXISTING DWELLING AND ERECTION OF TWO 5 BED DWELLINGS	1
2017/0496	LORNA DOONE, CHOBHAM ROAD	Canalside	CHANGE OF USE FROM DENTAL SURGERY (D1) TO 1 NO. 2 BEDROOM RESIDENTIAL FLAT (C3). ERECTION OF A SINGLE STOREY REAR EXTENSION FOR DENTAL SURGERY	1
2017/1383	LAND REAR OF 19/21 WOODHAM WAYE	Canalside	ERECTION OF A DETACHED DWELLING	1
2017/0987	COMMON ROOM, 61-83 FRENCHS WELLS	Goldsworth Park	CHANGE OF USE FROM A SHELTERED HOUSING COMMON ROOM TO A ONE BEDROOM, WHEELCHAIR ACCESSIBLE FLAT	1
2016/1366	40 HIGHCLERE GARDENS	Knaphill	CONSTRUCTION OF A 2 BED 2 STOREY TERRACED DWELLING AND AMENITY SPACE	1

Planning Reference	Address	Ward	Description	Net increase in dwellings
2017/0554	3 ANCHOR CRESCENT	Knaphill	CERTIFICATE OF PROPOSED LAWFUL DEVELOPMENT FOR CHANGE OF USE OF FIRST FLOOR FROM A1 CLASS TO C3 CLASS FOR A ONE BEDROOM FLAT	1
2017/0984	BROADWAY HOUSE, FLAT 21 ANCHOR CRESCENT	Knaphill	COU FROM A SHELTERED HOUSING GUEST FLAT (C2) TO A STUDIO (C3A). NO MATERIAL CHANGE TO ELEVATIONS.	1
2017/0986	COMMON ROOM FOR FLATS 53-75 COBBETTS CLOSE	Knaphill	CHANGE OF USE FROM A SHELTERED HOUSING COMMON ROOM (USE CLASS C2A) TO ONE BEDROOM FLAT (USE CLASS C3)	1
2016/1087	75A WALTON ROAD	Canalside	ADDITION AT FIRST FLOOR AND CONSTRUCT REAR FACING DORMER WINDOWS TO CREATE AN ADDITIONAL SELF CONTAINED FLAT WITH CYCLE PARKING AND BIN STORE	1
2016/1419	LAND EAST OF NO 14 WOODHAM WAYE	Canalside	ERECTION OF DETACHED 5 BED DWELLING FOLLOWING DEMO OF EXISTING GARAGE	1
2017/0520	PINE TREE COTTAGE, PEMBROKE ROAD	Mount Hermon	ERECTION OF NEW DWELLING IN CURTILAGE OF PINE TREE COTTAGE	1
2017/0944	TOR HOUSE, MAYBURY HILL	Mount Hermon	ERECTION OF 2NO 5 BED DETACHED DWELLINGS FOLLOWING DEMO OF EXISTING DWELLING	1
2017/0359	ENZO'S BAR, 11 GUILDFORD ROAD	Mount Hermon	COU FROM A1 TO A1/A2/A3, 1x1 FLAT AT FIRST FLOOR AND 1X3 BED FLAT AT 2ND AND 3RD FLOORS	1
2017/0356	LAND TO THE REAR OF 36 EAST HILL	Pyrford	ERECTION OF ONE BED BUNGALOW ON LAND REAR OF 36 EAST HILL	1
2017/0695	9 REGENCY DRIVE	Pyrford	ERECTION OF A NEW DWELLING WITHIN THE CURTILAGE OF 9 REGENCY DRIVE	1
2013/1265	TAMARISK, GOLF CLUB ROAD	Heathlands	DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF TWO DETACHED DWELLINGS	1
2017/0718	WHEELSGATE, WYCH HILL WAY	Heathlands	ERECTION OF A TWO STOREY DETACHED DWELLING (4xBED) ON LAND ADJACENT TO WHEELGATE, FOLLOWING PART-DEMOLITION OF WHEELSGATE. EXTENSIONS TO WHEELSGATE.	1
2017/1075	APPLE TREES PLACE, ST JOHNS ROAD	Heathlands	FIRST FLOOR EXTENSION TO CREATE 1 NEW STUDIO FLAT	1

Planning Reference	Address	Ward	Description	Net increase in dwellings
2017/0308	LAND ADJACENT TO CROFT COTTAGE, OLD WOKING ROAD	Pyrford	ERECTION OF A DETACHED 4 BED DWELLING ON LAND ADJ TO CROFT COTTAGE FOLLOWING DEMO OF DETACHED GARAGE	1
2014/0922	GARAGES R/O 38-44 EDEN GROVE ROAD	Byfleet And West Byfleet	ERECTION OF 2 SEMI-DETACHED HOMES	2
2017/0404	12 CHERTSEY ROAD	Canalside	EXTENSION TO CREATE 1NO 2BED AND 2NO STUDIO FLATS	2
2017/0566	LAND AT MARTINDALE ROAD	Goldsworth Park	ERECTION OF 2 X TWO BED SEMIS	2
2017/0001	1 HAWTHORN ROAD	Heathlands	CREATION OF A PAIR OF SEMI-DETACHED 3 BEDROOMED PROPERTIES ON LAND ADJACENT TO 1 HAWTHORN ROAD	2
2017/0576	155 AND 156 MAYBURY ROAD	Canalside	PRIOR APPROVAL FOR PROPOSED COU OF PART OF RETAIL UNITS (USE CLASS A1/A2) TO 2NO. 1 BED DWELLING (C3)	2
2017/0438	37A ST JOHNS ROAD	St Johns	COU FROM 4 PERSON HMO (C4) TO TWO 2 BED FLATS	2
2017/0486	SPOTS DRY CLEANERS, 112 HERMITAGE ROAD	St Johns	ERECTION OF TWO STOREY BUILDING PROVIDING 2NO. 1 BED RESIDENTIAL UNITS	2
2016/1019	11 AND 15 OLD WOKING ROAD	Byfleet And West Byfleet	FORMATION OF 2NO. 1 BEDROOM SELF-CONTAINED FLATS THROUGH RECONFIGURATION OF THE ROOF TO THE REAR	2
2017/0582	ALBION HOUSE, 7 CHURCH PATH	Canalside	COU AND EXTENSION OF UNIT 1 FROM NIGHTCLUB TO A4, COU OF A1 STORAGE AREA AND SG TO 4 FLATS, COU OF SG TO B1A	3
2017/0460	31 OAK TREE ROAD	Knaphill	ERECTION OF TWO STOREY BUILDING PROVIDING 4NO. RESIDENTIAL UNITS (3NO.1 BED & 1NO. 2 BED) FOLLOWING DEMOLITION OF EXISTING BUILDING	3
2017/1089	1 ROUND BRIDGE FARM COTTAGES, OLD WOKING ROAD	Mount Hermon	LISTED BUILDING CONSENT TO CONVERT FARMHOUSE FROM TWO TO ONE DWELLING AND ERECTION OF FOUR DETACHED DWELLINGS ON SITE	3
2015/1416	1 & 2 PINE VIEW, WYCH HILL	Heathlands	DEMOLISH EXISTING BUILDINGS & ERECTION OF 3 FLATS (2 NO 1 BED AND 1NO 2 BED)	3
2017/0799	NATURAL FLAMES, 17 OYSTER LANE	Byfleet and West	PRIOR APPROVAL FOR COU FROM RETAIL (A1/A2) TO 4 ONE BED DWELLINGS	4

Planning Reference	Address	Ward	Description	Net increase in dwellings
		Byfleet		
2018/0017	SPECTRUM HOUSE, UNITS 1 & 2, 56 GOLDSWORTH RD	Goldsworth Park	PRIOR APPROVAL FOR PROPOSED CHANGE OF USE OF A BUILDING FROM USE CLASS A1 TO USE CLASS C3	4
2017/0139	THE OLD BREW HOUSE, 130-132 HIGH STREET	Hoe Valley	COU BUILDING AND THE EREC OF 3 STOREY REAR EXT A1 TO C3	4
2015/0908	MARSHALL PARADE, COLDHARBOUR RD	Pyrford	EXTENSION TO EXISTING BUILDING ADDITION OF RETAIL FLOORSPACE AND FOUR RESIDENTIAL UNITS ABOVE	4
2015/0379	GARAGES R/O 19-21 HAWTHORN RD	Heathlands	DEMO OF EXISTING GARAGES AND EREC OF 5NO 4 BEDROOM HOUSES IN TWO BLOCKS OF 2 AND 3 HOUSES RESPECTIVELY	5
2017/0774	EDBROOKE HOUSE, 11-13 ST JOHNS ROAD	St Johns	PRIOR APPROVAL FOR PROPOSED COU OF OFFICES (B1) TO DWELLINGS (C3) TO CREATE 5NO. APARTMENTS	5
2016/0990	GLOBE HOUSE, LAVENDER PARK ROAD	Byfleet And West Byfleet	EXTENSION OF EXISTING GLOBE HOUSE CREATE 7 SELF-CONTAINED FLATS 4 STUDIO AND 3 1 BED	7
2015/1217	CENTRAL RESERVATION, RYDENS WAY PHASE 2	Hoe Valley	ERECTION OF 11 3XBED HOUSES, PARKING AND OPEN SPACE ENHANCEMENTS	11
2017/0891	121 CHERTSEY ROAD	Canalside	PRIOR NOTIFICATION FOR COU FROM OFFICES TO DWELLINGS - 17 STUDIO FLATS	17
2017/0820	MCDONALDS, 11-17 CHERTSEY ROAD	Canalside	PRIOR APPROVAL FOR CHANGE OF USE FROM B1 OFFICES TO 19NO. C3 APARTMENTS	19
2017/0545	GROSVENOR COURT, HIPLEY STREET	Hoe Valley	PRIOR NOTIFICATION FOR COU FROM B1A OFFICES TO DWELLING C3 FOR 19 FLATS (12 X 1BED, 7 X 2BED)	19
2017/0153	IAN ALLAN MOTORS, 63-65 HIGH STREET	Hoe Valley	DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 2 BUILDINGS AND 1 TWO STOREY TERRACE TO PROVIDE 24 RESIDENTIAL UNITS,WITH CAR PARKING AND LANDSCAPING	24
2017/0800	111 CHERTSEY ROAD	Canalside	CHANGE OF USE FROM OFFICES (B1A) TO DWELLINGS (C3) TO PROVIDE 27NO. APARTMENTS	27

Planning Reference	Address	Ward	Description	Net increase in dwellings
2017/1000	SPECTRUM HOUSE, 56 GOLDSWORTH ROAD	Canalside	PRIOR NOTIFICATION FOR COU FROM B1A TO C3 FOR 29 FLATS	29
2016/1192	COLBOURNE GARAGES, 74,76 MAYBURY ROAD	Canalside	ERECTION OF 38, 1 AND 2 BEDROOM APARTMENTS WITH BASEMENT PARKING	38
2017/0644	ST DUNSTANS CHURCH AND OWEN HOUSE, WHITE ROSE LANE	Mount Hermon	ERECTION OF A SEVEN TO THIRTEEN STOREY BUILDING COMPRISING 147X SELF-CONTAINED FLATS AND 493 SQM OF COMMERCIAL FLOORSPEACE IN FLEXIBLE A1, A3, D2 USE	147
2016/1003	BROADOAKS, PARVIS ROAD	Byfleet And West Byfleet	COU B1 TO D1 (SCHOOL), PLAYING FIELDS, CONVERSION OF EXISTING BUILDINGS TO DWELLINGS AND 147 NEW DWELLINGS	155
2017/0128	LAND TO THE NORTH OF OLD WOKING ROAD AND EAST OF STATION APPROACH ('SHEER HOUSE SITE')	Byfleet And West Byfleet	OUTLINE PLANNING APPLICATION FOR DEMOLITION OF ALL BUILDINGS ON SITE AND RETAIL AND LEISURE LED MIXED USE REDEVELOPMENT	208-255; Illustrative figure of 208
			<b>Total</b>	<b>777</b>