

WBC/45 - Response to Inspector's Note ID/14 regarding the proposed Town Centre boundary

The Inspector's request

As part of Hearing 5, the Council undertook to consider further the delineation of the town centre boundary with regard to submissions made in relation to Oriental Road et al. Has this been undertaken and what were the Council's conclusions please?

The Council's response

The Council having reconsidered all the relevant information with respect to the location of the Town Centre boundary in the vicinity of Oriental Road do not propose any modifications to the boundary for the following reasons:

1. The Core Strategy proposes a significant level of growth in town centre uses over the period to 2027. All the land contained within the town centre in this area falls within a short walking distance of the station and is very sustainable.
2. The boundary was drawn to encompass key development sites including land currently in use for station car parking and a postal sorting office. Discussions have taken place between land owners and the Local Planning Authority to discuss the potential for redevelopment of sites in this vicinity and it is considered that these sites are developable and deliverable in the period to 2027.
3. The boundary follows that of option 2 in the Roger Tym and Partners Town, District and Local Centres Study which adopts the 1999 town centre boundary. The report proposed the option 2 boundary as it recognised that the delivery of significant growth in Woking Town Centre, identified over the plan period, could be hindered by the significant constraints identified within the smaller option 1 area.
4. The proposed boundary follows Oriental Road and Heathside Crescent. These roads form a natural delineation between the surrounding residential area and the more mixed town centre landscape.