

Make sure you have your say



Woking Local Development Framework

Core Strategy

Issues and Options Consultation
Autumn 2009

Woking 2026 – Planning the future of our Borough

Core Strategy Issues and Options Consultation

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Introduction to Woking 2026



- 1.1 Woking Borough Council is currently working on a new planning policy framework to guide future development (including houses, offices and shops) in the Borough from now until 2026. This is called the Local Development Framework (LDF), and it will replace the Woking Borough Local Plan.
- 1.2 We are keen to hear your views on the key issues that will affect the planning of future development in the Borough through this 'Issues and Options' consultation. Planning affects many aspects of our lives – from where we can live, to where we can work and to where and how we spend our leisure time. So it is important that we get it right.
- 1.3 The LDF deals with spatial issues – those issues that involve land and buildings and how people use and access them. That means it deals with where jobs are created, where we can shop, where houses are built and with the attractiveness of public space. It cannot deal with non-spatial issues such as the length of hospital waiting lists or arrangements for refuse collection.
- 1.4 Sustainable development is the core principle underpinning the planning system. This means meeting the needs of the present without compromising the ability of future generations to meet theirs. There will be significant changes in Woking over the next 15 - 20 years, with economic growth and changes in the make up of the local population, bringing about the need for new housing and infrastructure. The LDF will balance the environmental, economic and social needs for land and buildings that arise from future growth and development needs. It is important that we plan for the new development that is required now, as well as ensuring that we protect the environment for future generations. We need to plan for this change rather than just letting this change happen.
- 1.5 Some planning rules are already set nationally and regionally, but the LDF must also reflect the views of the local community – those who live, work and play in Woking, and that is why we want to hear from you. The purpose of this document is to get your views on the key issues affecting future development and land use. The list of issues is not meant to be exhaustive, but represents what the Council considers to be the most important issues in the Borough that the LDF should address.
- 1.6 Central to addressing the key issues will be a document called the **Core Strategy**. This is the document that the Borough Council produces that provides strategic policies to guide decisions about the future use of land to 2026. Planning applications will be determined against these policies and they will ensure that development does not harm protected wildlife, provides safe access roads and is well designed, for example. The Core Strategy is the starting point for determining any planning application. It is considered at an **Examination** by an independent Inspector before it is adopted by the Council.
- 1.7 Specific sites for development are not generally allocated in the Core Strategy unless they are considered to be of strategic importance to its delivery. Following the adoption of the Core Strategy, a Site Allocations document will be produced. This will specify exactly where new development will take place in accordance with the policies set out in the Core Strategy. The Council will also produce a number of other documents called Supplementary Planning Documents which will provide detail about how the Core Strategy policies on issues such as affordable housing and parking standards will be implemented in practice.
- 1.8 The responses we receive from this Issues and Options Consultation will have an influence on the content of the Core Strategy and where development will take place in the future.

Glossary

Core Strategy: sets out the long-term vision for area and the main strategic policies and proposals to deliver that vision.

Examination: formal examination of local development framework (LDF) documents by an independent inspector appointed by the Secretary of State.


Local Plan 1999: existing planning policy document for Woking Borough. All planning applications are determined against policies in this document along with national/regional guidance.



How to use this document

1.9 This document is comprised of the following elements:

- 1) a description of the Borough, or 'spatial portrait'
- 2) an explanation of the draft spatial vision and objectives for the LDF
- 3) a description of the key issues (based on the spatial portrait, vision and objectives) to be addressed through the LDF.

The document is accompanied by a **questionnaire** that outlines the options that are available to address those issues. A question mark  is used to indicate when you need to turn to the questionnaire.

1.10 Spatial planning, which is how we look at the physical relationship between uses when planning development, is a complex subject. Consequently, depending on your level of interest, you may wish to read and respond to all or just some of the questions.

1.11 We have tried to present this information in a clear and concise way, without leaving out any of the detail that will help you to make informed decisions. However, there may be some chapters that are more technically worded than others. We have included a **glossary of key terms** to help you. Some key terms are included on the page where they are first mentioned but the complete list is included on pages 41 to 43 of this document (Appendix 2). If there are any areas of this document that you are having difficulty understanding, or if you would simply like to discuss the matter in more detail, then please feel free to give one of our team a call on **01483 743871**.

How to get involved and have your say

1.12 It is important that you are involved in the preparation of the Core Strategy. If you have views on any part of this document, now is the time to tell us.

1.13 Accompanying this document is a questionnaire that we would like you to complete. This questionnaire is also available online at: www.woking.gov.uk

1.14 Please be aware that the whole questionnaire will take around 30 minutes to complete. Each individual section will take between three and five minutes to complete, so you may want to set aside some time to read this document and answer the questions.

1.15 You may also want to send additional comments to us in writing. Please address any comments to:

**Planning Policy Team,
Woking Borough Council,
Civic Offices, Gloucester Square,
Woking, Surrey, GU21 6YL**

1.16 This consultation runs from Monday 26 October 2009 and closes at **5pm on Monday 7 December 2009**. Questionnaires and comments received after this consultation period cannot be taken into account. Please be aware that we are unable to accept anonymous or confidential responses. All completed questionnaires will be entered into a prize draw to win £50 of shopping vouchers.



What happens next?

- 1.17** At the end of the six-week consultation period in December, all of the responses will be analysed. We will compile the results of the consultation in a report which will be made available on our website (www.woking.gov.uk) early in 2010.
- 1.18** Out of all the potential options under the different key issues, decisions will be made on which are the best options. We will then consult widely on these “preferred options”, including draft policies, in the spring of next year (2010). After that, the decision will have to be made as to the final policy position and this will then be submitted to the Government for their consideration at a special public inquiry called an Examination.
- 1.19** We regularly produce a newsletter to provide updates on our progress on the LDF. This newsletter is sent to all those people who have been involved in our consultations and who have requested to be kept informed. We also keep our website up-to-date with the latest information.

The timetable

- 1.20** The next stages in the preparation of the Core Strategy are shown below.

Preferred Options Consultation	March-April 2010
Publication of the Core Strategy and consultation	October-November 2010
Submit to the Secretary of State	January 2011
Estimated date of Independent Examination	May 2011
Estimated date of Adoption	January 2012

Sustainability Appraisal

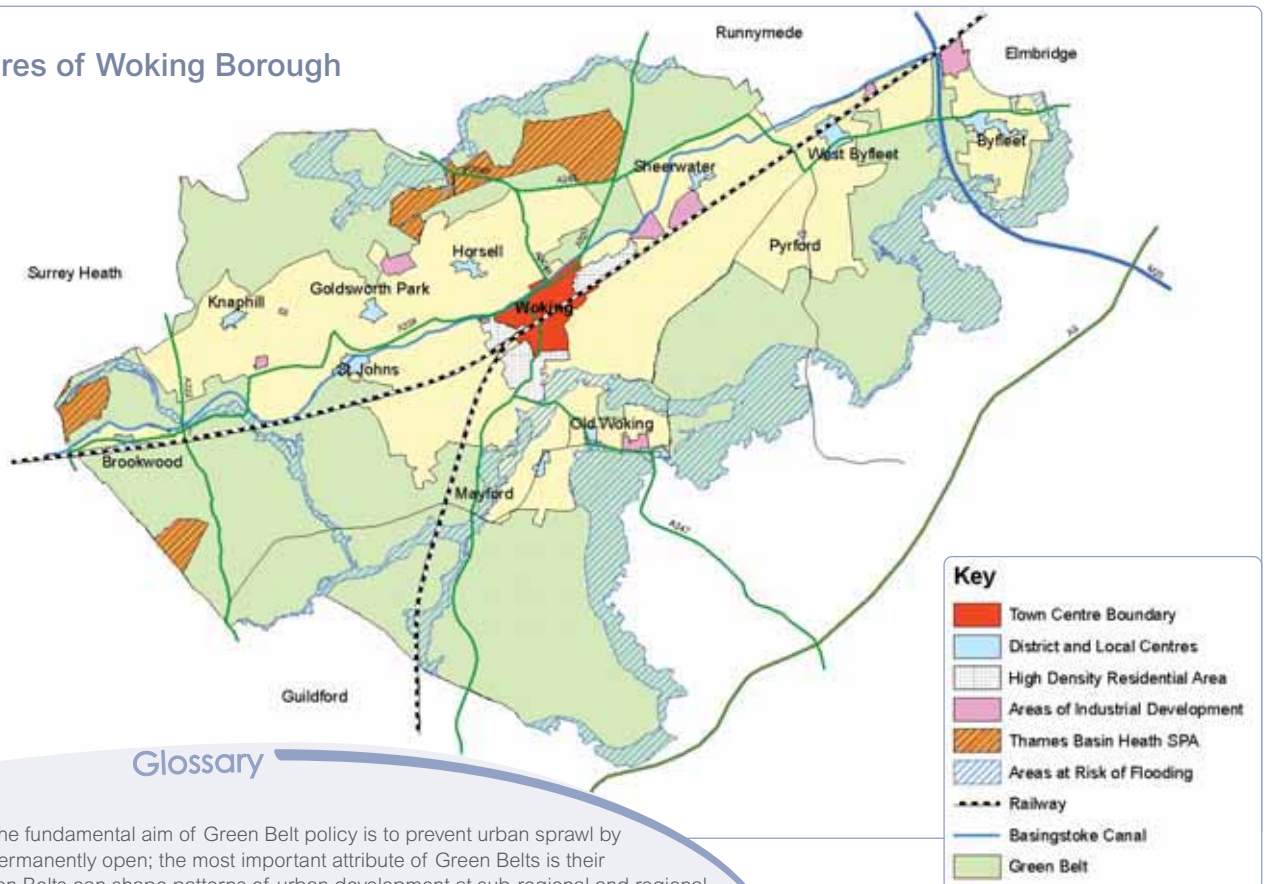
- 1.21** Sustainability Appraisal (SA) is a process involving the identification, consideration and reporting of the likely impacts of planning proposals on social, environmental and economic interests. The findings of the Sustainability Appraisal are used to inform the production of the Core Strategy in order to promote the most sustainable patterns of development, avoiding harm to social, environmental and economic interests and maximising potential benefits.
- 1.22** The Community Strategy and LDF objectives presented in this document have been assessed through the Sustainability Appraisal process. The findings of the Sustainability Appraisal are documented in the Initial SA Report which accompanies this document and is available for consultation for the same period. This document can be found on the Council’s website at www.woking.gov.uk/ldf



Description of the Borough

- 2.1** We have undertaken a significant amount of research in order to inform the documents that will comprise the LDF. This section describes the Borough's key features, constraints and opportunities relating to future development and provides the context for the issues and options presented later in this consultation document.
- 2.2** The Borough of Woking is located in north-west Surrey, about 25 miles (40 km) from London. Woking is the main town. The vast majority of the population lives in the main built-up part of the Borough which extends from Byfleet in the east, to West Byfleet, Sheerwater, Woking itself, Horsell, Goldsworth Park, St. Johns and Knaphill in the west, and to Kingfield and Old Woking in the south. A few small villages, including Brookwood and Mayford, lie just outside the main built-up area.
- 2.3** The remaining 60% of the Borough is **Green Belt**. This area contains extensive heathland, of which the most significant areas, Horsell Common, Sheets Heath and Brookwood Heath, are designated as part of the Thames Basin Heaths **Special Protection Area**. Two other heaths and the Basingstoke Canal are designated as Sites of Special Scientific Interest. Little Green Belt land is in active agricultural use. The main uses of open land are public open spaces, commercial nurseries and horse grazing, with some limited livestock and arable farming. There is a significant amount of low density residential property, and some industrial premises, in the Green Belt. The Borough lies on the north bank of the River Wey, with water meadows and flat, relatively fertile land by the river, which are attractive local features. The land alongside the Wey and Hoe Stream is prone to flood.
- 2.4** The map below provides an illustration of the main constraints and opportunities relating to future development in Woking.

Key features of Woking Borough



Glossary

Green Belt: the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the most important attribute of Green Belts is their openness. Green Belts can shape patterns of urban development at sub-regional and regional scale, and help to ensure that development occurs in locations allocated in development plans. They help to protect the countryside, be it in agricultural, forestry or other use. They can assist in moving towards more sustainable patterns of urban development (Paragraph 1.4, PPG2: Green Belts).

Special Protection Areas (SPA): areas which are home to significant numbers of wild birds and their habitats. SPAs are classified under European law.



Woking at a glance



Population 92,200 in 2008 (Office for National Statistics, mid-year estimates)

Area 6,400 hectares

Open land 3,840 hectares (60%) Green Belt

Population density 14.4 people per hectare

- Key demographics**
- 19.2% aged 14 or under, 66.1% aged between 15 and 64, 14.7% aged 65 or over (2001 Census)
 - 48.8% male, 51.2% female (2001 Census)
 - 8.7% ethnic minority population – largest BME group live in Maybury and Sheerwater (34% BME) (2001 Census)
 - 85% households have access to a vehicle (2001 Census)

Population forecast Woking's resident population is predicted to rise to 94,488 by 2026 (County Council projections)

Deprivation Top 10% of local authority areas in the country for low levels of deprivation. Small pockets of relative deprivation exist in Dartmouth Avenue, Sheerwater (within the 14% most deprived areas nationally), and Lakeview, Goldsworth Park (within the 28% most deprived areas nationally) (Communities and Local Government, 2007)

Number of homes 38,500 (2009, Woking Borough Council)


Household size 2.41 people per household (2001 Census) which is set to decrease to 2.11 by 2026 (County Council projections)

Mix of housing stock 29% detached, 21.7% semi-detached, 19.7% flats, 20.8% terraced, 8.8% other (2007 Woking Borough Council household survey)

Tenure mix 77.7% owner occupied, 9.4% private rented, 12.2% social housing, 0.8% other (2007 Woking Borough Council Household Survey)



Woking at a glance

Average house price	One-bed flat £149,125. Four-bed house £538,564 (Woking Borough Council, 2007)	
Housing allocation	Provision of additional 292 dwellings per year to 2026	
Total no. of jobs	Total number of employees was 45,822 in 2007 (Nomis, 2009)	
Residents in employment	Economically active population of around 47,700, a rate of 81.7% (Office for National Statistics, 2007)	
Total unemployment	Unemployment rate of 3.7%, 1.1% claiming Job Seekers' Allowance (Office for National Statistics, 2007)	
Average income	Average (median) household income is £36,342 (Woking Borough Council, 2007)	
Industry	4,618 businesses in Woking in 2007 (Nomis, 2009). The banking, finance and insurance sector has the highest proportion of firms	
Occupation	In 2007, 35% employees were employed in banking and insurance; 20% in distribution, hotels and restaurants; and 17% in public services (Nomis, 2009)	
Education and skills	66% of pupils achieved five or more GCSEs at grades A*-C in 2006/7 (Local Knowledge, 2008)	
Travel to work	Around 5,250 more people commute out of Woking to work than travel into the Borough for work (2001 Census)	
Floorspace	760,000m ² commercial and industrial floorspace (Communities and Local Government, 2008). Average vacancy rates approximately 20% (Woking Borough Council, 2009)	
Historic environment	24 Conservation Areas. Four Grade I, ten Grade II* and 165 Grade II statutory Listed Buildings. 330 Local Listed Buildings, five scheduled ancient monuments. Three Gardens of Historic Interest.	
Natural environment	190 hectares of land is Thames Basin Special Protection Area (SPA). 26 hectares of land is designated Special Area of Conservation (SAC). Six Sites of Special Scientific Interest (SSSI), two Local Nature Reserves (LNR) and 37 Sites of Nature Conservation Importance (SNCI). There are four waterways in Woking: River Bourne, River Wey, Hoe Stream, Basingstoke Canal.	

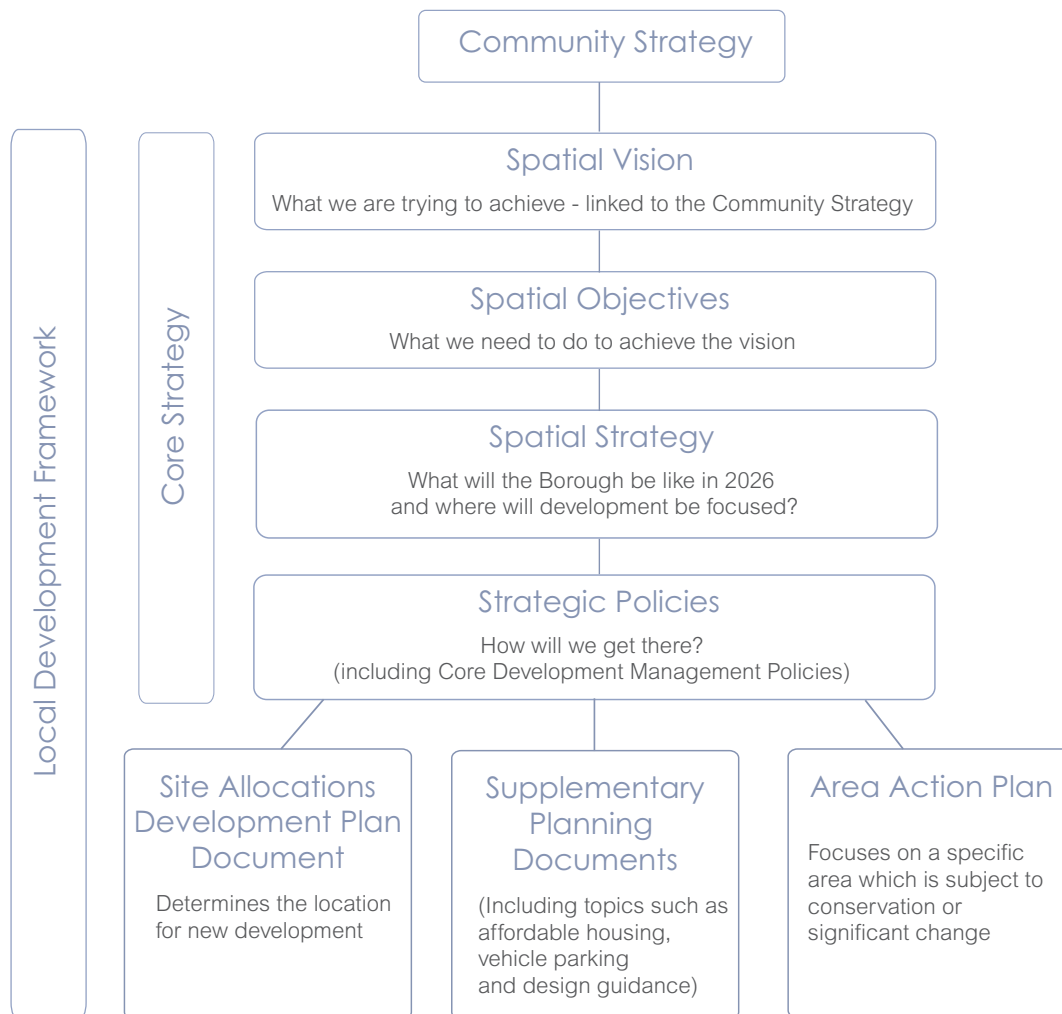


Community Strategy and Local Development Framework



- 3.1 As set out in the diagram below, the **Community Strategy** informs the LDF and acts as an umbrella for all other strategies prepared for the local area, such as the Housing Strategy and the Climate Change Strategy. The documents that comprise the LDF, and particularly the Core Strategy, set out how the Council will seek to achieve the community aims set out in the Community Strategy through the planning system.
- 3.2 The Core Strategy is the first Local Development Framework document that we must produce.
- 3.3 The Core Strategy must include an overall vision for the area (which is in line with that set out in the Community Strategy), a set of strategic objectives which focus on the key issues to be addressed, and a delivery strategy for achieving those objectives.

Elements of the Local Development Framework



Glossary

Community Strategy: our long-term vision for improving the quality of people's lives, with the aim of improving the economic, social and environmental well-being of the Borough.



Woking's Community Strategy

3.4 Woking's Community Strategy sets out a long-term vision for the Borough and contains a set of goals and actions which the **Woking Partnership**, in representing the residential, business, statutory and voluntary interests of the area, wish to promote in order to support a sustainable community and improve quality of life for residents. Following significant public consultation, our Community Strategy sets out a number of aims under six broad themes.

- 1) A strong community spirit with a clear sense of belonging and responsibility.
- 2) A clean, healthy and safe environment.
- 3) A transport system that is linked and accessible, recognising Woking's potential as a transport hub.
- 4) Access to decent affordable housing for local people and key workers.
- 5) A community which values personal health and well-being.
- 6) Provide opportunities and encourage people to participate in learning throughout their lives so they progress and reach their full potential.

Please see Appendix 3 for more detail on these themes (page 44).

3.5 Our Community Strategy was last updated in 2005 and we would like to take this opportunity, while we are consulting widely with the public, to ensure that the priorities set out in the Community Strategy remain representative of community aspirations.

? Which of the themes is the most important to you? Are there any key aims for the community not covered by these six themes? Please refer to questions 1 to 3 in the questionnaire.

Glossary

Woking Partnership: represents the residential, business, statutory and voluntary interests of the area. Members include the Primary Care Trust, Surrey Police, Surrey County Council, Woking Borough Council, Woking Chamber of Commerce, Woking Association of Voluntary Service, Community Learning Partnership, and the People of Faith Forum.



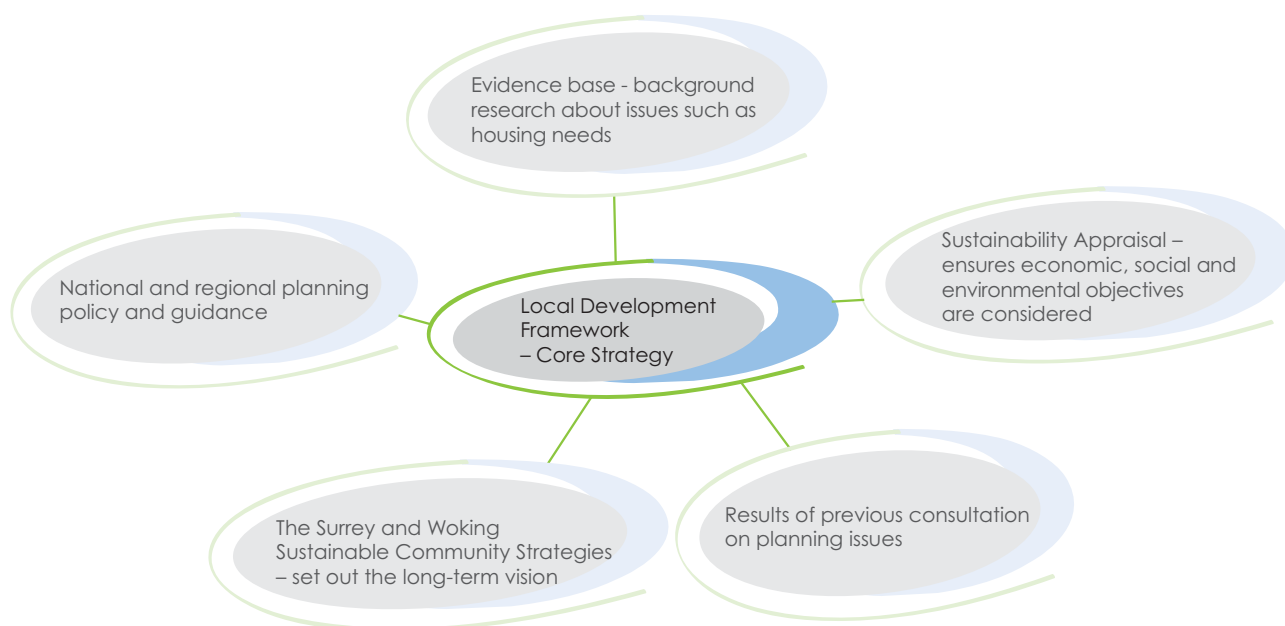
Woking's Core Strategy



How it all fits together

3.6 We are not starting with a blank sheet of paper. The key issues presented in this document are based on a number of factors including national and regional policy guidance as well as the priorities that have been agreed for Woking through the Community Strategy. The diagram below shows the key influences on the Core Strategy.

Key influences on the Core Strategy



The bigger picture

3.7 In preparing the Core Strategy and other documents that comprise the LDF, we must follow policy and guidance set at the national, regional and county level. For example, we must comply with the Government's national **Planning Policy Statements** and conform with the **South East Plan** which sets out the planning policies for the region to 2026.

Glossary

Planning Policy Guidance Notes (PPG) and Planning Policy Statement (PPS):

PPGs and PPSs are prepared by Central Government (after public consultation) to explain statutory provisions and provide guidance to local authorities and others on planning policy and the operation of the planning system. They also explain the relationship between planning policies and other policies which have an important bearing on issues of development and land use. Local authorities must take their contents into account in preparing their development plans. The guidance may also be relevant to decisions on individual planning applications and appeals.

South East Plan: the South East Plan is the title given to the Regional Spatial Strategy for the South East to cover the period to 2026. It was published on 6 May 2009.



Woking's Core Strategy

3.8 When reading this paper, please bear in mind that the policy decisions made at Government and regional levels limit the number of options available to the Council to some extent. Woking's Core Strategy therefore needs to be flexible and adapt to any emerging policies at the national and regional levels. We have to take what national and regional policy says into account. For example, reducing the need to travel by car is a key principle of the planning system and must be an objective of all planning decisions.

Government policy must not be repeated in Woking's plans. Our plan must be about addressing the key issues that are specific to Woking. Similarly, the Borough's housing requirement is set at the regional level and we must decide through the Core Strategy exactly how that new housing will be delivered.

Our plan must be about addressing the key issues that are specific to Woking.

The story so far

3.9 The requirement to prepare an LDF was introduced by the Government in September 2004. In response, the Council prepared a Core Strategy and submitted it to the Government for Examination by an independent Inspector in October 2006.

3.10 Following submission of the Core Strategy, the Government published new national planning policy statements on housing and flood risk which meant that the Core Strategy had to be re-worked and we therefore withdrew the document from the Examination process. There are a number of advantages to having withdrawn the previous Core Strategy. We have had the opportunity to step back and analyse the comments received from the public and other key stakeholders. In addition, we have been able to undertake the work that was required as a result of the publication of the new national policies and also to take into account the requirements of the South East Plan which was published by the Government in May 2009.



The vision for Woking

- 3.11** Following significant consultation on the first Core Strategy, the Council approved a 'spatial vision' for the Borough which reflects the aims of the Community Strategy.

Woking is a sustainable, prosperous, attractive and inclusive community in an economically buoyant growing region. Woking will continue to grow, as a result of its popularity as a place to live and work. The growth is managed, improves quality of life locally, and uses resources sustainably.

- 3.12** Eleven spatial objectives were also agreed through the previous Core Strategy.

The key objectives to achieve the vision are as follows.

- 1) Woking Town Centre as a growing hub for the area. A vibrant, high density, high quality environment in which to live, work, access major shops and services and enjoy leisure time.
- 2) Attractive Local Centres throughout the Borough providing convenient access to everyday shops and services, local community facilities, parks and open spaces.
- 3) Homes to suit all needs and pockets. Enough new homes are built to meet Government targets, in a range of sizes and types to meet different needs. New developments are built at densities that make the best use of land in the urban area - but respect the context of Woking's leafy character. A significant proportion of new homes, for sale or rent, are priced to suit young families and those on lower incomes.
- 4) A green Borough where the countryside is never far away. Open Green Belt land is not built on unless there is no other way to deliver key priorities. Green space and wooded areas are a feature of all parts of the Borough. Plenty of open space and countryside is accessible to the public and rich in wildlife. Biodiversity and the quality of the natural environment is protected and enhanced.
- 5) A busy, buoyant economy with good quality offices, business parks and industrial areas, which meet the needs of modern business. These are mainly in major business and industrial areas, Woking Town Centre and Local Centres.
- 6) A Borough which leads the way on high quality sustainable development and addresses climate change. Much more use is made of renewable energy. New buildings are more energy and water efficient. As a result, the use of non-renewable energy is reduced. Waste is dealt with in a sustainable, environmentally friendly way.
- 7) A high quality environment. The quality of air and water is maintained and improved. The impact of noise and light is managed effectively.
- 8) Buildings and public spaces of which we can be proud. Attractive buildings, in a range of styles, with public spaces where people feel safe and want to spend time.
- 9) Provision of key services keeps pace as the Borough's population grows. This includes schools, healthcare, water supply, drainage and flood alleviation, leisure and community centres.
- 10) A transport system that enables people to get to jobs, services and other places they wish to visit safely, in a reasonable and consistent journey time. Walking and cycling to the town centre, district and local centres, schools and other facilities are safe and convenient. Most people who live further away from Woking Town Centre can get to it by good, frequent public transport. Onward journeys to major destinations can be made by train. Using a car is a choice not a necessity.
- 11) A Borough where the whole community has the opportunity to share in the general prosperity and high quality of life. The Borough is made up of stable mixed communities with decent affordable housing. Everyone has good access to facilities, particularly the elderly, young people and those without access to a car.

- ?** Are the vision and objectives still a reflection of community aspirations? If you would like to respond to questions about this section, please go to the questionnaire and answer questions 4 to 7.



Issues and Options

3.13 The priorities set out in the Community Strategy, the spatial vision and objectives, and the assessment of the key characteristics of the Borough (as set out in Section 2 of this document) set the context for the key issues that need to be addressed through the Core Strategy. The issues are presented under the following categories:

- housing
- green infrastructure and the environment
- economy
- climate change
- buildings and public spaces
- infrastructure and services
- transport and accessibility.

3.14 The Core Strategy must represent the most appropriate strategy when considered against all reasonable alternatives. In the remainder of this document, we therefore explore the key issues and suggest the options that are available to the Council to address those issues. In some cases, because of existing national and regional policy and local aspirations, the number of strategic options is limited. In these instances, we present you with suggested **approaches** for your consideration rather than explicit **options**. We must also not repeat what is already stated in national and regional policy.

? Are there any key issues that we have not covered in this report that you think we should address through the Core Strategy? Please refer to question 8 in the questionnaire.



4.1 It is important that we ensure that sufficient new homes of the right type, size and tenure are built in the Borough to meet local need and demand. According to the **Strategic Housing Market Assessment** 2008, it is estimated that there is a need for 499 new affordable homes in the Borough every year. Around 60% of the **need** for **affordable housing** is for **social rented housing** (mainly three bedroom units) and 40% for **intermediate housing** (where there are shortages of one, two and three bedroom homes). There is estimated to be **demand** for an additional 594 homes per year to be provided over the next few years. Just over half is demanded in the market sector with significant demand for intermediate housing. The majority of the shortfall in the market sector is for three bedroom homes although there are notable shortages for all other sizes of accommodation.



Why do we need more homes?

4.2 The need for new housing arises from a number of factors. In line with the national trend, people are living longer, marrying later and divorcing more frequently than in previous generations. Average household sizes are therefore decreasing. The increasing number of elderly people has implications for the number of houses needed and also for the type and **tenure** of housing required. In addition, the housing allocation for Woking takes into account the number of people wishing to move into the Borough from elsewhere. The positive contribution that new housing can make to an area in terms of its regenerative effect is often forgotten. New affordable housing is essential for providing homes for key workers and young people who would otherwise not be able to live, and possibly work, in the Borough.



Glossary

Affordable housing: includes social rented and intermediate housing, provided to eligible households whose needs are not met by the market. It should be provided at a cost low enough for them to afford, determined with regard to local incomes and local house prices.

Intermediate housing: housing at prices and rents above those of social rent, but below market price or rents. These can include shared equity products (eg HomeBuy), other low cost homes for sale and intermediate rent.

Social rented housing: rented housing owned and managed by local authorities and registered social landlords (which include housing associations). This type of housing is usually the lowest cost.

Strategic Housing Market Assessment: part of the LDF evidence base. It looks at need and demand for housing across Woking, Guildford and Waverley boroughs.

Tenure: refers to the financial arrangements under which someone has the right to live in a house or apartment. The most common forms are owner occupancy, private-rental (in which rent is paid to a landlord) or social-rented (in which rent is paid to a local authority or housing association).



What are the key housing issues?

How many new homes?

- 4.3** Woking is required by the Government to provide an average of 292 new dwellings every year to 2026. As described on page 15, this is lower than the estimated need which is for an additional 499 new affordable homes every year.
- 4.4** In addition to providing additional housing as described above, the Council must also provide accommodation for Gypsies, Travellers and Travelling Showpeople. There are currently 21 authorised Gypsy pitches in the Borough. The allocation for Woking is set at the regional level and is likely to be 10 additional pitches for Gypsies and Travellers and one plot for Travelling Showpeople by 2016. There will then be an additional allocation for the period 2016 – 2026.
- 4.5** In order to meet our strategic housing objective of ensuring that sufficient new homes of the right type, size and tenure are built in the Borough to meet local need and demand, we must first address a number of related issues.
- 4.6** The Council has identified six key issues relating to the delivery of new homes in Woking between now and 2026:
- location of the new housing
 - affordable housing
 - housing size and type
 - Gypsy, Traveller and Travelling Showpeople accommodation
 - housing density
 - older people and other vulnerable groups.
- 4.7** Each of these issues is described below. The options for how these issues may be addressed are outlined in the questionnaire.

Key housing issue 1: Location of the new housing

- 4.8** The South East Plan requires that 5,840 additional dwellings are built in Woking Borough between 2006 and 2026. If the Council does not identify sufficient land to meet the housing requirement, it is possible that the Government could step in to make allocations or that sites would be lost at appeal. There is therefore no option but to plan for the new housing. We do, however, have a choice in where that housing is located within the Borough.
- 4.9** In order to promote sustainable neighbourhoods, new residential development should be well served by local facilities and have good accessibility to a range of services including employment, schools and town centres by sustainable forms of travel. It also needs to take account of environmental constraints such as flood risk.
- 4.10** Research has found that sufficient sites can be identified in the existing urban area to accommodate our housing allocation in terms of absolute numbers. This would be achieved primarily through the development of high density flats, particularly in the Town and **District Centres**. However, we also have evidence that indicates that there is a significant local need and demand for family housing. It would not be possible, or perhaps even desirable, to provide family housing in Town and District Centre locations. If we aim to meet the needs of the population in terms of size, type and tenure, we must consider the possibility of some **greenfield** development, where lower density housing could be delivered.

Glossary

District Centres: comprise groups of shops which contain at least one supermarket or superstore and a range of non retail services such as banks, building societies and restaurants, as well as public facilities such as libraries.

Greenfield: land which has not been previously developed.



4.11 Two areas of land within Woking Borough have already been safeguarded for future housing development through the Local Plan. These sites are at Moor Lane and Brookwood Farm.

4.12 In light of the requirements of the South East Plan, and based on the assessment of local evidence, we are suggesting three options for the location of future homes in Woking Borough.

? Which is your preferred option and why? Please refer to questions 9-11 in the questionnaire.

Key housing issue 2: Housing size and type

4.13 It is important that we provide an appropriate choice and mix of housing across the Borough. Widening housing choice broadens the appeal of an area and assists in meeting the needs of existing residents as well as attracting new residents to the Borough. Ensuring that new housing takes account of local need and existing provision to create neighbourhoods where there is a genuine choice of the right housing to meet local need, both at neighbourhood and Borough wide level, is essential.

4.14 Research has found that the overall need and demand for new homes in the Borough is as follows:

- 19% 1 bed
- 27% 3 bed
- 40% 2 bed
- 14% 4+ bed

? How should we plan to deliver an appropriate mix of new housing through the planning system? Please refer to question 12 in the questionnaire.

Key housing issue 3: Housing densities

4.15 In order to make efficient use of land for housing, we can encourage new residential development to be at appropriate densities. National policy sets an indicative minimum density of 30 dwellings to the hectare with higher densities encouraged on sites in and around town centres and those areas that are well served by public transport and local services.

4.16 In recent years, the density of residential development has significantly increased. Whilst this has helped to make efficient use of land, it has led to growth in some types of housing, particularly apartments. It is therefore important to ensure that a balance is achieved between making efficient use of land and delivering the right type of housing (see Key housing issue 2 above). This also links to the issues of design and impact on climate change. It is important that whatever densities are sought they do not affect the quality of design and layout and also take account of the potential impacts development can have on the environment e.g. through reducing areas of impermeable surface.

? How should we ensure that land is used efficiently? Please refer to question 13 in the questionnaire.



What are the key housing issues?

Key housing issue 4: Affordable densities

- 4.17** The affordability of housing – or the ability for people to get on the property ladder – is a key issue in Woking Borough.
- 4.18** We have identified four main issues relating to the provision of new affordable housing through the planning system.
- What site size thresholds should be set for the provision of affordable housing?
 - What percentage of new housing should be provided as affordable?
 - Mix of tenures – What should the proportion between different types of affordable housing be on sites that meet the site size threshold?
 - Should the Council consider other sources of affordable housing (other than through housing developments)?
- 4.19** In line with national policy, we currently require that schemes for 15 or more new homes must provide an element of affordable housing. Should we seek to reduce this threshold so that more schemes are required to provide affordable homes?
- ?** **What site size thresholds should be set for the provision of affordable housing? Please refer to question 14 in the questionnaire.**
- 4.20** In line with regional policy, we currently require that 40% of new homes on schemes that come forward on sites that can accommodate 15 or more dwellings should be affordable. Should we seek a higher percentage of affordable housing? Should we require higher percentages of affordable housing in specific locations, such as greenfield sites? If so, what should that percentage be?
- ?** **What percentage of new housing should be provided as affordable? Please refer to question 15 in the questionnaire.**
- 4.21** Affordable housing is provided for households whose needs are not met by the market; it includes social rented (housing owned and managed by the Council or a Housing Association) and intermediate housing (housing which costs more than social rented housing but less than market housing). Intermediate housing includes shared ownership housing, which is part-owned by a Housing Association and the occupier, and housing for key workers such as nurses, teachers and the police.
- 4.22** Currently, we require 85% of new affordable housing to be social rented and 15% to be intermediate. Our latest research, however, shows that the need for intermediate housing is higher than this. What should the split between social rented and intermediate housing be?
- ?** **What should the proportion between different types of affordable housing be on sites that meet the site size threshold? Please refer to question 16.**
- 4.23** Currently, only new housing developments of 15 or more dwellings are required to provide affordable housing. Should we require other forms of new development (for example new offices) to make a contribution towards the provision of affordable housing?
- ?** **Should the Council consider other sources of affordable housing (other than through housing developments)? Please refer to question 17 on the questionnaire.**



Key housing issue 5: Gypsies, Travellers and Travelling Showpeople

- 4.24** We are required by national policy to address the specific accommodation needs of Gypsies and Travellers. The precise allocation of additional pitches for Woking is not yet certain, and is dependent on the outcome of a Partial Review of the South East Plan, which is expected some time next year. The allocation for Woking is likely to be an additional 10 pitches for Gypsies and Travellers, and the provision of one pitch for Travelling Showpeople to 2016. There will be an additional requirement to 2026.
- 4.25** There is currently planning consent for seven additional pitches in Brookwood. This leaves a residual requirement for at least three additional pitches which must be provided by 2016, as well as the requirement to provide one pitch for Travelling Showpeople.
- ?** **How should we plan for the accommodation needs of Gypsies and Travellers? Please refer to question 18 on the questionnaire.**

Key housing issue 6: Older people and other vulnerable groups

- 4.26** We must consider the specific needs of older people and other vulnerable groups and set out an approach to deal with demand and the need to provide suitable accommodation.
- 4.27** Following the national trend, the Borough is forecast to see growth in the proportion of older people and older person households. Consideration needs to be given to identifying land specifically to meet their needs and to setting the design standards for new older person housing developments.
- 4.28** The **'Supporting People' programme** is a Government scheme that aims to support people in their own homes so that they can lead more independent lives. In terms of vulnerable groups, the programme covers a number of groups including people who are older, ex-offenders, at risk from domestic violence, homeless, mentally and physically disabled, have alcohol and drug problems, or are young people at risk. The main objective of this programme is to give people the opportunity to improve their quality of life by providing a stable environment which enables greater independence. This includes providing high quality, cost effective, accessible housing and related support services that meet identified need. This is likely to result in the need to develop specific types of accommodation, and address the requirements of wheelchair users, for example.
- ?** **How should we plan for the specific housing needs of the elderly and other vulnerable groups? Should specific criteria be set out in policy? Please refer to questions 19 to 20 on the questionnaire.**



Glossary

'Supporting People' programme: a Government scheme that aims to support people in their own homes so that they can lead more independent lives. In Surrey, the Supporting People Team is employed by Surrey County Council but carries out its responsibilities on behalf of the SP Commissioning Body, which represents all the statutory partners in Surrey: the 11 boroughs and districts councils; Surrey Primary Care Trust and Surrey Probation Area, as well as the County Council.



Green infrastructure and the environment

5.1 Woking contains an extensive and diverse network of open spaces and countryside, which provides a multi-functional green infrastructure network to support quality of life for residents as well as the environment. The functional integrity of this network is of variable quality and is under pressure from the impacts of community use, the need to support economic and housing growth, and helping to tackle the effects of climate change. In order to meet the strategic objectives of a green borough and a high quality environment, we must first address the following issues:

- the Green Belt boundary
- the need to protect and enhance biodiversity
- open space provision and access
- the need to protect areas at risk of flooding.

5.2 Each of these issues is described below. The options for how these issues may be addressed are outlined in the questionnaire.

Key green infrastructure and environment issue 1: Green Belt boundary

5.3 About 60% of Woking Borough is designated as Green Belt. Protection of the Green Belt is not just a passive policy; it also has a series of positive objectives set down in government policy including access to the countryside, securing nature conservation interest and retaining land in agricultural, forestry and related uses. The Core Strategy must set out a broad approach towards meeting the objectives of the Green Belt.

5.4 Protection and retention of the Green Belt is one of the Council's key objectives, as well as being a requirement of national and regional policy. With the exception of defined land uses such as agriculture and essential facilities for outdoor sport and outdoor recreation, there is a presumption against new buildings in the Green Belt.

5.5 The South East Plan states that Woking may need to undertake a selective review of its Green Belt boundary to the south of Woking in order to accommodate growth in the most sustainable locations across the region. In recognition of the need to provide new homes (and in particular affordable homes in Woking as described in the previous section), we may therefore need to consider reviewing our Green Belt boundary. We are currently undertaking a comprehensive study that is looking at the role and function of Green Belt land in Woking.

5.6 This may identify areas of land that do not meet Green Belt objectives and will inform us where, if necessary, land could be released.

? If a Green Belt release is necessary, what should it look like? Please refer to question 21 on the questionnaire.

Key green infrastructure and environment issue 2: Biodiversity

5.7 Woking has a rich biodiversity and a number of nature conservation designations that are protected by European, national, regional and local legislation and policy. The South East Plan provides the basic policy framework for the protection and enhancement of biodiversity.



5.8 Biodiversity depends largely on the green infrastructure network. Development has the potential to increase pressure on this network in terms of competition between different land uses and pollution for example. It is therefore essential that we continue to protect these sensitive areas. There are many ways in which we can work to protect and enhance biodiversity. However, the strategic options are limited. We would therefore like to know to what extent you agree with the approach outlined in the questionnaire.

? To what extent do you agree with the approach to biodiversity? Please refer to question 22 in the questionnaire.

Key green infrastructure and environment issue 3: Open space provision

5.9 The sports and recreation activities made possible by open space facilities underpin people's quality of life and are fundamental in delivering our broader objectives of health and well-being, promoting social inclusion and community cohesion. In general, Woking has a good supply of sport and recreation facilities on open spaces, the majority of which are of medium – good quality.



5.10 The Borough has over 1,600 hectares of land that makes up open space, sport and recreation facilities. Due to the high number of golf courses, just over half of this total is classified as an outdoor sports facility.

5.11 National Playing Field Association (NPFA) standards require a minimum of 2.43ha (6 acres) of outdoor playing space to be provided per 1,000 population. This standard is currently applied to new development in the Borough. Of this 2.43ha required, 1.62ha (4 acres) should be made up of space for outdoor sport and 0.81ha (2 acres) for children's play space.

5.12 We currently allow for a range in the provision of open space (outdoor sport provision can range from 1.6ha to 1.8ha per 1000 people while children's play space can range from 0.6ha to 0.8ha). Table 1 shows that if this standard is applied retrospectively, to assess the requirements of Woking's current population of 92,200 there is a shortfall in current provision.

Table 1: Current provision compared to NPFA standards

	Minimum requirement based on Census update 2008 (ha)	Current provision (ha)	Shortfall (ha)
Outdoor sports facilities			
Lower limit – 1.6ha	147.5	131	16.5
Upper limit – 1.8ha	166.0	131	35.0
Children's play			
Lower limit – 0.6ha	55.3	47.9	7.4
Upper limit – 0.8ha	73.8	47.9	25.9

Source: Office for National Statistics, 2008 Census update

5.13 Our research has found that the Borough's open spaces are very well used and that those people using the open spaces are generally satisfied with their quality. The research recommended that any site of at least medium quality and value will be worth retaining. Where a site was found to be of low quality or value then, either its improvement or possible use as an alternative area of open space should be considered before any alternative uses.



Green infrastructure and the environment

5.14 As there is currently a deficit of open space in the Borough, it is important that all existing open spaces, sport and recreational facilities are protected. It is important that all new developments provide additional open space to mitigate the impact of the additional users of open space in the locality.

? What approach should we take regarding the provision of new or improved open spaces? Should we allow the loss of some poor quality, low value open spaces for alternative uses? Please refer to question 23 on the questionnaire.


Key green infrastructure and environment issue 4: Areas at risk of fluvial flooding

5.15 Flooding is a natural process and can happen at any time in a variety of locations. A number of forms of flooding (e.g. from rivers, ground water or from overwhelmed sewers) present a range of different risks. The speed of inundation and duration can vary greatly. With climate change, the frequency, patterns and severity of flooding are forecast to change and become more damaging. The consequences of flooding depend greatly on land use. Breach of a flood defence in a densely populated urban area could pose a threat to human life as well as to the economy. The same event in a less populated rural area may pose a lower risk.

5.16 Parts of Woking Borough are at risk of flooding from the River Bourne, River Wey and their tributaries, including the Hoe Stream to the south of Woking. Strong policies exist at both the national and regional level which seek to reduce the risk of flooding. We are required by the Government to prepare a **Strategic Flood Risk Assessment (SFRA)** for the Borough which identifies those areas most at risk of flooding and provides guidance on the measures which should be taken in order to reduce flood risk, particularly from new development.

5.17 The Council adopted its SFRA as policy for the purpose of determining planning applications in July 2009. The SFRA will also be used to inform the decisions made about land allocations in the Local Development Framework.

? To what extent do you agree with the approach outlined in the questionnaire to addressing flood risk in the Core Strategy? Please refer to questions 24 and 25 in the questionnaire.



Our research has found that the Borough's open spaces are very well used and that those people using the open spaces are generally satisfied with their quality.

Glossary

Strategic Flood Risk Assessment (SFRA): identifies those areas most at risk of flooding and provides guidance on the measures which should be taken in order to reduce flood risk, particularly from new development.



6.1 Due to its importance as a centre of economic activity, Woking has been identified as a Regional Hub in the South East Plan, making Woking a focus for major retail and employment development in the future. Woking Town Centre has also been designated a Centre for Significant Change, and it is expected to evolve significantly in terms of the range of town centre uses.

6.2 Woking's economy is predominantly service sector lead - there are more finance and insurance businesses than any other type of firm. Woking is also home to many leading national and international companies including management consulting and IT giant, Cap Gemini, Mouchel Consulting's management services, Skanska engineering, and South African Breweries' UK headquarters. McLaren's Technology Centre is situated on the outskirts of the Borough.



6.3 Woking has a highly skilled resident workforce compared to national and regional averages and wage levels are also comparatively high. Over half of working age residents live and work in the Borough, but Woking is a net exporter of workers who commute to London and surrounding areas. Woking has experienced low unemployment rates since the mid-1990s. However, the recent economic downturn has caused the number of people claiming Job Seekers' Allowance to double in the past year.

6.4 In the past five years, there has been a steady loss of employment land. Despite this, vacancy rates have continued to increase, with one of the Borough's industrial estates currently experiencing a vacancy rate of 50% and two office developments, which comprise a significant proportion of two large industrial estates, experiencing vacancy rates of over 50%.

6.5 Woking Town Centre has two modern shopping centres, the Peacocks Centre and Wolsey Place which represent the core retail area. The Peacocks Shopping Centre opened in 1992 and contains over 70 stores, across three main floors. The Ambassadors cinema and theatre complex is attached to the Peacocks. Wolsey Place is older and offers over 60 stores at ground level.

Why do we need more commercial and retail floorspace?

6.6 In order to grow Woking's economy, it is essential that the Borough responds to industrial restructuring and continues to promote sustainable economic development and competitiveness. Although Woking currently enjoys low unemployment rates and high average salaries, many people commute to London and nearby towns to work. The number of employees in the Borough is forecast to increase by between 16% and 19% during the period to 2026. To ensure future development is sustainable and can accommodate the potential projected increase in labour demand, additional commercial floorspace is required.

6.7 Woking Town Centre is the largest town in the Borough and it dominates shopping patterns. Although the town centre does not have the same range of shops as Guildford, it is a successful centre and its retail ranking has increased in recent years. Other nearby centres are expanding. Significant retail development is proposed in Guildford, Kingston upon Thames and Bracknell, and Camberley has recently undergone some major redevelopment with the opening of the Atrium complex. In order to stay competitive, taking no action is not seen as a viable option. Some level of retail development will be needed.



How much commercial floorspace is required?

6.8 Table 2 provides estimates of the amount of new employment and retail floorspace that we will need to plan for.

Table 2: Amount of new employment and retail floorspace required to 2026



What are the key economic issues?

6.9 As part of the LDF, it is important that we ensure that sufficient land/sites are provided to meet demand for different types of development (for example, to facilitate economic growth and enhance our town centre). The key issues relating to the economy that can be addressed through the LDF are set out here as follows:

- location of new employment floorspace
- loss of employment land to other uses
- the need to support business start ups and small businesses
- addressing the status of existing unallocated employment sites within the Green Belt
- the extent of the town centre boundary
- the extent of the shopping area boundary
- the level of town centre redevelopment
- the hierarchy of District and Local Centres
- future development in West Byfleet
- the role and function of Local Centres.

Key economic issue 1: Location of new employment floorspace

6.10 We need to ensure that Woking retains and enhances its position as an attractive business location by providing the right amount and type of employment floorspace in the right location.

6.11 As described previously, we need to plan for additional office and industrial floorspace. When considering where to locate this new floorspace (which we often refer to as 'employment' floorspace), we need to think about the often conflicting aims of needing to locate development in the most sustainable locations (in terms of proximity to the workforce and sustainable forms of transport) and the need to locate development close to strategic transport infrastructure so that it is attractive to businesses. It is also important, for example, to get the right broad balance across the Borough between housing and employment, so that jobs are available for people locally to reduce the level of commuting and congestion and create more sustainable patterns of development. Where should we locate additional employment floorspace?

? Where should we locate additional employment floorspace? Refer to question 26 in the questionnaire.





Key economic issue 2: Loss of employment land to other uses

6.12 Changes in the economy, in particular the shift from manufacturing and the need for high-spec office accommodation, have resulted in the loss of some employment land to other uses, particularly housing. These losses have primarily been outside of the designated industrial estates which have continued to be protected for employment use. It is likely that this trend will continue.

6.13 However, as described above, we must plan for additional employment floorspace and must therefore find some way to balance the needs of these competing land uses.

? How do we balance the needs of competing land uses? Please refer to question 27 in the questionnaire.

Key economic issue 3: Supporting business start ups and small businesses

6.14 In order to maintain a strong and diverse local economy, it is important that we provide suitable sites for smaller businesses, which often come under pressure for redevelopment for higher-value office and residential uses.

? How should we plan for the needs of small businesses in Woking? Please refer to question 28 in the questionnaire.

Key economic issue 4: Status of existing unallocated employment sites within the Green Belt

6.15 There are currently some employment sites within the Green Belt, for example the Martlands Industrial Estate and the Mayford Centre and we must address the future role of these sites in the context of wider sustainability issues.

? What approach should we take to existing employment sites in the Green Belt? Please refer to question 29 in the questionnaire.

Key economic issue 5: The extent of the town centre boundary

6.16 The town centre boundary was last revised over 10 years ago (please see page 27 for map) The town centre has changed a lot since then so the boundary may no longer be the most appropriate. When determining planning applications, proximity to the town centre is a consideration so it is important the boundary is up to date.

? Should we revise the town centre boundary? What would this revision look like? Please refer to question 30 in the questionnaire.

6.17 Planning for significant change in the town centre may be best achieved through the preparation of an LDF document called **Area Action Plan (AAP)**. The AAP would provide detailed policy about how the level of development in the Town Centre will be managed. AAPs can be useful tools in setting out partnership arrangements for the key stakeholders to ensure delivery of the town centre strategy. An AAP would be prepared shortly after the Core Strategy and would be subject to significant public consultation.

Glossary

Area Action Plan: a type of Development Plan Document focused upon a specific location or an area subject to conservation or significant change (for example major regeneration). Area Action Plans provide the framework for development in areas of significant change and they set out the strategy for the area and how it might be implemented.



Economy

Key economic issue 6: The extent of the shopping area boundary

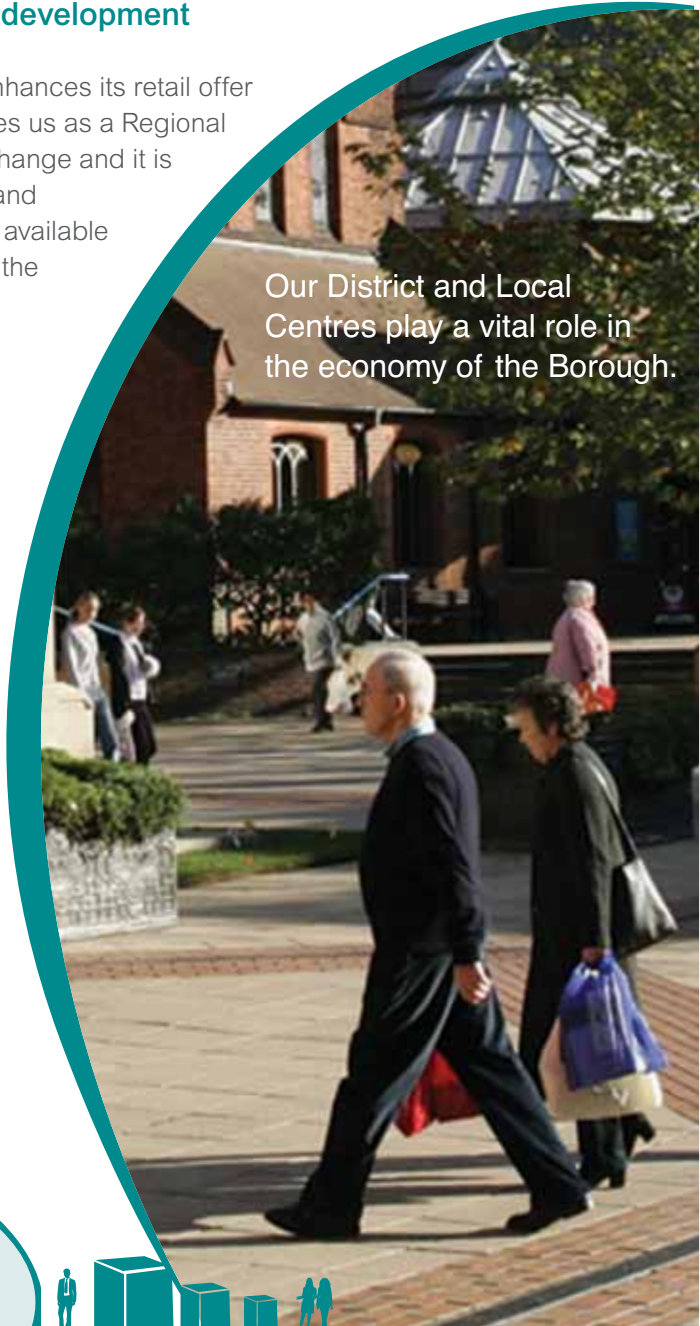
- 6.18** The Local Plan defines a Primary Shopping Area which covers the two main shopping centres, and a Secondary Shopping Area which covers the south side of Commercial Way, the High Street and part of Chertsey Road. The boundaries are shown on the Proposals Map which accompanies the Local Plan and they are also shown on the more simple map opposite (page 27).
- 6.19** The latest government policy requires us to designate one shopping area which should not be divided into primary and secondary locations. The shopping area is where retail development is concentrated. In Woking Town Centre this has not changed significantly since the Local Plan was adopted in 1999.
- ?** Should we revise the boundary of the shopping area? Please refer to question 31 in the questionnaire.

Key economic issue 7: The level of town centre development

- 6.20** We need to ensure that Woking Town Centre retains and enhances its retail offer in order to remain competitive. The South East Plan identifies us as a Regional Hub and Woking Town Centre as a Centre for Significant Change and it is considered that there is significant scope for retail growth and redevelopment in the future, which will increase the choice available to shoppers and also bring about opportunities to improve the image of the town.
- ?** How much new retail floorspace should we plan for? Please refer to question 32 in the questionnaire.

Key economic issue 8: Hierarchy of centres

- 6.21** Our **District and Local Centres** play a vital role in the economy of the Borough, and contribute significantly to the quality of life of residents. District and Local Centre uses can include retail, employment, restaurants, leisure uses and community facilities such as halls and open spaces.
- 6.22** The role traditionally played by centres in the economic and community life of the Borough has come under threat from changes in shopping trends. To meet the needs of the people who live in the Borough, it is important to have thriving District and Local Centres without fundamentally changing their character.

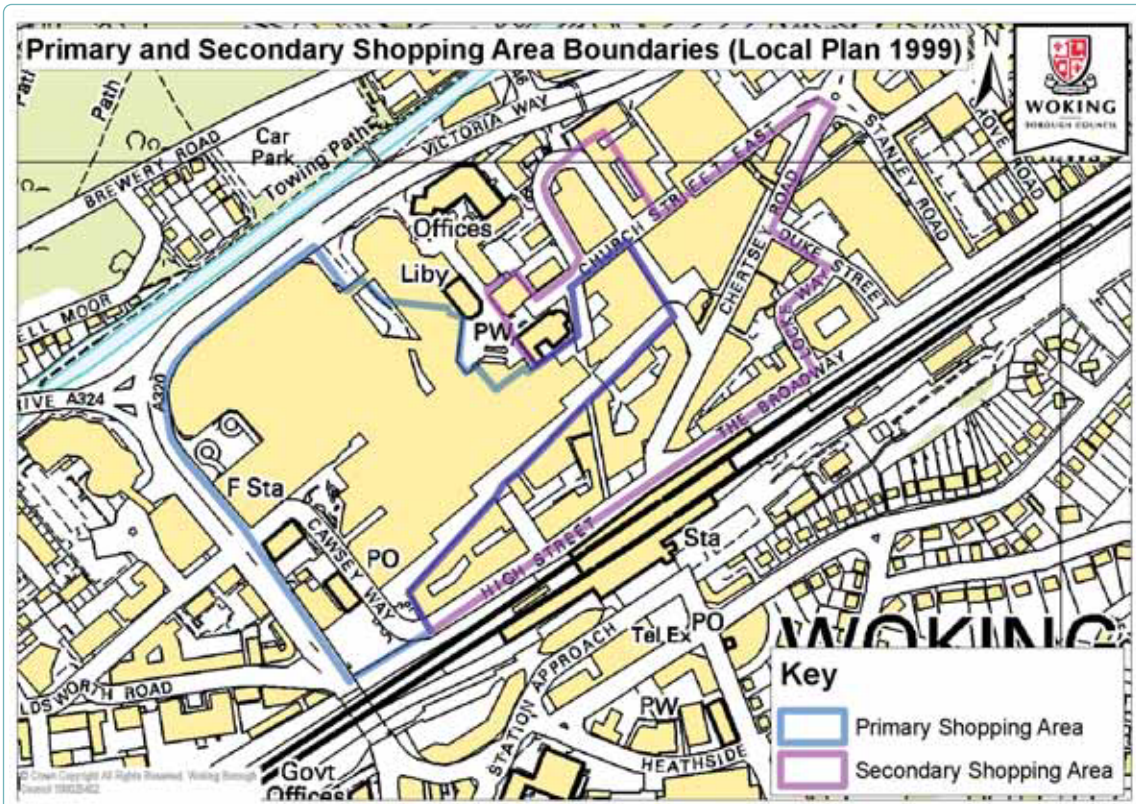
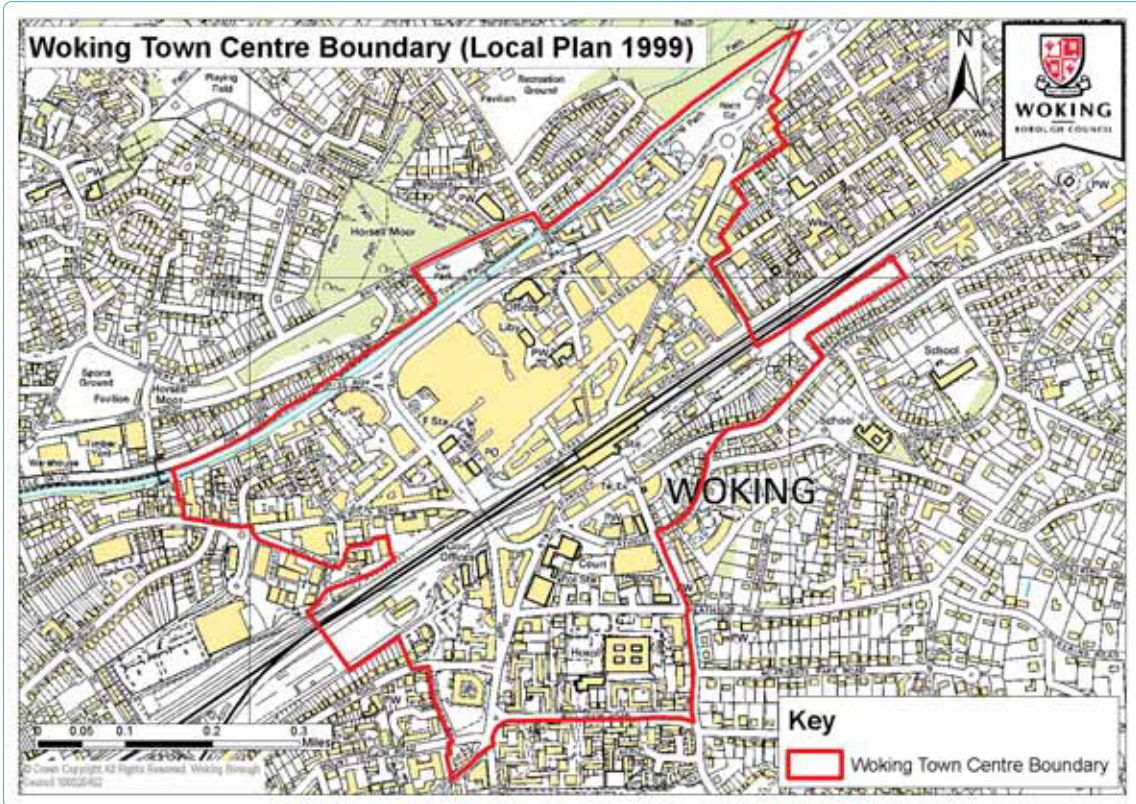


Our District and Local Centres play a vital role in the economy of the Borough.

Glossary

District Centres: comprise groups of shops which contain at least one supermarket or superstore and a range of non retail services such as banks, building societies and restaurants, as well as public facilities such as libraries.

Local Centres: include a range of small shops of a local nature which serve a small catchment population.



Economy

- 6.23** National planning policy requires us to consider the network of centres in our Borough and to define how the centres make up the retail hierarchy. It is important to ensure that the Borough is not overly dominated by the largest centre and to ensure that people's everyday needs can be met locally.
- 6.24** The hierarchy of centres is important as it determines the level of retail development that will be permitted in a centre. National policy states that development must be focused in the town centre and the Government's key objective is to promote the vitality and viability of town centres.
- 6.25** As set out in Table 3, the Local Plan identifies seven District Centres distributed around the Borough. The centres vary and provide a range of convenience and comparison shops and also services and meet the day to day needs of their surrounding populations. In addition, the Plan identifies twelve local centres, which meet the basic shopping requirements of their immediate populations. In some areas without a local centre, single shops or small parades provide for day-to-day needs.
- 6.26** Since 1999, national planning policy has changed and new guidance has been provided on how centres should be defined. Earlier this year, the Council engaged consultants Roger Tym & Partners to conduct some research into the role and function of the Town, District and Local Centres. As a result of this work, a recommendation for a new hierarchy of centres has been proposed.
- ?** **Should we revise the retail hierarchy in accordance with the consultants' recommendations? Please refer to questions 33 and 34 in the questionnaire.**

Table 3 - Hierarchy of centres in Woking Borough

	Existing hierarchy defined in Local Plan 1999	Proposed hierarchy
Town Centre	Woking Town Centre	Woking Town Centre
District Centres	Byfleet, Goldsworth Park, Horsell, Knaphill, St Johns, Sheerwater, West Byfleet	West Byfleet
Local Centres	Anchor Hill, Barnsbury, Brookwood Gorsewood Road, Guildford Road, Hermitage Road, Kingfield, Maybury, Mayford, Old Woking, Oriental Road, Pyrford, Rydens Way, Walton Road Area, Westfield, Wych Hill	Byfleet, Goldsworth Park, Horsell, Knaphill, Kingfield, St Johns, Sheerwater
Neighbourhood Centres/ Shopping Parades		Brookwood, Pyrford, Westfield, Mayford, Old Woking, Walton Road Anchor Hill, Barnsbury, Gorsewood Road, Guildford Road, Hermitage Road, Maybury, Oriental Road, Rydens Way, Wych Hill

Note: locations in the fourth level of the hierarchy are not considered to be 'centres', in accordance with national planning policy (PPS6)





Key economic issue 9: Future development in West Byfleet

6.27 West Byfleet is the second largest centre in the Borough. It has a good range of restaurants and has good accessibility with a mainline train station in the centre. However, West Byfleet's retail ranking has declined in recent years and it is suffering from relatively high vacancy levels, especially since the Woolworths store closed. The physical environment of the centre has faced some criticism.

? How should we plan for future development in West Byfleet District Centre? Please refer to question 35 in the questionnaire.

Key economic issue 10: The role and function of local centres

6.28 Woking's local centres are relatively small and, in line with national policy, no major development is expected to occur in them. However, the consultants recommended that these centres should absorb a small amount of growth and maintain their current function of providing local shops for day-to-day needs. Should we allow modest growth of retail floorspace in the Local Centres? The modest growth suggested is summarised in Table 4 below.

Table 4: Potential long-term strategy outcome for Local Centres (combined)

Use classes (please see glossary)	2009 - 2016	2009 - 2021	2009 - 2026
A1 comparison sqm gross	200	500	900
A1 convenience sqm gross (superstores/supermarkets)	0	0	0
A1 convenience sqm gross (small food stores / deep discounters)	1,400	1,600	1,700
A1 service/A2 sqm gross	100	200	400
A3, A4 and A5 sqm gross	0	100	200
Total sqm gross for A1-A5 uses	1,700	2,400	3,200

? What level of growth should we plan for in the Local Centres? Please refer to question 36 in the questionnaire.



Climate change

- 7.1** Reflecting our residents' concerns, we have long been committed to protecting the environment. Our commitment to tackling climate change was recently recognised by the Government when the Council was awarded the Beacon Award for Tackling Climate Change (2008 - 2009).
- 7.2** There has been significant progress since our Climate Change Strategy was first adopted in 2002, both in terms of local activities and national policy development. The revised strategy (2008) builds upon the achievements made and reflects the wish to expand and strengthen the Council's approach to mitigation and adaptation.
- 7.3** It is estimated that, in 2005, Woking's residents, businesses and visitors produced around 604,000 tonnes of CO₂ equivalent emissions mainly by sending our waste to landfill, using our cars and consuming energy from non sustainable sources. This is a reduction from the 649,000 tonnes of CO₂ produced in 2003. The Council's Climate Change Strategy aims to reduce CO₂ emissions year on year using these figures as a baseline.
- 7.4** The way in which developments are regulated, planned and built and the way in which resources are used to do this can determine whether or not they are sustainable. By simply re-evaluating how and where we build things we can reduce emissions and help adapt to some of the issues climate change will bring about. Factors such as location, layout and landscape are all important as well as the use of climate neutral technologies.
- 7.5** The planning system has a key role to play in helping to tackle climate change. Councils are required to provide a framework that promotes and encourages renewable and low-carbon energy generation and encourage the delivery of sustainable buildings through their LDF documents. The South East Plan contains policies and targets which apply across the whole region. However, we would like to maintain our position as a leading authority on climate change and go further than the minimum requirements set at a national and regional level.

We would like to maintain our position as a leading authority on climate change and go further than the minimum requirements set at a national and regional level.

What are the key climate change issues?

- 7.6** We have identified four key issues relating to how we can tackle climate change through the LDF:
- **Code for Sustainable Homes**
 - requirements for renewable and low carbon energy
 - the development of the **Combined Heat and Power (CHP)** network
 - sustainable drainage systems.

Glossary

Code for Sustainable Homes: ten-year Government timetable towards a target that all new homes from 2016 must be built to zero carbon standards, to be achieved through a step-by-step tightening of the building regulations

Combined Heat and Power (CHP): Very efficient way to produce electricity because that heat produced when electricity is generated is saved and used to warm buildings.



Key climate change issue 1: Code for Sustainable Homes

- 7.7** In 2006, the Government announced a 10-year timetable towards a target that all new homes from 2016 must be built to zero carbon standards, to be achieved through a step-by-step tightening of the Building Regulations. This is known as the Code for Sustainable Homes. The Code seeks to minimise the environmental damage from the construction process and offers an opportunity to revolutionise the design of new homes so that the housing market encourages people to live more sustainable lifestyles.
- 7.8** From April 2008, all new social housing must be built to a minimum of Code Level 3. The Code is currently voluntary for privately-built housing but Table 5 shows that, from 2010, achieving the Code will be mandatory for all newly built housing. The level which must be achieved is raised in 2013 and then all homes must meet Code Level 6 by 2016.
- ?** **Should we seek to push ahead of the national timetable in requiring all new housing developments to comply with the Code for Sustainable Homes? Please refer to question 37 in the questionnaire.**

Table 5: Timetable for implementation of the Code

	2010	2013	2016
Energy efficiency improvement of the dwelling compared to 2006 (Part L Building Regulations)	25%	44%	Zero carbon
Equivalent standard within the Code for Sustainable Homes	Code Level 3	Code Level 4	Code Level 6

Source: CLG 2008: Greener homes for the future

Key climate change issue 2: Renewable and low carbon energy

- 7.9** Energy efficiency is key to our Climate Change Strategy. Energy wasted through heating, can result in high CO₂ equivalent emissions being produced, loss of money and damage to the environment. By using energy more carefully, using alternative sources, or creating more effective heating, CO₂ equivalent emissions will be reduced while helping to promote sustainable development. This will be to the benefit of public services, residents and businesses both economically and in terms of creating a more comfortable environment.
- 7.10** The South East Plan requires all new development to adopt and incorporate sustainable construction standards and techniques. The Council expects all new developments to secure at least 10% of their energy from decentralised and renewable or low-carbon sources.
- ?** **What requirements should we place on developers in terms of energy efficiency and renewable energy? To what extent do you agree with the approaches outlined in the questionnaire? Please refer to question 38 in the questionnaire.**

Climate change

Key climate change issue 3: The development of the CHP network

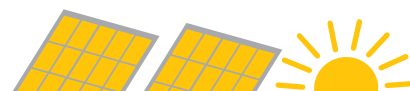
- 7.11** In conventional power stations the heat produced during the process of electricity generation is lost. Combined Heat and Power (CHP) is a very efficient way to produce electricity because that heat is saved and used to warm buildings. Normally, power stations are a long way from the buildings which use the electricity so power is also lost as it travels through the wires. CHP stations are much smaller and located closer to the buildings which use the heat and electricity, and are therefore more efficient.
- 7.12** CHP stations work best when the electricity and heat produced are used by a range of functions. For example, offices use a lot of heat and electricity during the day and hotels and houses use much more during the early morning and evening. CHP is therefore suited to town centre and other mixed use locations.
- 7.13** There is a CHP station in Woking Town Centre. It is located within Victoria Way Car Park. When it was commissioned in 2001 it was believed to be the first commercially operating energy station of its kind in the country. It distributes electricity via private wire and heat and chilled water services via private pipe networks. Local customers include Holiday Inn, Quake Nightclub, Big Apple Entertainment Centre, Metro Hotel, H.G. Wells Conference and Events Centre, Victoria Way Car Park, the Lightbox Gallery and Museum and Woking Borough Council's Civic Offices.
- ?** **To what extent do you agree that we should require new developments to link to the CHP network where appropriate? Please refer to question 39 in the questionnaire.**

Key climate change issue 4: Sustainable Drainage (SuDS)

- 7.14** Annual rainfall in the South East is predicted to rise by up to 10%, with significantly wetter winters (between 15-20% more winter rain), and an increase in frequency of severe weather. Furthermore, predicted drier summers may also lead to an increased risk in flash flooding when sudden storms cause very rapid run-off over dry, impermeable ground.
- 7.15** Development generally reduces surface permeability by replacing permeable ground with roofs and paved areas. This reduces the amount of water infiltrating into the ground and increases surface run-off.
- 7.16** The installation of **Sustainable Drainage Systems (SuDS)** can help reduce surface run-off which will reduce the risk of flooding. It can also help with improving the quality of water, especially when low river levels occur during the summer. Creating areas which can be used for water storage will help the Borough to cope with increased rainfall and can provide valuable wildlife habitats. The South East Plan requires planning applications to incorporate Sustainable Drainage Systems (SuDS) and other water retention and flood storage measures to minimise direct surface run-off, unless there are practical or environmental reasons for not doing so.
- 7.17** There are many types of SuDS that can be used in new development. These include: permeable surfaces, filter drains/strips, swales, basins, ponds and wetlands, soakaways, infiltration trenches, rainwater re-use and green roofs.
- 7.18** The collection of water from the roofs of buildings to be used for flushing toilets, feeding washing machines and outside taps has already been adopted on new build schemes in Woking.
- ?** **Should we set specific criteria for the incorporation of SuDS? Please refer to question 40 in the questionnaire.**

Glossary

SuDS (Sustainable Drainage Systems): drainage techniques used to help return excess surface run-off to natural watercourses (rivers, streams, lakes) and reduce or the amount of water that goes directly into the drains, reducing the risk of flooding.



Buildings and public spaces



8.1 Woking is home to many buildings of architectural and historic interest, as well as a number of conservation areas. Scheduled ancient monuments, sites of archaeological significance, historic gardens and areas of historic landscape interest all form part of Woking's cultural heritage and deserve appropriate protection for future generations to enjoy. There is a need to balance the protection of the Borough's heritage with the creation of a modern built environment which meets the needs of businesses and residents in a sustainable manner.

8.2 In order to meet our strategic objective of creating buildings and public spaces of which we can be proud, we must first address a number of related issues.

What are the key issues?

8.3 The Council has identified four key issues relating to buildings and public spaces:

- the protection of Woking's heritage
- the design and quality of new development
- the image of Woking Town Centre
- residential character.

8.4 Each of these issues is described below. Options for how these issues may be addressed are outlined in the questionnaire.

Key building and public space issue 1: Protection of Woking's heritage

8.5 Woking's conservation areas and listed buildings have been successfully protected from the impact of new development over recent years and we have strived to achieve good design by encouraging developers to take design cues which reflect the character of the local area. However, it is also important that we do not let an over-emphasis on the preservation of the historic environment stifle the design of new development which would meet the needs of modern businesses, residents and which would create new, vibrant character areas and allow for the use of green materials and technologies.

? How should we plan for the protection of Woking's heritage whilst meeting the needs of modern development? To what extent do you agree with the approach outlined? Please refer to question 41 in the questionnaire.

Key building and public space issue 2: Design and quality of new development

8.6 It has sometimes been said that the design quality of new developments is not of the standard that makes a positive contribution to the built environment and to the image of the Borough. Achieving a balance between the existing character of an area and modern design is a challenge.

? To what extent do you agree with the approaches outlined? Please refer to question 42 in the questionnaire.



Buildings and public spaces

Key building and public space issue 3: Woking's image

8.7 Woking Town Centre needs to project a stronger and more positive image in order to attract investment and to improve the quality of life for residents. Image is strongly influenced by buildings, spaces and landmarks. The quality of gateways and corridors can also help to improve the image of the Borough for visitors. The image of areas which are visitor focal points, such as the town square and the railway station is particularly important. Public art can also contribute to improving image and creating places that local communities can identify with and have pride in.

8.8 There are a number of ways in which the image of Woking Town Centre could be improved. However, the strategic level options are considered to be limited.

? For this reason, we are asking you to tell us the extent to which you either agree or disagree with the approaches outlined. Please refer to question 43 in the questionnaire.

Key building and public space issue 4: Residential character

8.9 Woking contains a variety of distinctive residential character areas ranging from urban high-rises, suburban semi-detached houses to detached houses in large gardens in the suburbs and the open country of the Green Belt. The leafy and relatively low-density suburban character of many parts of the Borough is cherished by residents and makes an important contribution to the quality of life in these areas. Some neighbourhoods have a strong townscape quality based on mature landscaping and the rhythm and spaces between buildings and around open spaces. However, other areas are rather poor in character and some have housing in need of renewal. The impact of new development on existing residential character in the Borough requires sensitive management. Through careful design and attention to the character of existing areas, new development can be designed to complement the existing neighbourhoods.

? Which option should we take when considering residential character? Please refer to question 44 in the questionnaire.



Infrastructure and services



- 9.1** When planning for growth, it is essential that the infrastructure needed to support that growth is provided for. The definition of infrastructure is wide and includes things such as: transport, education, health care, social and community facilities, parks and open spaces, green infrastructure, public services and utilities.
- 9.2** A consequence of new residential and commercial development and changes in the demographic make up of an area is often an increased pressure on the physical and social infrastructure of an area. Often, there is insufficient capacity in the existing infrastructure network to absorb this additional demand.
- 9.3** We are currently working with key infrastructure service providers to assess the existing and likely future capacity of infrastructure services and facilities within the area. The findings of this study will inform a new **Infrastructure Delivery Plan** which will support the Core Strategy, and which will set out what additional infrastructure is required to meet additional demands created by new development, who will provide the infrastructure and how it will be funded.
- ?** How should new infrastructure, which is related to new development, be delivered and funded in the future? Please refer to question 45 in the questionnaire.



Glossary

Infrastructure Delivery Plan: document which sets out what additional infrastructure is required to meet additional demands created by new development, who will provide the infrastructure and how it will be funded.

Transport and accessibility

- 10.1** Woking is identified as a Regional Hub in the South East Plan. This is not only because of its importance as a centre of economic activity, but also in recognition of its importance as a transport interchange and high levels of accessibility.
- 10.2** The ability and need to travel is an essential part of modern society. Transport can provide communities with real choices about education, jobs, housing and access to opportunities that can maintain and improve quality of life. However, transport can also have a negative impact on the environment and people's quality of life - poor access to transport can contribute to economic decline and social exclusion.
- 10.3** Woking is relatively well connected to the strategic road network. The M25 runs through the Borough, and although there is no junction, access to the M25, M3 and A3 is within easy reach. The amount of traffic in the Borough is rising annually due to an increase in car ownership and car use, which will have an impact on both strategic and local routes. Population growth and the number of additional people that will be coming into the Borough to work in the future has the potential to further increase the amount of traffic on the roads.
- 10.4** The Borough is also relatively well served by public transport. Woking's main station has a fast and frequent service to London Waterloo and a Railair coach provides a service connecting Woking station and Heathrow airport. There are, however, capacity problems which affect Woking station and trains and platforms are often crowded at peak times. Woking station is an important station on the South West Train network and has been identified for future investment by the rail companies in order to increase capacity on the network. There are also a number of weaknesses in the local public transport system. For example, it is considered that the inter-connectivity between bus services is poor and that there is a need to significantly improve and perhaps relocate the town's bus station.
- 10.5** The Core Strategy can help to reduce the impact of congestion in the Borough by seeking to ensure that the location and type of new development is closely integrated with the existing transport network. Land uses that attract a large number of people (such as new offices) should be located where there is good public transport accessibility. At the local level, we can require developers to demonstrate through a Transport Assessment how their development will impact on the transport network and can require them to set out how the choice of transport modes can be managed to favour more sustainable forms of travel, for example, walking and cycling.
- 10.6** The key issues for the Core Strategy, therefore, are to address how we can accommodate the proposed levels of growth without having an adverse impact on the transport network through managing traffic congestion and encouraging people to use other modes of transport than the car.
- 10.7** It is important to note that the Core Strategy can only look at issues that are specifically related to spatial planning and how we can accommodate growth. Surrey County Council is the Transportation Authority and is responsible for transport policy and initiatives through the Local Transport Plan, not Woking Borough Council itself. However, the transport system is key to delivering the growth we need to plan for and in recognition of this, in 2008, a multi-agency partnership called **Transport for Woking** was established, with the aim of co-ordinating planning and transport strategies and improving movement around the Borough. The issues presented here are those generated by key stakeholders through Transport for Woking and from previous consultation on the LDF.

Glossary

Transport for Woking: a multi-agency partnership with the aim of co-ordinating transport strategies and improving movement around the Borough.



What are the key transport and accessibility issues?

10.8 The issues relating to transport and accessibility are integrally linked to many of the other issues to be addressed in the Core Strategy, such as climate change and the economy. The key issues are identified as follows:

- reducing traffic congestion
- encouraging and improving facilities for walking and cycling
- capitalising on Woking station as a major asset
- provision of appropriate parking.

Key transport and accessibility issue 1: Traffic congestion

10.9 Congestion results in poor accessibility, particularly in to and out of the town centre at peak travel times, and a deterioration of the local environment. This may also pose a threat to the Borough's economy. One of the key ways in which we can seek to reduce traffic congestion is through the management of development to reduce the need to travel by car, for example by locating new development in those areas that are most accessible by public transport. How can we manage traffic congestion in Woking?

10.10 North to south traffic movements through Woking Town Centre are also problematic and there is often peak hour congestion, particularly through Victoria Arch. How can we improve traffic movement through the town centre to reduce congestion?

? To what extent do you agree with the approaches to managing traffic congestion? Please refer to question 46 in the questionnaire.

Key transport and accessibility issue 2: Woking train station

10.11 Woking train station is a major asset and capitalising on the potential of the station will be essential to Woking's economy and the vitality and viability of the Town Centre. Improved public transport facilities (including the rail-bus interchange), new stations platforms, and new retail and office floorspace could be developed. Should we seek to encourage major development at Woking station in partnership with other stakeholders such as Network Rail?

? To what extent do you agree with the approach outlined? Please refer to question 47 in the questionnaire.

Walking and cycling provide practical alternatives to travelling locally by car.



Transport and accessibility

Key transport and accessibility issue 3: Walking and cycling

10.12 Walking and cycling provide practical alternatives to travelling locally by car, bringing about environmental benefits, reducing congestion and contributing to health and well-being. The Core Strategy can assist in encouraging cycling and walking by improving facilities and creating safe and accessible cycle and pedestrian routes.

10.13 In 2008, Woking was designated as a Cycle Town and was awarded funding for a three-year programme to implement cycle initiatives in the Borough, including the improvement of the cycle network and provision of cycle parking at key locations. How can we build on Woking's Cycle Town status and continue to encourage cycling longer term?

? To what extent do you agree with the approaches outlined? Please refer to question 48 in the questionnaire.

Key transport and accessibility issue 4: Parking

10.14 It is essential that there is sufficient parking available for commuters at Woking's stations and also that there is plenty of parking available to support the anticipated growth in the retail offer of the town centre.

? To what extent do you agree with the approaches outlined? Please refer to questions 49 and 50 in the questionnaire.

Thank you. This is the end of the main part of the document.



Appendix 1 - Signpost to further information



National

Planning Policy Guidance Notes and Planning Policy Statements available from DCLG Website
<http://www.communities.gov.uk/planningandbuilding/planning/planningpolicyguidance>

Regional

South East Plan
<http://www.gos.gov.uk/gose/planning/regionalPlanning/815640/>

County

Local Transport Plan
http://www.surreycc.gov.uk/sccwebsite/sccwspages.nsf/LookupWebPagesByTITLE_RTf/Local+Transport+Plan

Minerals Plan
http://www.surreycc.gov.uk/SCCWebsite/sccwspages.nsf/LookupWebPagesByTITLE_RTf/Surrey+Minerals+Plan?opendocument

Local Waste Plan
<http://www.surreycc.gov.uk/SCCWebsite/sccwspages.nsf/searchresults/043d32c942ff21b080256bbb004fb769?OpenDocument>

Extra Care Housing report
<http://www.surreycc.gov.uk/sccwebsite/sccwspages.nsf/searchresults/9aacc28f0df4946080257458005b6e83?OpenDocument>

Local

Climate Change Strategy
<http://www.woking.gov.uk/environment/climate/Greeninitiatives/climatechangestrategy/climatechange>

Community Strategy (adopted in 2002, updated in 2005/06)
<http://www.woking.gov.uk/community/strategy/commstrat>

Green spaces development plan
<http://www.woking.gov.uk/planning/policy/ldfresearch/gsdp>

Housing Strategy
<http://www.woking.gov.uk/housing/policies/strategies/hstrategy/housingstrategy2>

Outlook, Amenity, Privacy and Daylight SPD, July 2008
<http://www.woking.gov.uk/planning/policy/ldf/outlookandprivacy/oapdpdf>

Pitch Strategy
<http://www.woking.gov.uk/planning/policy/ldfresearch/ppsmay2006>

Play Strategy (adopted in 2007)
<http://www.woking.gov.uk/community/children/child/playdev/playstrat>

Parking Standards SPD, July 2006
<http://www.woking.gov.uk/planning/policy/ldf/parking/pkgspd>

Public Art Strategy
<http://www.woking.gov.uk/planning/policy/ldfresearch/pas>



Appendix 1 - Signpost to further information

Evidence Base

The Council has produced a number of research reports in support of the Local Development Framework. These are all located **on the Council's website**: <http://www.woking.gov.uk/planning/policy/ldfresearch>

Annual Monitoring Report 2008

<http://www.woking.gov.uk/planning/policy/ldf/amr/amr200708>

Appropriate Assessment of the Special Protection Area Special Areas of Conservation

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

Census monitoring report, 2001

<http://www.woking.gov.uk/woking/people/population/censusreport>

Core Strategy Development Plan Document (First submission)

<http://www.woking.gov.uk/planning/policy/ldf/cores/corestrategy1st/CSsubmission>

Employment Needs Assessment, 2005/06

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

Employment Land Review (forthcoming)

Employment Position Statement 2009 (forthcoming)

Guildford and Woking Integrated Transport Study

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

North Surrey Gypsy and Traveller Accommodation Assessment

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

Open space, sport and recreation facilities audit

<http://www.woking.gov.uk/planning/policy/ldfresearch/ppg17>

Retail and commercial leisure study, 2004

<http://www.woking.gov.uk/planning/policy/ldfresearch/retailstudy/retailstudy2004>

Retail Monitoring Report, 2009

<http://www.woking.gov.uk/planning/service/publications/rmr08>

Social and community infrastructure requirements study

<http://www.woking.gov.uk/planning/policy/ldfresearch/infrastructure/infra2006>

Strategic Housing Market Assessment

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

Strategic Housing Land Availability Assessment

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

Surrey Infrastructure Capacity Study

<http://www.surreyimprovement.info/sicp/sicp>

Sustainable construction

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

Town, District and Local Centre study (in progress)

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



Appendix 2 - Glossary of key terms



Adoption: the formal approval or acceptance of documents by the Council.

Affordable housing: includes social rented and intermediate housing, provided to eligible households whose needs are not met by the market. It should be provided at a cost low enough for them to afford, determined with regard to local incomes and local house prices.

Area Action Plan: a type of Development Plan Document focused upon a specific location or an area subject to conservation or significant change (for example major regeneration). Area Action Plans provide the framework for development in areas of significant change. Set out the strategy for the area and how it might be implemented.

CIL (Community Infrastructure Levy): standard charge decided by local authorities and levied on new development. For example, the CIL may be levied as a certain amount per dwelling or per square metre of development. The money would be used to pay for transport, schools and health centres, flood defences, play areas, parks and other green spaces. It would be a standard charge on all development rather than the charge being calculated individually for each planning permission.

Code for Sustainable Homes: ten-year Government timetable towards a target that all new homes from 2016 must be built to zero carbon standards, to be achieved through a step-by-step tightening of the Building Regulations.

Combined Heat and Power (CHP): very efficient way to produce electricity because that heat produced when electricity is generated is saved and used to warm buildings.

Community: usually refers to those living within a specific area but can be any group with shared needs or interests living in the Borough.

Community Strategy: our long-term vision for improving the quality of people's lives, with the aim of improving the economic, social and environmental well being of the Borough.

Core Strategy: sets out the long-term vision for area and the main strategic policies and proposals to deliver that vision.

Development management policies: the Core Strategy will also include core development management policies. The policies are required to ensure that all development within the areas meets the vision and objectives set out in the Core Strategy. They cover detailed matters relevant to many planning applications such as design, transport and environmental pollution.

Development Plan Document (DPD): Local Development Framework (LDF) documents containing the core planning policies and proposals. These are subject to independent examination.

District centres: comprise groups of shops which contain at least one supermarket or superstore and a range of non retail services such as banks, building societies and restaurants, as well as public facilities such as libraries.

Examination: formal examination of Local Development Framework (LDF) documents by an independent inspector appointed by the Secretary of State.

Green Belt: The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the most important attribute of Green Belts is their openness. Green Belts can shape patterns of urban development at sub-regional and regional scale, and help to ensure that development occurs in locations allocated in development plans. They help to protect the countryside, be it in agricultural, forestry or other use. They can assist in moving towards more sustainable patterns of urban development (Source: PPG2: Green Belts).



Appendix 2 - Glossary of key terms

Greenfield: land which has not been previously developed.

Infrastructure Delivery Plan: document which sets out what additional infrastructure is required to meet additional demands created by new development, who will provide the infrastructure and how it will be funded.

Inspector: representative from the Planning Inspectorate, which is an impartial government agency. Leads the examination of the Core Strategy.

Intermediate housing: housing at prices and rents above those of social rent, but below market price or rents. These can include shared equity products (eg HomeBuy), other low cost homes for sale and intermediate rent.

Keyworker housing: includes those groups eligible for the Housing Corporation funded KeyWorker Living programme and others employed within the public sector (i.e. outside of this programme).

Local centres: include a range of small shops of a local nature which serve a small catchment population.

Local Development Framework (LDF): a folder of Local Development Documents that provides the framework for planning in the Borough and to guide planning decisions.

Local Plan 1999: existing planning policy document for Woking Borough. All planning applications are determined against policies in this document along with national/regional guidance.

Planning Policy Guidance Notes (PPG) and Planning Policy Statement (PPS): Planning Policy Guidance Notes (PPGs) and their replacements Planning Policy Statements (PPSs) are prepared by Central Government (after public consultation) to explain statutory provisions and provide guidance to local authorities and others on planning policy and the operation of the planning system. They also explain the relationship between planning policies and other policies which have an important bearing on issues of development and land use. Local authorities must take their contents into account in preparing their development plans. The guidance may also be relevant to decisions on individual planning applications and appeals.

Regional Spatial Strategy (RSS): Statutory Regional Planning Guidance. It is part of the development plan and new local development documents must be in general conformity with the RSS.

Section 106 planning obligation: agreement between local authorities and developer when planning permission is granted. Money is paid and/or new infrastructure is provided by developer. Money may be used to pay for transport, schools and health centres, flood defences, play areas, parks, etc to mitigate the impact of new development. Alternatively, a developer may provide new open space on site or new infrastructure, such as a new bus stop. The change is calculated individually for each planning permission.

Site Allocations document: produced after the Core Strategy. This will specify exactly where new development will take place in accordance with the policies set out in the Core Strategy.

Social rented housing: rented housing owned and managed by local authorities and registered social landlords (which include housing associations). This type of housing is usually the lowest cost.

South East Plan: the South East Plan is the title given to the Regional Spatial Strategy for the South East to cover the period to 2026. It was published on 6 May 2009.

Spatial issues: issues that involve land and buildings and how people use and access them. Where jobs are created, where we can shop, where houses are built and the attractiveness of public space are all spatial issues.

Special Protection Areas (SPA): areas which are home to significant numbers of wild birds and their habitats. SPAs are classified under European law.



Appendix 2 - Glossary of key terms



Statement of Community Involvement (SCI): sets out the Council's standards for involving the community in the preparation, alteration and review of Local Development Documents and the consideration of planning applications.

Strategic Flood Risk Assessment (SFRA): identifies those areas most at risk of flooding and provides guidance on the measures which should be taken in order to reduce flood risk, particularly from new development.

Strategic Housing Market Assessment: part of the LDF evidence base. It looks at need and demand for housing across Woking, Guildford and Waverley boroughs.

SuDS (Sustainable Drainage Systems): drainage techniques used to help return excess surface run-off to natural watercourses (rivers, streams, lakes) and reduce or the amount of water that goes directly into the drains, reducing the risk of flooding.

Supplementary Planning Documents (SPD): non-statutory documents that expand upon policies and proposals in Development Plan Documents.

Supporting People programme: a Government scheme that aims to support people in their own homes so that they can lead more independent lives. In Surrey, the Supporting People Team is employed by Surrey County Council but carries out its responsibilities on behalf of the SP Commissioning Body, which represents all the statutory partners in Surrey: the 11 boroughs and districts councils; Surrey Primary Care Trust and Surrey Probation Area, as well as the County Council.

Sustainability Appraisal: a process involving the identification, consideration and reporting of the likely impacts of planning proposals on social, environmental and economic interests. The findings of the Sustainability Appraisal are used to inform the production of the Core Strategy.

Sustainable development: the core principle underpinning the planning system. This means meeting the needs of the present without compromising the ability of future generations to meet theirs.

Tenure: refers to the financial arrangements under which someone has the right to live in a house or apartment. The most common forms are owner occupancy, private-rental (in which rent is paid to a landlord) or social-rented (in which rent is paid to a local-authority or housing association).

Transport for Woking: a multi-agency partnership with the aim of co-ordinating transport strategies and improving movement around the Borough.

Use classes

A1: shops, retail warehouses, hairdressers, undertakers, post offices, etc.

A2: banks, building societies, estate and employment agencies, betting offices, etc.

A3: restaurants and cafés which sell food and drink for consumption on the premises.

A4: public houses and wine bars (but not night clubs).

A5: hot food takeaways which sell hot food for consumption off the premises.

Woking Partnership: represents the residential, business, statutory and voluntary interests of the area. Members include the Primary Care Trust, Surrey Police, Surrey County Council, Woking Borough Council, Woking Chamber of Commerce, Woking Association of Voluntary Service, Community Learning Partnership, and the People of Faith Forum.



Appendix 3 - Woking's Community Strategy 2005/06

Theme 1 A strong community spirit with a clear sense of belonging and responsibility.

- Giving local people a voice which encourages participation and is heard by decision-makers.
- Ensuring that there is fair and equal access to services and facilities.
- Providing resources and facilities to enable local communities to help themselves.
- Working towards a more caring community by encouraging a better understanding of different cultures, religion and beliefs, generations and lifestyles.

Theme 2 A clean, healthy and safe environment.

- Keeping the environment clean and encouraging everyone to respect it.
- Conserving green spaces and ensuring they are accessible.
- Helping people to feel safe in their community.
- Ensuring that when new areas are built the local infrastructure grows with it.
- Promoting and encouraging schemes and actions that minimise waste and increase recycling.
- Promoting actions to reduce greenhouse gas emissions, respond to the challenges of climate change and encourage sustainable development.

Theme 3 A transport system that is linked and accessible, recognising Woking's potential as a transport hub.

- Working to develop all forms of travel to ensure they are accessible, interlink and contribute towards reducing congestion.
- Exploring ways of improving community and public transport.
- Promote linked up regional transport schemes, such as the rail hub and access to Heathrow airport, to enhance economic prosperity.



Theme 4

Access to decent affordable housing for local people and key workers.

- Exploring through policy and action, ways in which all local people have a reasonable expectation of a decent, appropriate and affordable place to live.
- Exploring ways in which an imaginative architectural approach might meet housing need.
- Examining potential schemes for subsidising 'key worker' housing.

Theme 5

A community which values personal health and well-being.

- Improving access to information so that individuals can minimise preventable health problems.
- Concentrating resources on developing services which are accessible for disadvantaged vulnerable members of the community.
- Promoting emotional and spiritual well-being by encouraging support structures that help individuals live life to the full.
- Encouraging the use of key leisure and recreational opportunities to assist people to keep themselves fit and healthy.
- Working towards a system that enables all people to access health and social services in a simple and logical way.

Theme 6

Provide opportunities and encourage people to participate in learning throughout their lives so they progress and reach their full potential.

- Promoting opportunities for every child and young person to be happy and confident by matching school and leisure provision to the individual's needs.
- Improving access to specialist training for work to meet Woking's vibrant and diverse economy.
- Focusing resources on developing learning in communities who need them most.
- Providing opportunities for people who would benefit from improved basic skills so that they increase the choices available to them.
- Supporting learning initiatives that enable families to improve their quality of life.
- Ensuring access to information that improves participation and enables progression in learning throughout life.



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Core Strategy

Woking Local Development Framework



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