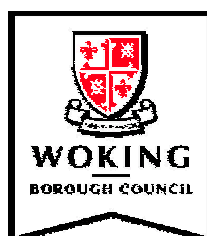




**Summary of the main issues raised by the  
Representations received during the consultation on  
the Core Strategy Publication Document, Sustainability  
Appraisal Report and the Proposals Map**

**December 2011**



## **1.0 Introduction**

- 1.1 Regulation 30 of the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 requires the Council to submit to the Secretary of State a summary of the main issues raised by the representations to the Core Strategy Publication Document consultation. This document has been prepared by the Council to satisfy this requirement.
- 1.2 This document is an Officer's summary of the representations received from the consultation exercise of the Core Strategy Publication Document. It seeks to provide a useful summary of what Officers interpret to be the key issues contained within the representations and does not claim to reflect every single point raised in every single representation. Full copies of the original representations have been submitted separately to the Secretary of State. The representations received, and where relevant, the Officer's responses with recommendations are included in Appendix 7 of the Consultation Statement.
- 1.3 A total of about 350 representations were received from 87 individuals, resident groups and organisations. The representations covered a range of topics and issues. Judging by the number of representations received and the issues covered, the consultation exercise is considered successful in engaging a wide range of views from different types of stakeholders

ID	Rep ID	Full Name	On Behalf Of:	Policy	Summary of Representation	Changes proposed by Representation
93	202	Sue Janota	Surrey County Council	Introduction	<ul style="list-style-type: none"> <li>Reference to the Proposals Map in the last sentence could be interpreted as relating to the Surrey Waste Plan.</li> </ul>	<ul style="list-style-type: none"> <li>The last sentence of paragraph 1.33 should read “In particular, the Key Diagram and Site Maps identify the allocated sites that are safeguarded for waste purposes, and the existing sites in waste use also safeguarded for waste development are identified in the latest Minerals and Waste Annual Monitoring Report” or,</li> <li>The paragraph could clarify that it is the Proposals Map published alongside the Core Strategy and include appropriate amendments to reflect the comments relating to paragraph 1.33.</li> </ul>
93	203	Sue Janota	Surrey County Council	Introduction	<ul style="list-style-type: none"> <li>Attention drawn to the fact that the Surrey Minerals Plan does not allocate any sites within Woking Borough for minerals development.</li> </ul>	<ul style="list-style-type: none"> <li>The last sentence of paragraph 1.34 be amended to, ‘The Proposals Map illustrates designated Mineral Safeguarding Areas within Woking Borough.’</li> </ul>
93	204	Sue Janota	Surrey County Council	Introduction	<ul style="list-style-type: none"> <li>Proposals Map should make reference to designated safeguarding areas included in the Surrey Minerals Plan.</li> </ul>	<p>The following should be added to the second bullet point in para 1.37:</p> <ul style="list-style-type: none"> <li>Safeguarded sites and designated safeguarding areas identified in the Minerals and Waste Development Framework.</li> </ul>
60	326	Lorna Doveton		Introduction	<ul style="list-style-type: none"> <li>Residents of Oriental Road were not informed of the proposal to include Oriental Road within the Town Centre boundary.</li> </ul>	<ul style="list-style-type: none"> <li>More time should be given to respond.</li> </ul>
43	269	Robert Palgrave		Spatial Portrait or Key Issues	<ul style="list-style-type: none"> <li>The CS identifies a valid number of threats which are not sufficiently addressed by the policies of the Core Strategy. This includes increasing levels of car use, impacts on climate change, economic circumstances and implications on public sector investment, increase in carbon footprint and waste production, complacency of economic position, risk</li> </ul>	<ul style="list-style-type: none"> <li>Spatial Objectives (para 3.3) could include an objective to build resilience to counter these threats.</li> <li>More monitoring should be incorporated to track the development (or not) of these threats so they can be applied to revisions of the CS.</li> </ul>

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					of increased energy and food prices and their supply.	
16	26	Colin Weeks		Spatial Portrait or Key Issues	<ul style="list-style-type: none"> <li>SWOT Analysis is very highly selective and should include matters such as lack of space for housing.</li> </ul>	
26	56	Rhian Powell	McLaren Group Limited	Spatial Portrait or Key Issues	<ul style="list-style-type: none"> <li>An additional opportunity should be identified within the SWOT analysis identifying the potential to build on the Borough's reputation for high technology innovation. The work of the McLaren Group is a classic example.</li> </ul>	<ul style="list-style-type: none"> <li>The SWOT analysis on page 26 should include: 'Opportunities to build on Woking's international reputation as a centre for high-technology innovation and investment'.</li> </ul>
78	114	Heather Twizell	Natural England	Spatial Portrait or Key Issues	<ul style="list-style-type: none"> <li>Natural England welcomes the continued commitment to working with partners to protect the Thames Basin Heaths Special Protection Area (TBH SPA).</li> </ul>	
93	205	Sue Janota	Surrey County Council	Spatial Portrait or Key Issues	<ul style="list-style-type: none"> <li>The Surrey Transport Plan objective to foster reliable transport should be reflected in the first sentence of objective 10.</li> </ul>	
92	219	Barbara Beck	Campaign to Protect Rural England - Woking Branch	Spatial Portrait or Key Issues	<ul style="list-style-type: none"> <li>"Figure 3: Areas identified for growth" gives a misleading impression that the whole of the Green Belt has been identified as broad location for growth. It should rather be an area of search, in order to identify a limited number of sites for residential development.</li> </ul>	<ul style="list-style-type: none"> <li>Any suggestion that the whole of the Green Belt is subject to, or available for, future growth should be removed.</li> <li>The key to Fig. 3 should be amended by deleting reference to broad locations for growth.</li> </ul>
66	339	Peter Cannon		Spatial Portrait or Key Issues	<ul style="list-style-type: none"> <li>Core Strategy needs to be specific about educational facilities that will be needed to support the Core Strategy.</li> </ul>	<ul style="list-style-type: none"> <li>There should be a small university in Woking. - It would bring an academic and cultural mix of creative young people to the town.</li> <li>More detailed policies are needed for the provision and extent of education facilities to support the Core Strategy.</li> </ul>
66	340	Peter Cannon		Spatial Portrait or Key Issues	<ul style="list-style-type: none"> <li>An average earning figure of £24,570 needs to be clarified as this has impacts on average house price.</li> </ul>	
66	350	Peter Cannon		Spatial Portrait or Key Issues	<ul style="list-style-type: none"> <li>There is apparent conflict between providing 2,000 flats in the Town Centre and suggesting that the need is for affordable family homes. There is over-</li> </ul>	<ul style="list-style-type: none"> <li>There is a need to provide a proportion of larger flats in the Town Centre for families and professional</li> </ul>

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					emphasis on affordable housing, which could impact on the attractiveness of Town Centre.	people who may wish to live in the Town Centre in larger accommodation.
98	375	Nicola Cull	Westfield Common Residents Association	Spatial Portrait or Key Issues	<ul style="list-style-type: none"> <li>Up-to-date date should be used to underpin the Core Strategy.</li> </ul>	
98	382	Nicola Cull	Westfield Common Residents Association	Spatial Portrait or Key Issues	<ul style="list-style-type: none"> <li>History is important and the Core Strategy should recognise this and designate new areas as conservation areas and village greens to reflect their historic importance. Other areas such as Old Woking, including historic pubs and its surrounding commons should be cherished for their history environment.</li> </ul>	
16	391	Colin Weeks		Spatial Portrait or Key Issues	<ul style="list-style-type: none"> <li>Areas identified for growth should exclude Conservation Areas; SNCI's; Flood Plains; Common Land etc.</li> </ul>	<ul style="list-style-type: none"> <li>The Proposals Map should reflect this and exclude development from environmentally sensitive areas.</li> </ul>
99	407	John Hack	Woking LA21	Spatial Portrait or Key Issues	<ul style="list-style-type: none"> <li>The Core Strategy ignores potential future threats that needs to be taken into account such as: <ul style="list-style-type: none"> <li>Increasing car use;</li> <li>Global economic circumstances;</li> <li>Increase in carbon footprint and waste production,</li> <li>Continuing economic growth through consumption.</li> <li>Cumulative effects of continuing housing growth.</li> </ul> </li> </ul>	
76	92	Alex Chapman	Terence O-Rourke Ltd	Vision	<ul style="list-style-type: none"> <li>Obj. 4 should recognise the need to release land from the Green Belt to meet development needs.</li> </ul>	<ul style="list-style-type: none"> <li>The objective should be reviewed to read: To protect the integrity of the Green Belt whilst meeting the Borough's development requirements and harness its recreational benefits for the community.</li> </ul>
77	93	Marianne Meinke		Vision	<ul style="list-style-type: none"> <li>There are no safe green spaces for vulnerable people or people with limited mobility.</li> </ul>	
77	94	Marianne Meinke		Vision	<ul style="list-style-type: none"> <li>Too much concentration on cycling at the expense of children, the disabled and vulnerable people.</li> </ul>	
77	96	Marianne		Vision		

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		Meinke				
77	97	Marianne Meinke		Vision	<ul style="list-style-type: none"> <li>The Core Strategy includes over ambitious approach to sustainable development. The focus on becoming an exemplar of sustainable development may be at a cost of general service provision.</li> <li>Ensure that Equality Act is complied with and avoid discrimination.</li> </ul>	
77	98	Marianne Meinke		Vision	<ul style="list-style-type: none"> <li>Telecommunications cabinets installed on verges in Oriental Road do not add to the feeling of a green borough.</li> </ul>	
77	99	Marianne Meinke		Vision	<ul style="list-style-type: none"> <li>Woking gives support to various faith groups, whereas a fair approach to include everyone is needed.</li> <li>Community facilities might be better run by the Council.</li> </ul>	
77	100	Marianne Meinke		Vision	<ul style="list-style-type: none"> <li>This was a request for information, which has been supplied.</li> </ul>	
79	109	John Woodhouse	Environment Agency	Vision	<ul style="list-style-type: none"> <li>The mention and inclusion of an objective to protect and enhance biodiversity in the draft has now been strengthened and the justifications are sound.</li> </ul>	
78	117	Heather Twizell	Natural England	Vision	<ul style="list-style-type: none"> <li>Encouraged that many of our key areas of interest remain stated explicitly in the objectives.</li> <li>Disappointed that Objective 10 (transport system) is less ambitious than in previous drafted.</li> </ul>	
7	7	Robert Shatwell		CS1	<ul style="list-style-type: none"> <li>The documents do not exclude development on areas designated as: Conservation Areas, SNCI's, Flood Plains, Common Land and Green Belt.</li> </ul>	
9	9		Burhill Group Ltd	CS1 Spatial	<ul style="list-style-type: none"> <li>Supports the housing target but encourages housing development to be considered on a flexible case by case basis.</li> <li>Supports the Council's approach to locating future housing on infill sites and on sites released from the Green Belt.</li> <li>Encourage the Council to consider a wide range of</li> </ul>	

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					housing types, size and mix on development sites.	
16	27	Colin Weeks		CS1 Spatial	<ul style="list-style-type: none"> <li>• With the exception of housing, the CS fails to identify where the demand for additional retail, office and warehousing is coming from and ignores the real economic strengths of the Borough.</li> <li>• It is forecasted that there will be an increase void in Retail Space and downward shift in rentals.</li> <li>• It assumed that none of the other Borough will increase there Retail Space.</li> <li>• The Strategy fails to recognise the technological assets of McLaren Cars and Thameswey.</li> <li>• Woking should be rebranded as a Technology and Innovation Centre working with local colleges and Universities such as Brooklands College to ensure wealth creation jobs and potentially specialist light engineering companies. These centres could be relocated in a modernised Sheerwater.</li> <li>• Woking needs a vision and not chasing Government plaudits.</li> </ul>	
17	34	Richard Last		CS1 Spatial	<ul style="list-style-type: none"> <li>• Concerns about high rise buildings. Para 4.4 and CS1 encourages well designed, high density buildings, including tall buildings and will likely result in more tall buildings in Woking Town Centre. The Council should recognise that tall buildings are not always an "enhancement" of the town's profile.</li> <li>• The need to accommodate people in tower blocks is only designed to meet the identified housing target. Existing examples of tall buildings are not good example of the future of Woking.</li> <li>• No more then 10 storeys should be acceptable within Woking Town Centre and less in outlying parts of the borough, including West Byfleet.</li> <li>• Prefer encroachment on the Green Belt to provide housing expansion rather than the systematic destruction of the town's skyline.</li> <li>• Considers that the high-rise development is driven to keep with other larger urban centres and not the</li> </ul>	

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					need for housing provision.	
22	50	Helen Murch	Surrey Heath BC	CS1 Spatial	<ul style="list-style-type: none"> <li>No guidance is given to where the proposed 20,000sqm additional warehousing floorspace in the period between 2010 and 2027 will be located, or the criteria that would be used to assess the suitability of sites that come forward.</li> </ul>	
30	66	Michael Ness		CS1 Spatial	<ul style="list-style-type: none"> <li>Figure 3 did not appear in the draft of the CS.</li> <li>This figure is misleading as it identifies the Green Belt as a broad area for growth.</li> <li>This is in direct conflict with objective 3.3 which seeks to protect the Green Belt.</li> </ul>	<ul style="list-style-type: none"> <li>Figure 3 should be withdrawn from the strategy, or,</li> <li>A more restricted area is shown, omitting areas such as SSSI's and common land.</li> </ul>
33	82	Jean Dare	Hook Heath Residents Association	CS1 Spatial	<ul style="list-style-type: none"> <li>The definition of sustained development does not mention urban expansion. The emphasis should rather be on improving quality of life. Re-development and refurbishment within existing urban areas may be more appropriate routes to achieving the requirement outcomes for growth.</li> <li>Resources are finite and to consume them without caution will only bring closer the point at which the planet can no longer support human life. Food and transport costs will rise in the future and local food production may become essential. Land lost to building will rarely be capable of reclamation. The Core Strategy, or the Sustainability Appraisal, should reflect this.</li> <li>Residents of Woking aspire to high quality of life. It is difficult enough to achieve this goal even with the current population. Any further increase in the population will delay and possibly prevent the achievement of this goal.</li> <li>The needs of existing residents should be supported rather than encouraging more inward migration of people and business. This is supported by the publication 'Prosperity without Growth, March 2000' by the Commission for Sustainable Development. Woking planners do not agree with the Commission's findings, but the Core Strategy offers</li> </ul>	

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					<p>no rebuttal to the arguments</p> <ul style="list-style-type: none"> <li>There is a lack of any alternative intellectual framework in the CS to support the growth dependent vision of a more prosperous and environmentally sustainable Woking. This greatly diminishes confidence in the Core Strategy.</li> </ul>	
33	83	Jean Dare	Hook Heath Residents Association	CS1 Spatial	<ul style="list-style-type: none"> <li>Future demand for housing is difficult to predict. New developments to solve a local housing situation can rather attract large numbers of buyers and tenants from elsewhere other than the local area.</li> <li>Woking have accepted the housing target of 4964, which is based on the defunct South East Plan, even though the urban area may not be able to sustain this level of growth.</li> <li>The Core Strategy failed to acknowledge windfall sites coming forward for development. If such development is counted, there will not be a need to identify broad locations for future growth.</li> <li>Areas identified as broad locations for future growth on the Proposals Map and figure 3 gives the impression that almost all of the Green Belt is earmarked for development. Green Belt land within the borough is essential to the spiritual and material well being of Woking residents and should be treated as such.</li> <li>The Core Strategy should concentrate on identifying areas within the borough where housing of varying densities could be accommodated and be released when required. When the identified areas zoned for housing development have been used, Woking will have reached its limit of growth, which may occur before 2027. Continually designating land for development must be resisted.</li> </ul>	
33	88	Jean Dare	Hook Heath Residents Association	CS1 Spatial	<ul style="list-style-type: none"> <li>The CS does not recognise the capacity of Woking to accommodate further growth, but instead makes provision for removing land from the Green Belt, which could undermining its purpose. The loss of</li> </ul>	

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					<p>open space around Woking will be detrimental to the health and well being of its residents.</p> <ul style="list-style-type: none"> <li>The planned rate of house building could be met, or very nearly met, without incursion into the Green Belt.</li> <li>There is no mechanism to prevent a faster rate of growth if sufficient housing proposals are brought forward. There is a danger of increasing the population by inward migration and placing demands on infrastructure.</li> </ul>	
79	108	John Woodhouse	Environment Agency	CS1 Spatial	<ul style="list-style-type: none"> <li>See Representation made against Policy CS9</li> </ul>	
78	119	Heather Twizell	Natural England	CS1 Spatial	<ul style="list-style-type: none"> <li>Development at Woking Town Centre should pay due regard to the Basingstoke Canal. This is an essential ecological link between the two halves of the SSSI. Development along this section of the canal corridor could have potentially negative impacts on biodiversity.</li> <li>The policy fails to acknowledge the biodiversity value of previously developed land.</li> </ul>	
82	150	John Hack		CS1 Spatial	<ul style="list-style-type: none"> <li>Steps should be taken to reduce land take from development by encouraging higher densities by reducing unproductive space. This should be near public transport centres with improved pedestrian and cycle routes.</li> <li>In the longer term changes will occur in the price of goods and current assumptions will be out of date. Resilience should be built into the Core Strategy to deal with such changes.</li> <li>Any development that is found necessary should be least environmentally damaging.</li> <li>No decisions about the long term allocation of land should be taken without a full assessment of the impact of development and how the new development relates to existing development. The CS does not consider these issues, does not set out alternatives and takes no account of the need to</li> </ul>	<ul style="list-style-type: none"> <li>Development at the Town Centre should be contingent on improved railway station and services. There should be a proposal for an orbital rail services to replace Airtrack.</li> <li>Changes to the reference to the Green Belt as an "area of growth"</li> <li>The housing policy should clarify the status of the Green Belt and there should be a criteria for an immediate review of the Core Strategy.</li> </ul>

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					rethink the design and location of housing.	
83	153	Ryan Johnson	West Estates Ltd	CS1 Spatial	<ul style="list-style-type: none"> <li>Support the identification of the Green Belt as broad location for growth to meet the boroughs needs within the plan period.</li> <li>The release of Green Belt land should be confirmed in the Site Allocations DPD rather than deferred to 2016/17.</li> <li>The title of the policy should be 'A spatial Strategy for Woking Borough'.</li> </ul>	
83	154	Ryan Johnson	West Estates Ltd	CS1 Spatial	<ul style="list-style-type: none"> <li>Support the need to plan for growth within the Green Belt to sustain the character and amenity of existing urban areas and provide family and affordable homes to address the Borough's considerable need.</li> </ul>	
89	184	Lisa Bowden	Royal Mail	CS1 Spatial	<ul style="list-style-type: none"> <li>The removal of the flexibility in the provision of affordable housing in the previous wording of Policy CS1 should be retained. If not retained, it will not comply with the requirements of PPS3.</li> <li>Support the removal of reference to climate change in the previous draft of the policy, which required contributions towards the mitigation of the adverse impacts on climate change.</li> </ul>	
90	185	James Stevens	Home Builders Federation	CS1 Spatial	<ul style="list-style-type: none"> <li>The policy is unsound as it does not represent the most appropriate strategy given the demise of the SEP. The Council has not given adequate consideration to the strategic implications of how it will accommodate its unmet housing need and to what extent this need will be accommodated by adjoining authorities.</li> <li>The housing requirement matches those in the SEP. However, Regional Strategies are intended to be revoked. Local Planning Authorities will instead be required to assess their own housing requirements taking into account the provisions of the National Planning Policy Framework, in particular, population and household projections. The Council will need to work with other authorities to plan for housing</li> </ul>	

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					<p>growth.</p> <ul style="list-style-type: none"> <li>The SHMA indicates a need for 594 new homes per year. The housing requirement proposed by Woking will fall short of meeting the district's overall housing need. This shortfall will need to be picked-up up by another authorities and the Council will require a strategy that ensures that this can be achieved.</li> <li>The CS is silent on this duty to co-operate.</li> </ul>	
92	201	Barbara Beck	Campaign to Protect Rural England - Woking Branch	CS1 Spatial	<ul style="list-style-type: none"> <li>Generally support the overall vision of this overarching policy that sets the strategy for Woking unit 2027. Especially support the proposed housing targets. Any reduced figure would not stand a public examination.</li> </ul>	
92	216	Barbara Beck	Campaign to Protect Rural England - Woking Branch	CS1 Spatial	<ul style="list-style-type: none"> <li>Reference to the Green Belt and the Woking Town Centre as broad locations for the future direction for growth is misleading and vague and should be clarified. The wording could lead to pressure for housing development on sites in the Green Belt, in the middle years of the Plan.</li> </ul>	<ul style="list-style-type: none"> <li>Reference to direction of growth should be deleted.</li> <li>Core Strategy should rather state that "Limited housing development from 2022", "in the last five years of the Plan period" and "to ensure that the Borough's housing target to 2027 is achieved".</li> <li>Text in para 3.11 would benefit from extra clarity.</li> </ul>
92	226	Barbara Beck	Campaign to Protect Rural England - Woking Branch	CS1 Spatial	<ul style="list-style-type: none"> <li>Core Strategy is insufficient to meet the need for affordable housing in the area. In particular, when there is evidence to justify a need for 499 new affordable dwellings per year. A higher target should be aimed for. Any issues about viability of schemes should be addressed through development management.</li> <li>Acknowledge that figure of 50% is included for the percentage of affordable houses for Greenfield and publicly owned sites which will help to increase affordable housing built and make a target of 40% more achievable.</li> <li>Also see representations to policy CS12</li> </ul>	

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94	217	Jeremy Woolf	Martin Grant Homes Ltd	CS1 Spatial	<ul style="list-style-type: none"> <li>Policy CS1 of the Core Strategy should be clear about where development should go in broad terms.</li> <li>Simply claiming that development will be met in the urban area and that the position will be reviewed in the future is not acceptable unless there is evidence that the urban areas only approach is likely to be realistic.</li> </ul>	<ul style="list-style-type: none"> <li>CS1 should be amended to provide for a more targeted approach to the distribution and delivery of housing within the Borough, including the need for a local review of the Green Belt to the south of the Woking.</li> <li>Policy CS1 should also provide for an increase in housing provision.</li> </ul>
50	289	Mark Carter		CS1 Spatial	<ul style="list-style-type: none"> <li>The Government's objective in PPS3 is to ensure that the planning system delivers adequate, flexible, and responsive supply of housing land. This is likely to be reinforced by the NPPF. This policy fails to comply with this. Consequently, the Core Strategy must recognise that more residential allocations are required than currently envisaged by the Council to replace SHLAA sites that do not come forward, to replace windfalls, to meet demand and to provide the necessary flexibility.</li> </ul>	<ul style="list-style-type: none"> <li>Provide adequate housing to meet housing needs and demands required by PPS3 and PPS12.</li> </ul>
56	304	David Lander	David Lander Consultancy Ltd	CS1 Spatial	<ul style="list-style-type: none"> <li>The generalised approach to identifying the Green Belt as a broad location for growth does not comply with Policy LF5 of SEP. Whilst PPS12 allows for the identification of broad locations for growth they must be specific so that their suitability can be tested.</li> <li>Assuming the figure for housing in a Green Belt release is justified, potential locations will need to be tested and selected in conjunction with a Green Belt review.</li> </ul>	<ul style="list-style-type: none"> <li>The CS should be based on a detailed assessment to test the scale of the boundary review that is needed and can be justified. This should be undertaken in conjunction with Guildford Borough Council.</li> <li>Until the Green Belt review is carried out any reference to the Green Belt being a broad location for growth should be deleted from the policy (and figure 3).</li> </ul>
61	315	Malcolm McPhail	Lamron Estates Ltd.	CS1 Spatial	<ul style="list-style-type: none"> <li>Support Woking Town Centre being the main focus for residential, employment, retail and cultural facilities in the Borough.</li> <li>Consider that the 35% affordable housing is too high and will affect the viability and deliverability of schemes.</li> </ul>	<ul style="list-style-type: none"> <li>Change to an overall affordable housing provision target of 30% (subject to viability appraisal).</li> </ul>
64	329	James Clegg		CS1 Spatial	<ul style="list-style-type: none"> <li>Objectives 2 and 9 are valuable objectives as they highlight the importance of community facilities</li> </ul>	

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					infrastructure and are in line with national policy.	
64	330	James Clegg		CS1 Spatial	<ul style="list-style-type: none"> <li>The wording of this policy is good as it encourages the provision of community facilities and contributes to the sustainability of the community.</li> </ul>	
66	344	Peter Cannon		CS1 Spatial	<ul style="list-style-type: none"> <li>The broad location for the future direction of growth in Figure 3 is too broad.</li> <li>Ancient woodland and recreational grounds should be formally removed from the broad area for growth.</li> <li>The Green Belt may be compromised by the need for development.</li> </ul>	<ul style="list-style-type: none"> <li>Remove areas like Woking Park, Wheatsheaf Heath and adjacent woodland from the broad area for growth.</li> </ul>
98	385	Nicola Cull	Westfield Common Residents Association	CS1 Spatial	<ul style="list-style-type: none"> <li>Concerns about the CS being able to deliver a place where people will choose to live, work and play.</li> <li>Prevent over development in the borough.</li> <li>Existing residents would not be keen to live in a high density area.</li> <li>Disappointed about the hasty and incomplete consultation exercise.</li> </ul>	
7	387	Robert Shatwell		CS1 Spatial	<ul style="list-style-type: none"> <li>Development should be excluded in the following areas: Conservation Areas, SNCI's, Flood Plain, Common Land and Green Belt.</li> </ul>	
99	403	John Hack	Woking LA21	CS1 Spatial	<ul style="list-style-type: none"> <li>The Core Strategy is not spatial enough and has no justified means of delivery. The approach to the CS dismisses a more considered approach to future development and interprets government statements about economic growth in a narrow way.</li> <li>Undue reliance on the debate about the draft NPPF in the Plan could be very misleading. In particular, the definition of "sustainable development" needs to be set out and tested. Also, nothing in the NPPF can countermand the requirements of the European Directive on SEA which requires consideration of the likely significant effects on the environment of implementing the plan, and reasonable alternatives.</li> <li>The dismissal of concerns about unsustainable future as being not government policy is incorrect in</li> </ul>	<ul style="list-style-type: none"> <li>A more spatial approach to planning is required, on the assumption that these matters can be dealt with at the Examination.</li> <li>Propose that the plan: <ul style="list-style-type: none"> <li>Incorporates the relevant policies from the SEP</li> <li>Is adopted only insofar as it deals with the short term, leaving major decisions on the longer term growth of the Town Centre and Green Belt boundary changes to be properly assessed as soon as possible in collaboration with neighbouring authorities.</li> <li>Recognise the role of the CS as a</li> </ul> </li> </ul>

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					<p>terms of current policy.</p> <ul style="list-style-type: none"> <li>There is evidence to support the case that we cannot carry on as business as usual.</li> </ul>	<p>spatial plan and strategic document.</p> <ul style="list-style-type: none"> <li>To clearly justify the desired growth through consideration of the Borough's location in the sub-regional and regional economy.</li> <li>Demonstrate how the growth can be managed to live within the planet's resources and impacts of climate change.</li> <li>To plan development and infrastructure in a fully integrated way.</li> <li>Encouraging the local sourcing and distribution of food.</li> </ul>
99	418	John Hack	Woking LA21	CS1 Spatial	<ul style="list-style-type: none"> <li>Measures should be put in place to show how the plan contributes to Well-Being.</li> <li>National measures of well-being are under development. Policy CS1 should acknowledge the principle that Well-Being is an important objective for informing development over the period of the plan. Quality of Life indicators and their principles should be applied to the plan.</li> </ul>	
6	6	Mike McDermott		CS2 Woking	<ul style="list-style-type: none"> <li>No mention of a street market (preferably covered) in the Plan.</li> </ul>	
22	40	Helen Murch	Surrey Heath BC	CS2 Woking	<ul style="list-style-type: none"> <li>Policies CS1, CS2, CS3 and CS4 refer to additional floor space denoted as m<sup>2</sup>- should be cited in sqm, because this is how it has been cited in the Evidence Base.</li> </ul>	
22	49	Helen Murch	Surrey Heath BC	CS2 Woking	<ul style="list-style-type: none"> <li>The retail floorspace figures for Woking Town Centre contained in the Town, District and Local Centres Study 2009 are based on maintaining market share. This unaggressive, neutral approach to the provision of new retailing space is welcomed by Surrey Heath.</li> <li>The CS floorspace figures do not reflect this desire</li> </ul>	

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					to maintain market share as they are proposing levels of new retail floorspace in the order of billions of sqm, this is unjustified by the evidence base and thus the policy is considered unsound. Query whether the quoting of the floorspace figures in m <sup>2</sup> rather than sq m is an error.	
31	67	Silva Griffiths		CS2 Woking	<ul style="list-style-type: none"> <li>Concerned about 13-69 + 4-6 Oriental Road and Oriental Close being within the Town Centre boundary. Concerned about the implications of this and what developments might be allowed as a result of this description.</li> <li>Oriental Road is an attractive residential road, with green areas which should be retained.</li> </ul>	<ul style="list-style-type: none"> <li>Requests more information about proposed plans for a purely residential road.</li> </ul>
32	69	Rose Freeman	The Theatre Trust	CS2 Woking	<ul style="list-style-type: none"> <li>Support policy CS2 and para 4.7 that states that the towns cultural offer makes a valuable contribution to the vitality of the evening economy.</li> </ul>	
82	147	John Hack		CS2 Woking	<ul style="list-style-type: none"> <li>Support the general intention to increase development in the Town Centre, subject to stringent conditions on the design of development and the delivery of measures to ensure the ability of the rail and public transport networks to sustain a high level of growth.</li> <li>At present the policy is unfeasible without being properly integrated with transport and infrastructure. There is no evidence whatsoever of its deliverability and no evidence is provided. The Infrastructure Delivery Plan relies on the hope that investment will be made (by others or by some future application of levies) to enable the development to proceed.</li> <li>Evidence from the recent and current development in the town centre shows that infrastructure is not keeping up with development.</li> <li>Justification for the quantum of development is not clear as it is difficult to unpick the underlying assumptions in the Roger Tym report. A better case needs to be made, based on the attractiveness of the centre and greater restrictions on large out of</li> </ul>	

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					<p>centre retail areas (on which the plan is silent).</p> <ul style="list-style-type: none"> <li>It should be noted: <ul style="list-style-type: none"> <li>(i) that report showed poor take up of retail opportunities amongst prospective retailers;</li> <li>(ii) many major retailers have left the centre or closed,</li> <li>(iii) since the report was prepared, the general economic situation has deteriorated, affecting growth forecasts and hence expected expenditure, and</li> <li>(iv) Out of centre development (in and out with the Borough) shows no sign of declining, potentially abstracting trade.</li> </ul> </li> </ul>	
83	156	Ryan Johnson	West Estates Ltd	CS2 Woking	<ul style="list-style-type: none"> <li>Object to the omission of a Town Centre non-implementation allowance for such a significant housing allocation in the Woking Town Centre area.</li> <li>A proportion of the 2500 dwelling requirement is directed to the Town Centre is yet to be identified and therefore uncertain.</li> <li>A reasonable non- implementation allowance should therefore be factored in and added to the residual allowance to be secured from green belt allocations. This will give greater certainty of the plans provisions being delivered within the plan period.</li> <li>Given the acute housing need in the borough, of waiting to see if 2500 units can be delivered and then revising the plan to address this would incur costly delays and exacerbate the unmet need.</li> <li>A proactive approach to land supply provision is therefore suggested.</li> </ul>	
87	178	H Greenhalgh		CS2 Woking	<ul style="list-style-type: none"> <li>Policy is restrictive in terms of the retail frontages and does not comply with national policy in terms of encouraging sustainable economic development.</li> <li>Accept that there needs to be some controls in the primary retail frontages but think that removing the flexibility currently in the adopted local plan to allow some change of use in the primary frontages could</li> </ul>	<p>In order to make the policy sound, we consider that it should be reworded as follows:</p> <p>Within the primary shopping area of Woking Town Centre, the council will permit changes of use ground floor units away from A1 to A2/A3/A4/A5, provided</p>

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					<p>lead to higher vacancy levels and undermine the health of the centre.</p> <ul style="list-style-type: none"> <li>• Other A Class uses form part of the overall make-up of a town centre and complement the retail function of these areas.</li> <li>• As currently worded the policy only considers favourably changes of use away from A1 in the secondary frontage.</li> <li>• This is at odds with national guidance in terms of encouraging the vitality and viability of town centres and encouraging economic growth. This is inconsistent with national policy and should be amended.</li> </ul>	<p>the following criteria are met.</p> <ol style="list-style-type: none"> <li>1. The proposed use contributes to the vitality and viability of the shopping area by attracting visitors during normal shopping hours.</li> <li>2. The A1 unit does not comprise a large anchor unit.</li> <li>3. The proposal would not result in an over concentration of non-A1 uses, and</li> <li>4. Other policy relating to residential amenity are met.</li> </ol>
90	186	James Stevens	Home Builders Federation	CS2 Woking	<ul style="list-style-type: none"> <li>• Economic Viability Assessment shows Woking Town Centre has lowest average sales prices and values (pvi). It is questionable if a 40% affordable housing target can be achieved in the Town Centre without compromising delivery.</li> <li>• If the Council would like to see more brownfield sites developed, particularly in the earlier years of the plan period, consideration needs to be given to development viability and the cumulative impact of policy expectations on development values.</li> <li>• Query if providing mixed and balanced communities is really the highest priority for these areas. The long-term interests of the Council might be better served by providing incentives for housebuilders to develop in these areas.</li> <li>• The key to higher housing output is to allocate a combination of Greenfield and brownfield sites. This provides more sales outlets and to provides flexibility.</li> <li>• Concentrating all future development on a few large strategic regeneration sites is counter-productive as it will limit the industry's sales capacity. A more effective approach would be to release more sites, including smaller ones, increasing the number of</li> </ul>	<ul style="list-style-type: none"> <li>• Consider setting no affordable housing target in the Town Centre, and at lower rates in other areas, based on the viability assessment and current market values.</li> </ul>

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					<p>sales outlets. This is good for competition and would cater for different sections of the housing market.</p> <ul style="list-style-type: none"> <li>The average density for the Town Centre is unrealistically high at above 200 dwelling per hectare. Insufficient demand for apartments, which will impact sales and development rates.</li> </ul>	
89	191	Lisa Bowden	Royal Mail	CS2 Woking	<ul style="list-style-type: none"> <li>Supports the principle of this policy and the Council's encouragement of mixed-use, high density development in the Town Centre.</li> <li>Support the removal of the policy requirement for residential and office development being provided above ground floor level in order to retain active frontages.</li> </ul>	
93	208	Sue Janota	Surrey County Council	CS2 Woking	<ul style="list-style-type: none"> <li>The number of transport improvements achieved in Woking Town Centre should be included as an indicator.</li> </ul>	
94	218	Jeremy Woolf	Martin Grant Homes Ltd	CS2 Woking	<ul style="list-style-type: none"> <li>The Policy implies an indicative density range of in excess of 200dph. However the LPA has not demonstrated this quantum of development is deliverable and/or developable.</li> <li>The nature of sites considered to be available in the Town Centre are high density flatted development and as such the Council will be unable to achieve an appropriate mix of housing types and tenures to meet local need and demand.</li> <li>SHMA shows that the majority of unmet housing need is in the form of family housing.</li> <li>The SHLAA report identifies that most residential completions will be high density flatted development that are unlikely to meet the need for family homes.</li> <li>Policy CS2 must be informed by a robust assessment of site delivery the details of which are yet to be made available.</li> </ul>	<ul style="list-style-type: none"> <li>The Council will have to make the site schedules available in order for conclusions to be made upon the anticipated delivery rates of the components of supply to deliver 2,500 dwellings within the plan period.</li> </ul>
46	279	Peter Doyle		CS2 Woking	<ul style="list-style-type: none"> <li>Beyond the post office and small shops at the west end of Oriental Road (and excluding the station car</li> </ul>	<ul style="list-style-type: none"> <li>Remove this area from the defined town centre so as to retain its true</li> </ul>

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					park) every property is residential until reaching the retail park. To expose this area to the risk of wider development strikes at the very heart of the enjoyment of this location. I find it incongruous that my home at No 34 (oriental Road) is to be regarded as part of the town centre when its major asset is to be close to it but peacefully set apart from it.	residential status without the risk of development, most likely of a multioccupational and/or high rise nature.
47	280	John Monkhouse		CS2 Woking	<ul style="list-style-type: none"> <li>I cannot believe that a residential road quite separate from a town and separated by a railway line from the town can be included in what will be defined as a town centre.</li> <li>My fear is that it could just open the door to high rise buildings which will change the road forever</li> </ul>	
51	294	Assud Karim		CS2 Woking	<ul style="list-style-type: none"> <li>Reclassifying Oriental Road and Oriental Close as being part of the town centre seems strange. I live at 32 Oriental Road, and regard the town centre as being on the far side of the railway track from my home. Oriental Road has always been a residential road and should remain. I strongly oppose this change.</li> </ul>	
52	296	Peter Sanders		CS2 Woking	<p>Does not think the Core Strategy is unsound. Is making general comments.</p> <ul style="list-style-type: none"> <li>More should be more done to promote walking (not just cycling). This ties in with the views expressed in the Sustainability Appraisal document.</li> <li>Much more consideration should have been set out as to the effect on the town centre's character of the planned policies (such as promoting high rise buildings/higher density occupation etc) and how the results are to be managed; in order to promote the kind of environment aspired to in the Core document.</li> <li>Woking at many times and particularly evenings does not have a good character at present in terms of providing or being seen to provide an enjoyable, good quality and safe environment for non-shopping activities and this must limit the scope for</li> </ul>	

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					development along these lines.	
61	316	Malcolm McPhail	Lamron Estates Ltd.	CS2 Woking	<ul style="list-style-type: none"> <li>We support the identification of Woking Town Centre as the main focus for residential, employment, retail and cultural facilities in the Borough.</li> </ul>	
60	327	Lorna Doveton		CS2 Woking	<ul style="list-style-type: none"> <li>The new boundary for Woking's Town Centre now includes Oriental Road and other roads close-by. Oriental Road, where I have lived for the past 36 years is an attractive, obviously residential area with its own shopping parade. I do not consider it part of the Town Centre and would rather it was kept as it is, a low key, friendly residential area.</li> </ul>	<ul style="list-style-type: none"> <li>To take off at least Oriental Road, and possibly one or two neighbouring roads, on the new boundary line for Woking Town Centre</li> </ul>
65	337	Julie Lewis		CS2 Woking	<ul style="list-style-type: none"> <li>Any transport hub to the south of Woking Station needs to be part of a comprehensive scheme and done piecemeal.</li> </ul>	
66	341	Peter Cannon		CS2 Woking	<ul style="list-style-type: none"> <li>Refurbishing existing sites is referenced here and in other parts of the CS (eg, CS 5.126). There are poor sites in the town centre with buildings of poor quality, design, spatial arrangement and landscaping. Preference should be given to redevelop rather than refurbish these sites as this will allow for better designs and more sustainable construction.</li> <li>Example sites are: <ul style="list-style-type: none"> <li>Griffin House &amp; Concord House, Christ Church Way: very poor aesthetic value and no landscaping.</li> <li>Elizabeth House: a prime site for redevelopment.</li> <li>South of the railway station: the exchange, the magistrates court, a demolition site and a collection of 'junk' buildings.</li> <li>The BHS building opposite Christchurch: a rubbish bin area overlooked by an awful dirty brown featureless wall.</li> <li>Wolsey Place incl. Alexander House: a large poor quality building contrary to the</li> </ul> </li> </ul>	

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					<p>aims of the CS.</p> <ul style="list-style-type: none"> <li>None of these are referenced explicitly in the CS as target sites for redevelopment, although those that are agreed with.</li> </ul>	
72	363	Peter Dines		CS2 Woking	<ul style="list-style-type: none"> <li>The main thrust of the CS, to direct future growth to Woking town centre is supported. However, we consider that the strategy put forward in policy CS2 will not achieve the aims and objectives of the plan.</li> <li>Woking Town Centre is of regional importance but has a number of challenges in its current form. Significant regeneration is required for it to fulfil its potential as a key growth point within the Borough.</li> <li>Reference is made at 4.5 to the proposals to transform the Woking gateway area put forward by my client. This is an indication of the importance of the scheme. However, we believe the development parameters set out in CS2 are too restrictive and may lead to significant schemes within the town centre not being fulfilled</li> <li>In 4.5 our client is mentioned as is their site. We consider that all developers with development agreements or joint ventures with the Council should be identified to give more transparency to the CS2. This is particularly so of the Bandstand site.</li> </ul>	<ul style="list-style-type: none"> <li>The retail section of CS2 limits the amount of convenience floorspace to 6,700sqm to 2016 for the town centre as a whole. This figure for convenience floorspace should increase to 8,000sqm to enable a wider occupier market to invest in the town centre.</li> <li>As currently drafted the convenience floorspace for the whole town centre would make up only 10% of the proposed total Class A floorspace which is proposed in the plan. A more balanced approach would then enhance the opportunities for sustainable retailing and combine shopping trips in the town centre which is the most accessible location within the Borough.</li> <li>Policy CS2: the level of retail from 2012-2016 should be increased to 8,000sqm in respect of convenience class A1 retail floorspace.</li> </ul>
98	383	Nicola Cull	Westfield Common Residents Association	CS2 Woking	<ul style="list-style-type: none"> <li>Para 2.18 covering economy and job creation. Using data from 2004/5 presents a more positive picture than would be seen in 2010/2011.</li> <li>There is currently considerable vacant office space/retail space and the trend down in 2009 should not be used to present an argument for more office/retail space.</li> <li>Woking needs to decide what type of retail it wants to focus on. At present it is not able to compete with Guildford for high end retailers. As a result,</li> </ul>	

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					Woking's retail offering services only those with lower incomes and the preference is to go to London or Guildford for special items. Guildford is only a few miles away, so we believe it is fool hardy to try to boost the economy chasing a retail vision in Woking.	
71	395	Grace Brown		CS2 Woking	<ul style="list-style-type: none"> <li>• Design is of the utmost importance based on hideous developments in central Woking in the past few years which are unfilled in part, both retail and home ownership, what confidence can local residents have in future central Woking developments?</li> <li>• What developers are the Council going to work with on these new housing plans? Are contracts in place with them?</li> <li>• What retailers are going to come to central Woking? M&amp;S shut down in the centre in the relatively recent past quality retailers are essential to ensuring the health of the centre of Woking.</li> </ul>	
99	414	John Hack	Woking LA21	CS2 Woking	<ul style="list-style-type: none"> <li>• Request that measures are put in place to deal with the proposals for growth in housing and in the Town Centre, which appear likely to be infeasible without both significant investment in infrastructure to meet obvious physical constraints and changes in behaviour to reduce the demands of increased activity on the built and natural environment and on the transport system.</li> </ul>	
93	210	Sue Janota	Surrey County Council	CS3 West Byfleet	<ul style="list-style-type: none"> <li>• The number of transport improvements achieved in West Byfleet district centre should be included as an indicator.</li> </ul>	
8	8	Pauline Marshall		CS4 Local Centres	<ul style="list-style-type: none"> <li>• The Core Strategy should have additions to the Knaphill centre.</li> <li>• Sainsbury's and Homebase have caused people interested in renting or buying a shop to think twice. There is a huge development still to be done there in both stores and new people think that their money will go down the drain. If some of the necessary items can't be bought in the village purchases will go</li> </ul>	<ul style="list-style-type: none"> <li>• The shop Griffiths on Queens Road/Broadway included in the Knaphill boundary.</li> <li>• The computer shop on the corner of Anchor Hill and Highclere Road, the restaurant/takeaway, print shop and possibly accounts next-door should be included within the Knaphill centre</li> </ul>

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					<p>sown to Sainsbury's where everything is now available.</p> <ul style="list-style-type: none"> <li>The supermarket has monopolised the buses so that a lot go to the supermarket before going to the village.</li> </ul>	<p>boundary. .</p> <ul style="list-style-type: none"> <li>Local shops need parking very near.</li> </ul>
8	65	Pauline Marshall		CS4 Local Centres	<ul style="list-style-type: none"> <li>I believe Knaphill has all the necessary elements to be a District Centre for the following reasons: <ul style="list-style-type: none"> <li>The people that use Knaphill come from Guildford Borough and Surrey heath.</li> <li>Knaphill has a wide range of shops and services and a regular bus service.</li> <li>Knaphill being on the flat was ideal for people with walking difficulties, heart problems etc.</li> <li>The car park was a great advantage.</li> </ul> </li> <li>The village is in a lorry ban area and has no A roads going through it only C class roads. However traffic congestion can be a problem.</li> <li>Knaphill is short of meeting places etc.</li> <li>I am concerned that Brookwood Farm houses are too near Bisley Common which has nesting birds. Bisley Common is Surrey Heath but abuts Woking development area called Brookwood farm.</li> </ul>	<ul style="list-style-type: none"> <li>Knaphill should be classified as a District Centre.</li> </ul>
16	28	Colin Weeks		CS4 Local Centres	<ul style="list-style-type: none"> <li>This strategy focuses on the immediate neighbourhood commercial centre and therefore fails to take into account the concept of developing a vibrant distinct unit.</li> <li>In Westfield the main focal point is Westfield Common. It is therefore important that the Westfield Neighbourhood Centre includes Westfield Common and the houses around it.</li> <li>Buildings facing Westfield Common should be built in accordance with the current Local Plan policy HSG5.</li> <li>The backup data for Westfield needs to include the historic buildings and the fact that Westfield Common is a SNCI.</li> </ul>	

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23	46	John Brooks		CS4 Local Centres	<ul style="list-style-type: none"> <li>The term "town" (in the phrase "town centre uses") introduces a lack of clarity about what is intended in the village centre and is at odds with the description of the role of local centres, which refers to the centre being for local convenience and service uses.</li> <li>"Town Centre uses" more appropriate to Woking Town Centre only.</li> </ul>	<ul style="list-style-type: none"> <li>The phrase "Town Centre uses" should be amended to "local convenience and service uses".</li> </ul>
16	29	Colin Weeks		CS5 Priority Places	<ul style="list-style-type: none"> <li>The aims of this policy are supported.</li> <li>However the wards of Kingfield &amp; Westfield and Old Woking also need to be included in this Strategy.</li> <li>High risk if 440 new homes are built on the Moor Lane it will also create another area of Deprivation for Woking.</li> <li>Care will be needed in the design of the Moor Lane and Brookwood Farm Estates to ensure that Woking does not generate 2 further areas of deprivation.</li> <li>The social issues already exist in the Kingfield &amp; Westfield and Old Woking area are highlighted in the Surrey Co's Children in Poverty Assessment (Feb 2011).</li> </ul>	<ul style="list-style-type: none"> <li>Requested WBC with the Resident Associations of Westfield, Kingfield and Old Woking draw up action plans to tackle Social Issues and that CS5 is amended accordingly.</li> </ul>
93	206	Sue Janota	Surrey County Council	CS5 Priority Places	<ul style="list-style-type: none"> <li>Policy CS5 should be altered to replace 'bring forward' with 'consider'.</li> <li>This highway scheme has been proposed by the Borough Council and not been formally considered by Surrey County Council (SCC). Its delivery is dependent upon agreement by the SCC and the completion of a feasibility study.</li> <li>SCC are in the process of reconsidering the future of several highway schemes in Woking that were previously safeguarded in the Local Plan and will need to consider whether the Borough Council's proposals are compatible with county transport policy and deduce its effect on and compatibility with the existing proposed scheme.</li> <li>The last sentence of the policy may also need to be modified to reflect this position.</li> </ul>	<p>Suggested wording</p> <ul style="list-style-type: none"> <li>"In order to improve accessibility into and out of the Maybury and Sheerwater area, the Council will work with Surrey County Council to consider proposals for a new access road through Monument Way East and Monument Way West, as indicated on the Proposals Map."</li> </ul>

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93	207	Sue Janota	Surrey County Council	CS5 Priority Places	<ul style="list-style-type: none"> <li>Para. 4.52 should be updated to include a reference to the 'Local Sustainable Transport Fund package' and 'Cycle Woking programme' moved to the end of the paragraph.</li> <li>Recommend a definition of the Local Sustainable Transport Fund.</li> </ul>	<ul style="list-style-type: none"> <li>"Lakeview is within easy cycling distance of the town centre if the necessary infrastructure is provided. The Local Sustainable Transport Fund package Cycle Woking programme will enable the Council to increase the connectivity of the borough's cycle network by extending existing cycle routes and providing additional secure parking at key locations in Lakeview to encourage cycle use. This will offer an alternative and more sustainable mode of transport to the car and increase accessibility to key local services, building on the success of the Cycle Woking programme."</li> <li>Add additional sentence at the end of paragraph 5.169: "Local Sustainable Transport Fund: Surrey County Council has been successful in obtaining £3.93M of Grant Funding through the Local Sustainable Transport Fund (Key Component) bid (July 2011) which has been focused generally in the Woking and Guildford (urban) areas. In addition, further funding could be obtained through the Large Bid of the same fund (June 2012)".</li> </ul>
93	207	Sue Janota	Surrey County Council	CS5 Priority Places	Continued from above...	<ul style="list-style-type: none"> <li>Add definition/explanation of the Local Sustainable Transport Fund to the glossary (p122-124). "Local Sustainable Transport Fund: has two key objectives; firstly to</li> </ul>

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						support the local economy and facilitate economic development, for example by reducing congestion, improving reliability and predictability of journey times or enhancing access to employment and other essential services; secondly to reduce carbon emissions, for example by bringing about an increase in the volume and proportion of journeys made by low carbon, sustainable modes including walking and cycling".
66	345	Peter Cannon		CS5 Priority Places	<ul style="list-style-type: none"> <li>• There is a need for high quality new development in areas of deprivation.</li> <li>• This policy does not go far enough in only identifying cases to develop and where opportunities may arise.</li> <li>• All of the deprived areas are already reasonably high density and there is little scope to make a real qualitative change unless there is an active policy to replace existing poor quality housing.</li> </ul>	<ul style="list-style-type: none"> <li>• There must be a more robust and proactive intent to replace as much of the poor housing stock as practically possible.</li> </ul>
72	364	Peter Dines		CS5 Priority	<ul style="list-style-type: none"> <li>• The policy gives support in principle for the development of a convenience retail outlet in Sheerwater. The type and floorspace for this unit is not identified, this is not the approach taken regarding additional floorspace in the Woking Town Centre.</li> <li>• The statement in CS5 is too wide and could give rise to a range of retail uses and floorspaces which could impact on Woking Town Centre. This is particularly so given that the wording of the policy would allow direct competition.</li> </ul>	<p>The para. regarding retail should state:</p> <ul style="list-style-type: none"> <li>• Any proposed retail offer in Sheerwater shall be in support of local neighbourhood needs in the interest of achieving a sustainable pattern of retailing in the Borough.</li> </ul>
98	367	Nicola Cull	Westfield Common Residents Association	CS5 Priority Places	<ul style="list-style-type: none"> <li>• 'Pockets of deprivation' at Sheerwater, Maybury and Lakeview' have been identified for priority action and investment. Based on social indicators/ factors Westfield should be included in this 'priority' list.</li> </ul>	<ul style="list-style-type: none"> <li>• Include Westfield in the list of priority places.</li> </ul>
21	38	Alfred Vice		CS6 Green	<ul style="list-style-type: none"> <li>• It is national policy that Green Belt land and</li> </ul>	<ul style="list-style-type: none"> <li>• Area of land selected to replace an</li> </ul>

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				Belt	<p>recreational land selected for development should be replaced by similar area.</p> <ul style="list-style-type: none"> <li>Woking has several areas of common land adjacent to the built up area. Any replacement land should be chosen adjacent to existing common land and incorporated into the common. This would protect these areas from further development.</li> </ul>	<p>area of Green Belt release should be wherever reasonably possible adjacent to existing common land.</p>
22	47	Helen Murch	Surrey Heath BC	CS6 Green Belt	<ul style="list-style-type: none"> <li>The geographical scope of the Green Belt boundary review should be clearly defined to reflect the requirements of the South East Plan. The Existing policy on Green Belt release too ambiguous.</li> </ul>	
26	58	Rhian Powell	McLaren Group Limited	CS6 Green Belt	<ul style="list-style-type: none"> <li>The Core Strategy appears legally compliant and sound, but considers that the effectiveness of policy CS6 can be improved by referring to the special importance of the McLaren group as an established employment site within the green belt, and as one of the largest employers within the borough.</li> </ul>	<ul style="list-style-type: none"> <li>Include the following para. 'The McLaren group HQ is within the Green Belt, due to the very special circumstances of the groups operations and requirements. The Council will continue to work with McLaren to seek to accommodate the group's specific requirements within the Borough.'</li> </ul>
33	87	Jean Dare	Hook Heath Residents Association	CS6 Green Belt	<ul style="list-style-type: none"> <li>It is conflicting to mention the protection of the Green Belt, along with a Green Belt boundary review.</li> <li>It would be both economically and ecologically more sound to concentrate affordable housing in or close to the Town Centre.</li> <li>SEP identified the land south of the Hook Heath Escarpment and Mayford Village as a potential site for future development. Object to any attempt to do this or any encroachment on the Green Belt.</li> <li>The high density development proposed within the existing built up area will also need open spaces for recreational and environmental purposes.</li> <li>The purpose of the Green Belt remains to prevent the unchecked expansion of urban areas.</li> </ul>	<ul style="list-style-type: none"> <li>When the urban areas suitable for building have all been used, the only new construction permitted should be that which replaces or refurbishes existing buildings.</li> </ul>
76	95	Alex Chapman	Terence O-Rourke Ltd	CS6 Green Belt	<ul style="list-style-type: none"> <li>Object to the Green Belt boundary review not being carried out until 2016/17 as this will prohibit land</li> </ul>	<ul style="list-style-type: none"> <li>On the basis of the SHMA and the</li> </ul>

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					<p>being released from the Green Belt at the start of the plan period to meet the borough's need.</p> <ul style="list-style-type: none"> <li>The finding that Green Belt housing sites will not be required until 2022-2027 has not been justified by the available evidence.</li> <li>To provide more certainty on locations for development would be for the Green Belt boundary review to proceed now to consider site suitability, in line with the draft NPPF.</li> <li>No provision for affordable housing developments in the Green Belt.</li> </ul>	<p>SHLAA the Council will not be able to deliver sufficient affordable housing. The Council should explore opportunities to deliver affordable housing on other sites. On any future exception sites the Council should expect a higher percentage of affordable housing to balance the policy objection.</p>
78	123	Heather Twizell	Natural England	CS6 Green Belt	<ul style="list-style-type: none"> <li>Welcomes early involvement in any Green Belt review.</li> </ul>	
80	136	Kevin Wilcox	Crest Nicholson	CS6 Green Belt	<ul style="list-style-type: none"> <li>Support a Green Belt Review, but the timeframe is too late to provide a clear strategy for housing delivery.</li> <li>PPS12 states that the Core Strategy must be able to identify the resources required and have a realistic prospect of them being provided in the life of the strategy. It is therefore necessary to undertake the Green Belt boundary review now to ensure a realistic prospect of housing delivery. The current approach is inconsistent with existing and emerging NPPF and PPS12.</li> <li>There are appropriate sites within the Green Belt that are developable and deliverable in the short to medium term, which must be recognised in order to maintain a flexible housing supply.</li> </ul>	<ul style="list-style-type: none"> <li>Undertakes a Green Belt review prior to submission of the Core Strategy to the Secretary of State to ensure that the broad location for housing delivery is achievable. At present the evidence base does not demonstrate a robust approach, and is therefore unjustified and would prove unsound at Examination.</li> </ul>
82	146	John Hack		CS6 Green Belt	<ul style="list-style-type: none"> <li>Base on representations to Policy CS10.</li> </ul>	<ul style="list-style-type: none"> <li>Delete reference to Green Belt as an area of growth.</li> </ul>
83	158	Ryan Johnson	West Estates Ltd	CS6 Green Belt	<ul style="list-style-type: none"> <li>Support the need to release Green Belt land for family homes but object to the Council's intention to reactively plan for this post 2016.</li> <li>An earlier review would create certainty and a policy hook for future DPD and SPD and allow the Council to release Green Belt land at an earlier phase if</li> </ul>	<ul style="list-style-type: none"> <li>Policy should be amended for the review to be undertaken and sites identified in the Site Allocations DPD.</li> </ul>

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					performance on SHLAA sites is slower than anticipated. This flexibility would allow the plan to be sound. The policy still defers consideration of this important forward land supply issue to 2016/17. There is no justification for this approach.	
86	175	Mike Smith	Woking Football Club	CS6 Green Belt	<ul style="list-style-type: none"> <li>• A review of Green Belt boundary should occur before 2016/17 to ensure proper delivery.</li> <li>• Failure to review the boundaries ahead of this time will result in unnecessary uncertainty in the deliverability of other policy objectives.</li> </ul>	<ul style="list-style-type: none"> <li>• No suitable places in the urban area for the football club and stadium. The opportunity should be taken to re-designate Egley Road for this purpose. This would enable the club to provide modern facilities.</li> </ul>
88	180	H Payne	Thomas Roberts Estate Ltd	CS6 Green Belt	<ul style="list-style-type: none"> <li>• Policy CS6 is supported in principle. It is also important to ensure that housing needs and requirements are met and sufficient available housing land is identified to enable requirements to be met. The policy sets out the provision of housing in the Green Belt. Policy CS6 also states that there is a need to undertake a review of Green Belt boundaries and this is fully supported. The Green Belt review is not scheduled to take place until 2016/17. Given the issues that this is likely to raise this date should be brought forward.</li> </ul>	<ul style="list-style-type: none"> <li>• The Green Belt review should be brought forward.</li> </ul>
90	187	James Stevens	Home Builders Federation	CS6 Green Belt	<ul style="list-style-type: none"> <li>• The policy is unsound as it is ineffective. The Green Belt review will occur too late and needs to be carried out in tandem with the CS. Rather than wait until 2016-17 this review must be brought forward as the Council must provide sufficient evidence that it can achieve the delivery of housing.</li> <li>• Woking Town Centre is unable to accommodate the scale of flat development proposed.</li> <li>• Support the intention to carry out a Green Belt review and its boundaries to ensure that the housing objectives can be secured.</li> <li>• Unsure if the Council will be able to meet all its development needs on brownfield sites within the settlements and areas, particularly true for Woking Town Centre and the risk of market over-saturation.</li> </ul>	<p>The last paragraph should be amended to read</p> <ul style="list-style-type: none"> <li>• The evidence base demonstrates that Green Belt development will be necessary to accommodate the housing need, in particular the need for family homes. It is the Council's intention that there will no Green Belt release prior to 2022 but it may prove necessary to bring forward the release of Green Belt sites before this date if delivery in the main development areas does not occur. A Green Belt boundary review will be carried out in 2012 with the specific</li> </ul>

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					<ul style="list-style-type: none"> <li>The wording of the policy is inadequate as it does not amount to a firm commitment to review the Green Belt boundary to meet the residual housing need post 2022 or to provide for alternative development options in case delivery on the brownfield sites does not occur .</li> <li>There is an opportunity for the policy to be flexible to bring forward Green Belt development prior to 2022.</li> <li>Beyond 2025 the Council will be reliant solely on Green Belt land to supply its future residential needs and the CS should acknowledge this.</li> <li>PPS12 encourages matters of a strategic nature to be addressed in Core Strategy. The locations for release of Green Belt land need to be addressed now.</li> </ul>	objective to identify the sites that are needed to meet the development requirements of the Core Strategy.
92	209	Barbara Beck	Campaign to Protect Rural England - Woking Branch	CS6 Green Belt	<ul style="list-style-type: none"> <li>Support this policy, but as amended by our objections and suggested rewording set out under Policy CS1.</li> <li>Accept minor adjustments to the boundary after 2022 to meet the needs for family housing.</li> <li>Support the Councils decision to carry out a Green Belt review only when needed and not now.</li> <li>The Core Strategy is the Strategic document. It is not the correct document for detailed site specific allocations.</li> <li>The Council has set a very reasonable date of 2016 for undertaking a Green Belt review.</li> </ul>	
94	220	Jeremy Woolf	Martin Grant Homes Ltd	CS6 Green Belt	<ul style="list-style-type: none"> <li>Policy SP2 of the South East Plan (SEP) identifies Woking as a regional hub and requires policies that support and develop the role of the regional hubs, including new housing development and economic activity in locations close to or accessible by public transport to hubs.</li> <li>Policy SP5 sets out a review of Green Belt boundaries to the south of Woking.</li> <li>Representation has referred to paragraphs 20.59, 20.60 and 20.83 SEP Panel's Report which sets out</li> </ul>	<p>Proposed wording:</p> <ul style="list-style-type: none"> <li>Land to south of Woking is identified for a sustainable urban extension to provide 250 new homes.</li> <li>The urban extension will be brought forward for development prior to 2022 if there is a short fall in housing provision. The boundaries will be defined through the forthcoming site allocations DPD.</li> </ul>

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					<p>the merits of a Green Belt release on land to the south of the Woking urban area, along with Recommendation 9 of the Barker Review of Land Use Planning (Dec 2006).</p> <ul style="list-style-type: none"> <li>• The CS fails to undertake the appropriate assessment in accordance with the requirements set out in PPG2.</li> <li>• The LPA were in the process of undertaking a Green Belt review in 2010 but is yet to be made available and is a major omission in the evidence base.</li> <li>• For the reasons set out in response to Policy CS1, we do not accept that the approach to the Green Belt review, set out in Policy CS6 accords with the provisions set out in PPS12.</li> <li>• Representation refers to Para. 2.12 of PPG2 which requires that any proposals affecting Green Belts should be related to a time scale which is longer than that normally adopted for other aspects of the plan and that authorities should satisfy themselves that Green belt boundaries will not need to be altered at the end of the plan period. In terms of the Core Strategy we are referring here to a time period beyond 2026. PPG2 identifies the need for potential safeguarding of land between the urban area and the Green Belt which may be required to meet longer term development needs.</li> <li>• The Core Strategy must be based upon a thorough assessment of the housing land supply position and a review of the Green Belt to include land to the south of Woking, consistent with PPG2, para. 2.12 and Annex and Policies 5P5 and LF5 of the SEP.</li> <li>• The draft NPPF sets out a similar approach to the control and review of land within the Green Belt and that Green belt boundaries should be reviewed when the LDF is under review and at that time the LPA should consider the boundaries having regard</li> </ul>	

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					<p>to their intended permanence in the long term, so they should be capable of enduring beyond the plan period.</p> <ul style="list-style-type: none"> <li>• PPG2 and NPPF guidance is not being followed in relation to preparation of the Core Strategy as it relates to the boundaries of the Green Belt.</li> <li>• A local review of the Green Belt boundary should also be undertaken as an integral part of the Core Strategy, consistent with relevant national planning policy and the emerging RSS.</li> <li>• Representation referred in detail to Windsor and Maidenhead Borough Council CS and Inspector reported upon Windsor and Maidenhead's CS in 2007 which was found to be unsound.</li> <li>• Consider that the case for a Green Belt release at Woking is even more compelling given the strategic role of the town as a Hub and its role in the wider London Fringe sub-region as identified in the South East Plan.</li> </ul>	
40	258	Ronald Dawes (Secretary)	Mayford Village Society	CS6 Green Belt	<ul style="list-style-type: none"> <li>• An additional paragraph is required to emphasise why Mayford is important for the protection of the Green Belt.</li> </ul>	<ul style="list-style-type: none"> <li>• Mayford is a strategic gap between Woking and Guildford which needs to be retained as undeveloped Green Belt.</li> </ul>
41	261	Louise Morales		CS6 Green Belt	<ul style="list-style-type: none"> <li>• Carters Lane Sewage treatment works was Green Belt, not a "major development within Green Belt" - nothing has changed. This new designation of the land does not reflect the low level of development on the site.</li> </ul>	<ul style="list-style-type: none"> <li>• Re-designate the Sewage Treatment Works as Green Belt.</li> </ul>
49	283	Douglas Bellworthy		CS6 Green Belt	<ul style="list-style-type: none"> <li>• There is little opportunity for further development in Mayford. Further development could adversely affect its nature and character.</li> </ul>	<ul style="list-style-type: none"> <li>• The boundary of the Mayford Settlement Area should be extended to include adjacent sites, including Sunhill House which is clearly part of "Mayford Village".</li> <li>• This would provide limited residential development opportunity without compromising the integrity of the Green Belt.</li> </ul>

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50	290	Mark Carter		CS6 Green Belt	<ul style="list-style-type: none"> <li>Insufficient housing land has been identified to fulfil regional requirements, meet housing need and provide flexibility in housing supply. The Green Belt boundary will have to be reviewed.</li> </ul>	<ul style="list-style-type: none"> <li>Review the Green Belt boundaries.</li> </ul>
52	295	Peter Sanders		CS6 Green Belt	<ul style="list-style-type: none"> <li>The Green Belt's protection should be overriding, subject only to Government policy.</li> <li>When considering any one case for use in Green Belt, consideration should be given to the impact on overall policy, and the precedents this sets.</li> </ul>	
56	306	David Lander	David Lander Consultancy Ltd	CS6 Green Belt	<ul style="list-style-type: none"> <li>This objection is consequent upon our objection to Policy CS1 and relies on that representation</li> </ul>	<ul style="list-style-type: none"> <li>The reference to the identification of the Green Belt as a potential future direction for growth should be deleted, reference only to the intention to carry out a Green Belt review.</li> </ul>
56	307	David Lander	David Lander Consultancy Ltd	CS6 Green Belt	<ul style="list-style-type: none"> <li>The identification of the Sewage Treatment Works as a major developed site is only justified as a utility facility. The proposed wording allows for infilling and redevelopment without limitation to ancillary uses-non-ancillary to the existing uses. This would be unacceptable in terms of Green Belt policy.</li> </ul>	<ul style="list-style-type: none"> <li>The designation of major developed site in respect of the sewage treatment works should be deleted, or,</li> <li>the allowance for infilling and redevelopment should be solely to purposes ancillary to sewage treatment.</li> </ul>
58	310	Lynne Coetzee		CS6 Green Belt	<ul style="list-style-type: none"> <li>Concern that the designation of the Sewage Works site as a major developed site in the Green Belt will result in unlimited "redevelopment" on the site - which shows all land owned by Thames Water, not just the area currently covered by the actual sewage farm buildings.</li> </ul>	
98	380	Nicola Cull	Westfield Common Residents Association	CS6 Green Belt	<ul style="list-style-type: none"> <li>In several cases the boundary of the Green Belt and Westfield Common is inaccurately recorded on the maps.</li> <li>There is limited recognition of the Westfield Common as registered common land and the statutory duty to protect the common from inappropriate development.</li> </ul>	

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					<ul style="list-style-type: none"> <li>The document applies different policies to different parts of Westfield Common with the northern part designated Urban Open Space and the southern part as SNCI- both areas are SNCI with no justification provided.</li> <li>No inappropriate developments should be allowed on Westfield Common.</li> <li>The Core Strategy should include and name particular SNCIs and recognise the statutory protection of registered common land.</li> <li>Building high density developments adjacent to these sites will add significant pressures to these areas.</li> <li>Westfield Common Residents' and SWT (Surrey Wildlife Trust) are working together to clean up and promote the common land, this vision has not been taken into account.</li> <li>New developments all have an affect on the flora and fauna adjacent to the SNCIs. This has not been taken into account in putting together the CS.</li> <li>Golf courses are noted to be a main occupier of green space, retaining golf courses are preferable to using these areas as brown field sites for development. The use of Green Belt for golf courses and have effectively created a future source for development needs.</li> <li>Concerns that developers and new owners will seek to restrict natural footpaths.</li> <li>The proposals map designates areas in Westfield as 'urban' yet the Local Development Plan describes them as semi-rural.</li> </ul>	
99	408	John Hack	Woking LA21	CS6 Green Belt	<ul style="list-style-type: none"> <li>The description of policy given in CS1 and Figure 3 which identifies the Green Belt as a "Broad Location for Growth" is both misleading and technically incorrect. This is contrary to PPG2 and the Draft NPPF that Green Belt should be permanent.</li> <li>It is inconceivable that a broad description of growth</li> </ul>	

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					<p>of the extent proposed would be able to meet the SEA Directive without specificity and the examination of alternatives.</p> <ul style="list-style-type: none"> <li>• A boundary review should be undertaken as part of a review of the development plan, and not all areas of Green Belt identified as possible for growth.</li> <li>• The wording of the policy and the relevant diagram should be amended.</li> <li>• Misunderstanding of the concept of Green Belt in the Plan, evidenced by the Proposals Map.</li> <li>• Inadequate or inaccurate descriptions of the policy will attract unnecessary planning applications throughout the Green Belt.</li> </ul>	
100	431	Carmelle Bell	Thames Water Utilities Ltd	CS6 Green Belt	<ul style="list-style-type: none"> <li>• Support the identification of Woking Sewage Treatment Works as a major developed site in the Green Belt.</li> </ul>	
9	12		Burhill Group Ltd	CS6 Green Belt	<ul style="list-style-type: none"> <li>• Understand and supports the objective to restrict inappropriate development on land in the Green Belt and agrees with the Council's approach to reviewing the Green Belt land in the future for appropriate residential development.</li> <li>• Pleased to note that allowing "appropriate" residential development on sites in Green Belt will need to be undertaken.</li> <li>• The Council have two major developed sites within the Green Belt where infilling and redevelopment for employment floorspace will be acceptable in principle.</li> </ul>	<ul style="list-style-type: none"> <li>• Encourage the Council to identify sites in the Green Belt for residential development.</li> <li>• Recommend that a strategic release of land from the Green Belt could be more sustainable than housing on non-Green Belt Brownfield land.</li> </ul>
16	30	Colin Weeks		CS6 Green Belt	<ul style="list-style-type: none"> <li>• Little evidence that protection of the Green Belt and other areas is going to be actively managed.</li> <li>• No mention of working with local stakeholders such as Surrey Wildlife Trust to manage and protect common land.</li> <li>• Whilst a Green Belt release maybe required, the decision for such release of land should be made in conjunction with the Residents Associations.</li> </ul>	<ul style="list-style-type: none"> <li>• Adds the following sentence: The Strategy will be reviewed following the Localism Bill and the outcomes of the Mole Valley Localism Pilot</li> <li>• The proposals map designates areas in Westfield as 'urban', the Local Development Plan describes them as semi-rural- should be amended.</li> </ul>

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						<ul style="list-style-type: none"> <li>Figure 3, p30 does not exclude: Conservation Areas, SNCI's, Flood Plains, Common Lands and Areas identified under CS19 from development. This map and the Proposals Map should be updated.</li> </ul>
8	62	Pauline Marshall		CS7	<ul style="list-style-type: none"> <li>Area between Chobham Road/Guildford Road and Surrey Heath, Waterer's Park, Barley Mow Woods should be conservation Area's.</li> <li>The land on the Mount between Chobham Road and public footpath has protected species on it and is partly ancient woodland. While Green Belt, this area needs further protection</li> </ul>	
16	31	Colin Weeks		CS7 Bio	<ul style="list-style-type: none"> <li>The CS is welcomed as previously little evidence that this has been followed by WBC.</li> <li>Request the CS include Westfield Common, Mill Moor Common and Whitmoor Common SNCI's to protect them.</li> <li>High density developments adjacent to these sites will add pressures to these areas.</li> <li>The developments at Gresham Mill, Hoe Valley and Moor Lane will all have a significant detrimental affect on the flora and fauna these adjacent SNCI's.</li> <li>None of this vision has been included within the Woking 2027 documentation</li> </ul>	
79	110	John Woodhouse	Environment Agency	CS7 Bio	<ul style="list-style-type: none"> <li>We welcome the inclusion of Surrey Biodiversity Opportunity Areas.</li> </ul>	
79	113	John Woodhouse	Environment Agency	CS7 Bio	<ul style="list-style-type: none"> <li>Great Crested Newts should be mentioned here, instead of just newts.</li> </ul>	<i>As set out in representation summary</i>
79	115	John Woodhouse	Environment Agency	CS7 Bio	<ul style="list-style-type: none"> <li>It is not entirely clear whether the information a developer must provide on biodiversity relates to what would be perceived as a Phase I or Phase II study.</li> <li>This should be quantified.</li> </ul>	Add the following ( <i>summarised</i> ): <ul style="list-style-type: none"> <li>Prior assessment of a development site will be required to by the developer.</li> <li>Information should be provided on species and features of the landscape important to Woking's Biodiversity.</li> </ul>

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78	124	Heather Twizell	Natural England	CS7 Bio	<ul style="list-style-type: none"> <li>Supports the inclusion and wording of this policy.</li> </ul>	
43	275	Robert Palgrave		CS7 Bio	<ul style="list-style-type: none"> <li>No mention of trees.</li> <li>Development Control has a considerable impact on how trees are managed.</li> <li>The omission about trees is inconsistent as the Climate Change Strategy Action Plan includes a specific reference to their management.</li> </ul>	<ul style="list-style-type: none"> <li>Monitor and promote the Council's approach to tree management with reference to relevant policy and the Council's climate change objectives.</li> <li>Advocate tree management practices that recognise the environmental contributions of trees.</li> </ul>
79	400	John Woodhouse	Environment Agency	CS7 Bio	<ul style="list-style-type: none"> <li>Support the inclusion of paragraph 5.26 and the mention of river corridors and buffer zones.</li> <li>This para. and the supporting policy CS17 go further than national policy by specifying distance and will provide additional support once PPS9 is withdrawn.</li> </ul>	
78	106	Heather Twizell	Natural England	CS8 SPA	<ul style="list-style-type: none"> <li>The supporting HRA is unclear, cannot ascertain if the CS will affect the integrity of any European sites.</li> <li>This lack of effective assessment under the Habitats Regulation means that the CS is unsound, is not justified as it is not founded on a robust and credible evidence base nor is it effective because of this lack of evidence is an impediment to delivery.</li> </ul>	
78	107	Heather Twizell	Natural England	CS8 SPA	<ul style="list-style-type: none"> <li>Policy CS8 does not clearly reflect all key elements of Policy NRM6 of SEP.</li> <li>If SEP is revoked a comprehensive policy regarding the SPA will be required in the CS, because of this, the policy needs to be strengthened.</li> </ul>	
78	112	Heather Twizell	Natural England	CS8 SPA	<ul style="list-style-type: none"> <li>Overall pleased with the work on this policy as it captures many of the key aspects of NRM6 of the SEP.</li> <li>Pleased at the reference to the Council's Avoidance Strategy.</li> <li>Some small additions this policy will fill the gap that when the RSS is finally revoked.</li> </ul>	<p>Add the following (<i>summarised</i>):</p> <ul style="list-style-type: none"> <li>The last sentence of the boxed policy text removed, this duplicates legislation.</li> <li>Avoidance measures must be delivered prior to occupation and in perpetuity.</li> <li>Although the policy refers to currently accepted mitigation measures (such as SANG) being agreed with Natural</li> </ul>

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						England it should also advise that any use of differing standards (such as alternative mitigation measures or revised distance thresholds) must also be agreed with Natural England. This is important to ensure consistency once the RSS is gone.
80	145	Kevin Wilcox	Crest Nicholson	CS8 SPA	<ul style="list-style-type: none"> <li>Concerned that the current approach to preventing adverse effects of the TBH SPA from planned development is not robust or based on credible evidence.</li> <li>The SPA Avoidance Strategy does not provide an appropriate timetable to the delivery of identified SANG provision.</li> <li>Questions the approach to preventing adverse effects on the TBHSPA through the CS which puts into question the soundness of the plan.</li> </ul>	<ul style="list-style-type: none"> <li>Work must be undertaken to identify appropriate SANG for the quantum of housing proposed over the Plan period.</li> <li>The current TBHSPA avoidance strategy 2010-15 should be updated to provide a robust approach to the management of the SPA and include a programme of implementation with planning proposals.</li> </ul>
66	342	Peter Cannon		CS8 SPA	<ul style="list-style-type: none"> <li>Due to the close proximity of the Town Centre in relation to the SPA mitigating measures green spaces must be provided in the Town Centre itself.</li> <li>Some trees and planting beds in the Town Centre are of poor quality</li> <li>No existing green spaces in the Town Centre.</li> </ul>	<ul style="list-style-type: none"> <li>Due to physical constraints of the Town Centre, green space should be provided within the Town Centre.</li> <li>Recreational areas would be transformational for the Town Centre. Green space(s) should be provided as part of a robust redevelopment plan.</li> </ul>
15	24	Douglas MacDonald		CS9 Flood	<ul style="list-style-type: none"> <li>The CS proposals relating to flooding risk from development is not robust enough.</li> <li>The 2 Zone approach is too vague.</li> <li>All proposals should be checked by independent experts and the EA.</li> <li>Flats should not be allowed in flood zones 2&amp;3.</li> <li>Proposals in Zone 1 should provide detailed plans and actions they will take to minimise flood risk.</li> </ul>	
36	78	Frank Winter		CS9 Flood	<ul style="list-style-type: none"> <li>No mention of phase 2 Hoe Valley Flood Prevention Scheme.</li> </ul>	
79	118	John	Environment	CS9 Flood	<ul style="list-style-type: none"> <li>See comments made under policy CS22.</li> </ul>	Add the following ( <i>summarised</i> ):

Summary of the main issues raised by the representations received during the consultation on the Core Strategy Publication Document, Sustainability Appraisal Report and the Proposals Map

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		Woodhouse	Agency			<ul style="list-style-type: none"> <li>Reference to the Thames River Basin Management Plan.</li> <li>A statement could be added that the Council will support development which delivers measures towards achievement of the WFD.</li> </ul>
79	122	John Woodhouse	Environment Agency	CS9 Flood	<ul style="list-style-type: none"> <li>Some changes to the policy are required as it is likely that PPS25 will be revoked.</li> <li>It needs to also be clear that a sequential approach is applied for all developments in Flood Zone 3 and areas at risk of flooding from sources other than rivers, current wording is ambiguous.</li> <li>The second para should state that development in flood zone 3b will only be acceptable when it is either water compatible, essential infrastructure, is on brownfield, does not increase the net number of residential units/ business floor space and improves local flood risk.</li> <li>The policy is not as strict regarding net new housing in land affected by flooding. This should be clarified, with the overall justification marrying up to the policy.</li> </ul>	<i>As set out in summary of representation.</i>
79	126	John Woodhouse	Environment Agency	CS9 Flood	<ul style="list-style-type: none"> <li>The use of the word 'considered' in para. 5.48 could be misinterpreted by those proposing development to mean that they have to decide whether there is benefit in undertaking an assessment rather than the requirements set out in paragraph E9 of PPS25.</li> <li>A Flood Risk Assessment (FRA) which is proportionate to the nature and scale of the development should be undertaken when flooding is present.</li> </ul>	
79	128	John Woodhouse	Environment Agency	CS9 Flood	<ul style="list-style-type: none"> <li>The fourth para. of this policy it should reference the forthcoming surface water management plan or link the surface water management plan outputs into the SFRA.</li> <li>Should refer to all forms of flooding rather than just surface water, as the supporting text requests developers consider an FRA for all forms of flooding.</li> </ul>	<ul style="list-style-type: none"> <li>Reference the forthcoming surface water management plan.</li> </ul>

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93	211	Sue Janota	Surrey County Council	CS9 Flood	<ul style="list-style-type: none"> <li>The text should include a reference to the Flood and Water Management Act 2010.</li> </ul>	<ul style="list-style-type: none"> <li><i>As set out in Representation</i></li> </ul>
41	352	Louise Morales		CS9 Flood	<ul style="list-style-type: none"> <li>Strategies to reduce surface water run only impact on large developments and take no account of the SFRA.</li> <li>All new development should be included in surface water run off prevention strategies.</li> </ul>	<ul style="list-style-type: none"> <li>No planning permission given to development in the areas identified as having the most serious surface water run off problems, until the drainage system has been upgraded and the SFRA no longer considers the area high risk.</li> </ul>
68	354	David Wilde		CS9 Flood	<ul style="list-style-type: none"> <li>The document is not following it's own policy as: <ul style="list-style-type: none"> <li>There are no measures to reduce or prevent sewage overrun surface water drainage measures only effect "significant development".</li> <li>The document is illegal as it has not consulted residents Old Woking.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Planning permission should not be granted for development which would need a new sewage connection in risk areas until the water authority have remediated the problem.</li> </ul>
79	401	John Woodhouse	Environment Agency	CS9 Flood	<ul style="list-style-type: none"> <li>The sentence seems incomplete or out of place and should be moved to the biodiversity section of the document and enhanced to include better reference to the WFD.</li> </ul>	<ul style="list-style-type: none"> <li>As stated in Representation.</li> </ul>
79	402	John Woodhouse	Environment Agency	CS9 Flood	<ul style="list-style-type: none"> <li>It is stated that all housing can be accommodated on land which is not within flood zones 3a or 3b. This policy should be stricter regarding net new housing in land which is affected by flooding.</li> <li>The overall justification needs to better marry up to the policy beforehand.</li> </ul>	
79	426	John Woodhouse	Environment Agency	CS9 Flood	<ul style="list-style-type: none"> <li>There are no policies which explicitly relate to water quality. Policy CS22 may be best to include a section on land contamination.</li> </ul>	<p>Recommend following wording (<i>summarised</i>):</p> <ul style="list-style-type: none"> <li>'All development should seek to remediate contaminated land to ensure that risks to water quality as a result of development are minimised.'</li> <li>'All development should seek to incorporate pollution prevention control measures and SUDS to ensure that impacts on water quality</li> </ul>

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						by development are minimised and in the long term - are improved.'
100	432	Carmelle Bell	Thames Water Utilities Ltd	CS9 Flood	<ul style="list-style-type: none"> <li>• Generally support the policy, but consider that it could be improved in relation to flooding from sewers in line with PPS25.</li> <li>• Policy CS8 should include reference to sewer flooding and that flooding could occur away from the flood plain where off site infrastructure is not in place ahead of development.</li> <li>• Sewerage/waste water treatment infrastructure is in place ahead of development if sewer flooding issues are to be avoided and the time required to deliver necessary infrastructure.</li> <li>• Support the use of sustainable urban drainage systems (SUDS) in appropriate circumstances but not appropriate in all areas.</li> <li>• Good maintenance of SUDS is required to prevent increasing overland flows and impact on the sewerage network.</li> </ul>	<ul style="list-style-type: none"> <li>• The policy should make specific reference to flooding from sewers and developers should be required to show that as a result of their development that fluvial flooding will not occur either on or off site further down the catchment.</li> </ul>
9	10		Burhill Group Ltd	CS10 H p&d	<ul style="list-style-type: none"> <li>• Supports the indicative density range</li> <li>• Encourages the Council to adopt a flexible approach when considering housing densities for developments.</li> <li>• Notes that the Council will adopt a site by site approach in 'Housing Mix' ratio.</li> </ul>	
12	16	K Foat	Woodham Court	CS10 H p&d	<ul style="list-style-type: none"> <li>• The Woodham Court site's former usage should establish it as a brownfield site prior to the Green Belt policy and sympathetic development should be acceptable. This site is directly opposite McLaren Technology Centre and Martyrs Lane Refuse site.</li> </ul>	
16	33	Colin Weeks		CS10 H p&d	<ul style="list-style-type: none"> <li>• Recommend that the Council revise the data used to calculate housing need, using up to date statistics and plan according to new information. In particular, the 2007 Fordham's Research data is now out of date. It does not take into account current economic climate.</li> </ul>	<ul style="list-style-type: none"> <li>• Council should revise the strategy in line with up-to-date statistics and plan according to that data and not seek to justify over development of Woking.</li> </ul>

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					<ul style="list-style-type: none"> <li>The affordable housing provision identified in policy CS1 need to be carefully designed so that it does not generate pockets of deprivation.</li> <li>If the SHMA figures are correct, WBC will have a considerable excess demand for Affordable Homes.</li> <li>Questions some of the figures in the Fordham Research Paper. For example, future Home demand indicated in Section 1.27 and para. 12.41 of the Fordham Research Housing Needs and Assessment Paper is in direct conflict with the 499 housing number used in Sections 1.27 and other sections throughout this document</li> <li>Para. 2.14 require rewriting to bring it up to date and use consistent dates regarding house price.</li> <li>This para also presumes that first time buyers should purchase properties as opposed to renting. Renting would create a more mobile and dynamic work force.</li> <li>Queries the data used for the average earnings in the Borough and suggests using alternative data as an indicator of "Affordability" for New Households.</li> <li>Proposed residential development on Moor Lane, Westfield, at 45 dph is inconsistent with the local area and current Local Plan of 20dph. In line with the new Localism Bill, this and all other targets need to be discussed and agreed with the local population. The CS needs to be written so that the Council, in consultation with local neighbourhood forums will discuss and agree the future sites to enable delivery of housing.</li> </ul>	
22	48	Helen Murch	Surrey Heath BC	CS10 H p&d	<ul style="list-style-type: none"> <li>The Core Strategy should be specific about where in the Green Belt that land will be released to meet residential development.</li> </ul>	
34	70	William Bocking		CS10 H p&d	<ul style="list-style-type: none"> <li>The CS is flawed and is likely to affect future generations by ignoring correct planning procedures and embarking on commercial projects financed by Taxpayers.</li> </ul>	

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					<ul style="list-style-type: none"> <li>The proposed housing sites of Moor Lane and Brookwood Farm are promoted without evidence of sustainability.</li> <li>The costs of alleviating or overcoming the flood problems of Moor Lane have not been demonstrated.</li> <li>The Brookwood Farm Site has been offered for sale to a Construction Company, regardless that the Bisley By-Pass road was never constructed, contrary to the Inspectors decision in 1992. (Refers to minutes from a Local Plan sub Committee in 5th March 1990.</li> <li>The Moor Lane Development Site involves cutting into large areas of Sites of Nature Conservation importance.</li> <li>The Egley Road Site is the natural extension of the Southern built limit of Woking, on the A320 and is the main arterial route between Woking and Guildford and is most suitable for residential development. This is a SHLAA site and is not liable to flooding.</li> </ul>	
78	125	Heather Twizell	Natural England	CS10 H p&d	<ul style="list-style-type: none"> <li>It should be made clear that the caveat relating to internationally designated nature conservation sites applies to ALL development proposals which either alone or in combination with other development, would result in an adverse effect on the sites. Provided that this caveat is altered there is no need for the final sentence in the boxed policy text.</li> <li>Recognise that there could be opportunities to bring forward new SANGs and will continue to work closely with the Council to clarify what is deliverable in order to avoid impacts on the SPA.</li> </ul>	
82	149	John Hack		CS10 H p&d	<ul style="list-style-type: none"> <li>The overall level of housing is not unreasonable given the national and regional background. However, the SE does have a serious problem in reconciling this need for housing with living within environmental limits and the encroachment on the</li> </ul>	<ul style="list-style-type: none"> <li>Town Centre policy should make growth contingent on an improved railway station and services;</li> <li>There should be specific reference infrastructure and its means of</li> </ul>

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					countryside. There is evidence to suggest that housing can be maximised whilst minimising the impact on land and the environment.	<p>delivery to support Town Centre growth;</p> <ul style="list-style-type: none"> <li>• Reinstatement of the principle of orbital rail services;</li> <li>• Changes to the reference to the Green Belt as an area of growth, and</li> <li>• Clarify the status of Green Belt and to set clear criteria for an immediate review of the Core Strategy to determine the location and form of sustainable development in the longer term.</li> </ul>
83	151	Ryan Johnson	West Estates Ltd	CS10 H p&d	<ul style="list-style-type: none"> <li>• Supports the reference to housing need in the borough, particularly for affordable housing. At least the requirement to provide 292 new dwellings per year equivalent to the South East Plan requirement should be achieved, with an additional of some contingency to allow for slippage and non-implementation. The commonly used non implementation percentage of 10% would be a good starting point, or a higher provision if there is evidence to suggest implementation may be slowed further.</li> </ul>	
83	159	Ryan Johnson	West Estates Ltd	CS10 H p&d	<ul style="list-style-type: none"> <li>• Object to the absence of a non implementation allowance, given the significance given to the Town Centre and the uncertain nature of sources yet to be identified.</li> <li>• No flexibility provided to act as a contingency if assumptions not delivered in full. This is contrary to the tests of soundness.</li> <li>• Object to the current wording of the paragraph below the table, PPS3 removed density targets and the emerging localism bill places greater emphasis on respecting and enhancing the character of the boroughs existing urban areas.</li> </ul>	<ul style="list-style-type: none"> <li>•</li> </ul>
83	160	Ryan Johnson	West Estates Ltd	CS10 H p&d	<ul style="list-style-type: none"> <li>• Support reference and justification for the need for Green Belt releases. However, it objects to the</li> </ul>	<ul style="list-style-type: none"> <li>• It is recommended that the last sentence of this paragraph is reflected</li> </ul>

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					review not taking place until 2016117.	in Policy CS6 and CS10 to confirm a Green Belt review will be undertaken and sites identified through the subsequent Site Allocations DPD.
80	177	Kevin Wilcox	Crest Nicholson	CS10 H p&d	<ul style="list-style-type: none"> <li>Saville's has reviewed the evidence base and are not satisfied that the approach to housing delivery is robust. Unable to assess the credibility of the evidence base as the appendix 1-4 of the SHLAA are not available on the website.</li> <li>Unclear if Moor Lane and Brookwood Farm are within the Green Belt and therefore should form part of the Green Belt Review.</li> <li>Unclear what site 'New Lane' relates to or 'Hoe Valley' as shown within Fig. 4 of the Core Strategy. Assumed these sites correspond with the identified Woking Town Centre sites in CS10.</li> <li>The Council's has been unable to meet housing requirements over the past two years. There is no fall back position in the SHLAA or Core Strategy to account for a likely shortfall in delivery.</li> <li>The approach to housing delivery recognises that there are an insufficient number of sites that are considered to be developable for years 11-15 of the plan period. A review of Green Belt boundaries is supported, but the review date is too late and should be brought forward.</li> <li>Town Centre development, at a density in excess of 200dph conflicts with para 5.64 which states that apartments are not the right type of housing to meet the needs of the borough.</li> <li>High rise developments are unlikely to meet the housing need for the borough.</li> <li>Not confident that the Council has adequately identified a five year housing land supply.</li> <li>Questionable whether the total amount of housing proposed for Woking Town Centre, is achievable whilst meeting the need for family housing across</li> </ul>	

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					<p>the Borough.</p> <ul style="list-style-type: none"> <li>The current approach to housing delivery is not considered realistic.</li> <li>The Council should review their stated five year supply to ensure that sites identified meet the criteria set out in PPS3 and make its entire evidence base transparent.</li> </ul>	
88	182	H Payne	Thomas Roberts Estate Ltd	CS10 H p&d	<ul style="list-style-type: none"> <li>The overall housing target of 4964 is supported on the basis that is treated as a minimum target as it falls significantly short of housing market demand.</li> <li>The Site allocations DPD is clearly required as soon as possible to identify specific allocations for development and it is considered that the Green Belt review will need to be undertaken much sooner than 2016/17 and be integral part of the Site Allocations DPD.</li> </ul>	
90	188	James Stevens	Home Builders Federation	CS10 H p&d	<ul style="list-style-type: none"> <li>The policy is unsound as the housing target is too low and does not reflect the need. The CS does not demonstrate collaboration with adjoining local authorities to cater for this undersupply. The housing target represents only half of what is needed as identified in the SHMA.</li> <li>The draft NPPF states that LPA's are required to develop an evidence base to ensure that their Local Plan meets the full requirements for market and affordable housing. The draft NPPF requires LPA's to cooperate in order to plan strategically across local boundaries and demonstrate successful cooperation in addressing cross- boundary issues.</li> </ul>	
94	222	Jeremy Woolf	Martin Grant Homes Ltd	CS10 H p&d	<ul style="list-style-type: none"> <li>The delivery of housing is seen as a matter of national priority. The NPPF makes it clear that LPAs should meet the full requirements for market and affordable housing. The South East Plan housing requirement should therefore only be a starting point against which housing provision should be measured. The current national context and evidence used to just the South East Plan</li> </ul>	

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					<p>requirement implies that there is a need for a higher annualised requirement above the 292 set out in the South East Plan.</p> <ul style="list-style-type: none"> <li>• PPS3 states that LPAs are required to take into account evidence of current and future levels of need and demand for housing and affordability levels based upon local and sub-regional evidence including SHMAs and other evidence. The planned level of growth is significantly below the identified levels of need set in the SHMA.</li> <li>• The SHLAA lacks site specific information for assessing whether the identified components of supply relied upon by the Local Planning Authority in meeting the strategic housing requirement are deliverable and or developable within the time frame.</li> <li>• There is considerable need for housing within the Borough and the SEP requirement will fail to deliver sufficient housing opportunity and choice.</li> <li>• The delivery of housing relies on urban capacity sites where their delivery remains unknown, contrary to PPS3.</li> <li>• The evidence base demonstrates the continued need to plan for a mix of housing types and tenures, including family sized dwellings.</li> <li>• The release greenfield sites can provide much needed family housing.</li> <li>• We support the case for a review of the Green Belt with land to the south of Woking to be identified as a strategic allocation.</li> </ul>	
41	264	Louise Morales		CS10 H p&d	<ul style="list-style-type: none"> <li>• Development in the rest of the urban area at 30 - 40dph is not practical or effective target as many areas are currently less than 1dph and there is a desire by these areas to keep the status quo.</li> </ul>	<ul style="list-style-type: none"> <li>• All urban areas which have less than 5dph should be recommended to have 10-40dph.</li> </ul>
48	281	Kevin Stevens		CS10 H p&d	<ul style="list-style-type: none"> <li>• A development where affordable housing mix is above 30-40% becomes less desirable areas and the effect of mixing with normal housing is lost.</li> </ul>	<ul style="list-style-type: none"> <li>• Reduce the mix to 30 -35%</li> </ul>

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					<ul style="list-style-type: none"> <li>Point also relevant to policy CS5</li> </ul>	
50	291	Mark Carter		CS10 H p&d	<ul style="list-style-type: none"> <li>It is not necessary or appropriate to include a distribution allocating housing growth to each Settlement Area. This is not based on any evidence.</li> <li>The actual housing distribution will be clear once the Development Management and Site Allocations Development Plan have been concluded and all matters considered.</li> </ul>	<ul style="list-style-type: none"> <li>CS10 is unnecessary, unsupported by evidence and should be deleted.</li> </ul>
56	305	David Lander	David Lander Consultancy Ltd	CS10 H p&d	<ul style="list-style-type: none"> <li>This objection is consequent upon objection to Policy CS1 and relies on that representation</li> </ul>	<ul style="list-style-type: none"> <li>The reference to housing provision on Green Belt sites should either be removed from the policy or provide greater specificity on the basis of a Green Belt review.</li> </ul>
61	317	Malcolm McPhail	Lamron Estates Ltd.	CS10 H p&d	<ul style="list-style-type: none"> <li>Support the allocation of a high proportion of the Borough's housing requirement to Woking Town Centre, as it is a more sustainable location.</li> <li>Residential or mixed use redevelopment is needed to bring forward the regeneration of older parts of the Town Centre. Support higher densities, where appropriate in the Town Centre.</li> </ul>	
66	351	Peter Cannon		CS10 H p&d	<ul style="list-style-type: none"> <li>Densities are not consistent with the housing profile given in the Core Strategy paragraph 5.72- particularly for areas outside the Town Centre</li> <li>40 dph equates to an average plot size of 250 sq m, and this includes green spaces and roads, etc.</li> <li>The CS does identify some large sites for development. However, there is concern that the pursuit of density and affordability other than sustainability could affect the best use of development sites.</li> </ul>	<ul style="list-style-type: none"> <li>The merits of a site will be considered even-handedly and that the densities in CS10 will be accommodated without compromising other objectives of the CS.</li> </ul>
41	353	Louise Morales		CS10 H p&d	<ul style="list-style-type: none"> <li>No account is given to sewage inundation and or means of reducing or stabilising this problem.</li> <li>There are no requirements for a risk assessment for sewage inundation or measures to be taken and no indication the Council's surface water management plan will be taken into account during planning</li> </ul>	<ul style="list-style-type: none"> <li>SFRA considered as part of planning applications.</li> <li>Do not grant planning permission for any new connections to the sewage system in the highest risk areas unless the Sewage authority has</li> </ul>

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					considerations.	<p>improved the situation.</p> <ul style="list-style-type: none"> <li>• Include the updated local surface water management plan in all planning decisions.</li> </ul>
71	362	Grace Brown		CS10 H p&d	<ul style="list-style-type: none"> <li>• The Town Centre is dense enough already.</li> <li>• Protect the Green Belt.</li> <li>• Why is the community not 'sustainable' with the housing that already exists in central Woking?</li> <li>• In favour of providing more affordable housing in the outlying areas, not the centre.</li> </ul>	<ul style="list-style-type: none"> <li>• Upgrade and refurbish existing housing, without encroaching on any Green Belt.</li> <li>• Do not build new development until the need is proven to be there.</li> </ul>
98	369	Nicola Cull	Westfield Common Residents Association	CS10 H p&d	<ul style="list-style-type: none"> <li>• The policy on Moor Lane in the Core Strategy is inconsistent with that in the Local Plan. Outline planning permission on the site has lapsed and the site does not have adequate access. It is wrong to imply that this development is already 'decided'.</li> </ul>	<ul style="list-style-type: none"> <li>• Recommend that development in South Woking is developed in line with the Local Plan or the CS from 2014.</li> <li>• Otherwise the development of Moor Lane is 'squeezed in' before the CS is finalised, and not in accordance with existing Local Plan.</li> </ul>
98	374	Nicola Cull	Westfield Common Residents Association	CS10 H p&d	<ul style="list-style-type: none"> <li>• SEP indicates a need for 5840 additional homes. The ONS Household Forecast estimates an increase of 8000 additional households during this period. All of these numbers are in excess of the current plan to build an additional 4380 homes. To monitor reality, it is suggested that Figure 4 is also used to show actual change in households together with forecast change in households against the actual and forecast number of new homes built.</li> </ul>	
98	377	Nicola Cull	Westfield Common Residents Association	CS10 H p&d	<ul style="list-style-type: none"> <li>• The proposed density of 440 dwellings on Moor Lane, Westfield is inconsistent with the local area and current Local Plan of density of 20dph. Due to the new agenda for Localism, all this needs to be discussed and agreed with the local population.</li> </ul>	
100	433	Carmelle Bell	Thames Water Utilities Ltd	CS10 H p&d	<ul style="list-style-type: none"> <li>• Concerns regarding the Moor Lane and Brookwood Farm, Safeguarded Sites. The sewerage network capacity in these areas is unlikely to be able to support the demand anticipated from the</li> </ul>	<ul style="list-style-type: none"> <li>• Developers should be required to undertake a drainage study to demonstrate that there is adequate waste water capacity both on and off</li> </ul>

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					developments.	the site to serve the developments and that it would not lead to problems for existing or new users.
13	20	David Williams	McCarthy and Stone Retirement Lifestyles Ltd	CS11 Hmix	<ul style="list-style-type: none"> <li>• A retirement and care development is a single entity, with communal space and facilities and could not provide a mix of house types and tenure.</li> <li>• If minimum floor space standards are to be used, these must be guided by industry wide standards for the likes of specialist housing, as should levels of car parking, amenity space and internal communal space.</li> <li>• A catch all general standard for all residential would be inappropriate</li> </ul>	<ul style="list-style-type: none"> <li>• Policy CS11 should state that retirement housing will be considered on its own merits and not expected to provide a mix of dwelling types, sizes and tenure.</li> </ul>
16	51	Colin Weeks		CS11 Hmix	<ul style="list-style-type: none"> <li>• SEP identifies a need for 5840 additional homes; the ONS Household Forecast estimate of an increase of 8000 additional households during this period.</li> <li>• Both of these are in excess of the current plan to build an additional 4380 homes.</li> <li>• To monitor accurately, Fig 4 should also show Actual Change in Households together with Forecast change in Households against the actual and forecast number of new homes built.</li> <li>• The ONS Population Projections forecasts that the older Population will increase by 32% and require an additional 2500/3000 homes, it is unlikely this will satisfy the increased demand.</li> <li>• The Housing Mix in para 5.72 was developed using the BHM tool and does not take into account the projected future change in type of household and household size as projected by the ONS.</li> <li>• The SHMA numbers require reworking to reflect the anticipated changes in the profile of the borough.</li> </ul>	
80	155	Kevin Wilcox	Crest Nicholson	CS11 Hmix	<ul style="list-style-type: none"> <li>• Support the wording as proposed in policy CS11, which is sufficiently flexible to meet changing housing requirements over the plan period.</li> <li>• The supporting text to the policy, specifically paragraph 5.72 should be deleted as it is contrary to</li> </ul>	<ul style="list-style-type: none"> <li>• Paragraph 5.72 should be deleted.</li> <li>• Reference should only be made to the evidence base for housing mix as demonstrated through the SHMA which will indeed change over the</li> </ul>

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					<p>the flexibility established within Policy CS11.</p> <ul style="list-style-type: none"> <li>Overly prescribe the mix of dwellings required for a proposed development does not take account of market demand and housing need at the time.</li> </ul>	plan period.
89	192	Lisa Bowden	Royal Mail	CS11 Hmix	<ul style="list-style-type: none"> <li>Support the re-wording of the policy to take into account the viability of a scheme.</li> <li>Support a more design-led approach to development in order to justify the form and density of proposals.</li> </ul>	
98	376	Nicola Cull	Westfield Common Residents Association	CS11 Hmix	<ul style="list-style-type: none"> <li>As highlighted in Paragraph 5.96 and supported by the ONS Population Projections the older Population will increase by 32% and require an additional 2500/3000 homes.</li> <li>Whilst the aging population should free up some larger homes it is unlikely these will satisfy the increased demand.</li> <li>If the Housing Mix in para 5.72 was developed using the BHM tool, it does not take into account the projected future change in type of household and household size as projected by the ONS</li> <li>These numbers should be reworked to reflect the anticipated changes in the profile of Working residents.</li> </ul>	
9	11		Burhill Group Ltd	CS12 AffH	<ul style="list-style-type: none"> <li>Supports the provision of affordable homes for new residential developments.</li> <li>Encourages the Council to acknowledge that in some instances the level of affordable housing proposed is not viable on certain sites and affordable housing provision may need to be considered on a site by site basis, even on larger sites and particularly Greenfield sites. The wording of Policy CS12 should be changed to reflect this.</li> </ul>	
13	21	David Williams	McCarthy and Stone Retirement Lifestyles Ltd	CS12 AffH	<ul style="list-style-type: none"> <li>Para 5.83 implies affordable housing will be sought on extra care accommodation, most of which is C2 use. Is a distinction being made between different types of Class C2 use and affordable housing</li> </ul>	

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					provision?	
24	52	Tom Crisp	Woking Constituency Labour Party	CS12 AffH	<ul style="list-style-type: none"> <li>The Council's stance regarding the delivery of affordable homes is un-ambitious.</li> <li>The delivery of affordable homes is of the utmost importance in Woking becoming a sustainable community.</li> <li>Only delivering 292 affordable homes per year because it is the "feasible" option (contrary to the recommendations of the SHMA) is a pessimistic assessment.</li> <li>In 2010/11 the Council committed itself to building 117 new affordable homes. By January 2011 only 18 had been delivered.</li> <li>This poor rate of delivery compounds the problem.</li> <li>The failure to deliver enough affordable homes in 2010/11 is not just a symptom of the economic climate and cuts in government funding.</li> <li>There is currently market demand for housing and the Council should negotiate better affordable housing provision from developers</li> <li>A more imaginative approach is required by the Council and means of delivery considered which don't solely rely on the private housebuilding sector.</li> <li>Redundant publically owned land should be released for affordable housing and Community land trusts promoted.</li> <li>The decision to adhere to a target of 292 affordable homes falls far too short of what is needed and is not justified.</li> <li>The affordable housing target fails to acknowledge the Council's existing failure in delivering its targets.</li> </ul>	
16	53	Colin Weeks		CS12 AffH	<ul style="list-style-type: none"> <li>Reference is made to a need for 499 Affordable Homes. This is based on the SHMA which identifies an annual need for Affordable Housing in Woking of 499 homes, 7485 over the 15 year period.</li> <li>However the SHMA also states that there is an</li> </ul>	<ul style="list-style-type: none"> <li>To ensure the objectives of the SCI are met, policy CS12 should add a paragraph that Affordable Housing should be built in accordance with the aims set out in the SCI.</li> </ul>

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					<p>annual need of 594 homes in Woking over the next 15 years - 42% of which are affordable, 3735 affordable homes required i.e. 249 per year not 499. This should be corrected.</p> <ul style="list-style-type: none"> <li>• The CS is unsound due to there being confusion over the base numbers.</li> <li>• The Council plans to build 1737 Affordable Homes, the number limited according to the Sustainability Appraisal due to insufficient land availability.</li> <li>• The SA states that Housing List Numbers are increasing, however they have decreased by over 35% since data for the SHMA was collected. Therefore the whole strategy on Affordable Housing is flawed and is driven by National targets rather than local need.</li> <li>• CS 12 fails to recognise the social issues associated with large high density mixed sites having a proportional high level of social housing.</li> <li>• Woking has areas of deprivation because they were created without consideration of the social consequences.</li> <li>• The CS and supporting documents do not refer to tackling WBC's poor performance with regard to RSL rents.</li> <li>• There is no reference to any research of the Social implications of introducing a 50% requirement for affordable housing.</li> <li>• Supporting evidence should demonstrate that building mixed-tenancy housing estates in areas such as South Woking will not bring with them the social problems.</li> <li>• Development should also fit in within the surrounding neighbourhood and community.</li> </ul>	<ul style="list-style-type: none"> <li>• The clause regarding 'A financial payment to be utilized in providing affordable housing on an alternate site' should be removed- this is a 'get out' clause.</li> </ul>
33	84	Jean Dare	Hook Heath Residents Association	CS12 AffH	<ul style="list-style-type: none"> <li>• The SHMA identifies a need for 499 new affordable homes and a total of 594 new homes a year. The market housing demand of 95 new homes can easily be accommodated.- The high level of</li> </ul>	

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					<p>affordable housing is surprising given the current mix in the Borough.</p> <ul style="list-style-type: none"> <li>The SHMA identifies the future demand is 81% for market housing and 19% affordable housing. No reasons for the high demand for social housing is given and this will change the social composition of residential areas and affect the demand for centrally provided facilities.</li> <li>The recent change of national policy to increase rents charged on social housing from around 20% of market rates to something closer to 80% may change the pattern of demand.</li> <li>Queries the methodology and outcomes of the SHMA.</li> <li>CS1 suggests that 35% of housing will be affordable and double the number of market value homes previously identified will be provided. This is a deliberate attempt to expand the population via immigration.</li> <li>New affordable housing will result in a decrease in Council tax income per head and result in social engineering which existing residents will have to subsidise.</li> <li>CS11 states that affordable housing will be financed by imposing a levy on all new developments; it is unfair to burden the financing affordable housing on the purchasers of new market housing. Employers whose workers needed accommodation should also make contributions to affordable housing.</li> </ul>	
83	161	Ryan Johnson	West Estates Ltd	CS12 AffH	<ul style="list-style-type: none"> <li>Object to the current wording regarding the provisions applying to green field and brown field 'Council' Housing land.</li> <li>Unclear why the flexibility given to green field 'Council' land, regarding the proportion provided off-site to meet wider objectives, could not apply to other green field sites.</li> <li>Consider the exception site provisions of para 5.89</li> </ul>	

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					<p>should be embodied in this policy for clarity.</p> <ul style="list-style-type: none"> <li>• Supports reference to consideration of financial viability.</li> <li>• Recent government grant subsidy reductions may effect mix.</li> <li>• This flexibility is considered important to assist the timely delivery of much needed family and affordable housing.</li> </ul>	
80	162	Kevin Wilcox	Crest Nicholson	CS12 AffH	<ul style="list-style-type: none"> <li>• Object to the approach of affordable housing, specifically in regard to Greenfield sites.</li> <li>• There is not justification provided that supports 50% requirement of affordable housing on Greenfield sites, this is not effective or justified as it is not based on a robust evidence base.</li> <li>• There is little flexibility in the approach to Greenfield housing development which could impact on the viability of delivery.</li> <li>• It is important that a viability clause is included in the paragraph related to Greenfield sites to ensure that policy is sufficiently flexible to accord with the draft NPPF.</li> <li>• A 50% requirement with no flexibility would likely render many schemes undeliverable.</li> </ul>	
83	163	Ryan Johnson	West Estates Ltd	CS12 AffH	<ul style="list-style-type: none"> <li>• Paragraph 5.86 should be revised to reflect Policy CS11.</li> <li>• The split should reflect the SHMA or more up to date assessments of local need, not prescribed district wide percentages.</li> </ul>	
83	164	Ryan Johnson	West Estates Ltd	CS12 AffH	<ul style="list-style-type: none"> <li>• Support the need to maintain an exceptions policy, this should also be included within policy CS12.</li> <li>• Objects to inflexibility in the current wording of Paragraph 5.89. The proportion of affordable housing provided over and above normal policy requirements on exception sites should be capable of being tailored if substantial community benefits can to be derived in lieu of a higher percentage. This provides the flexibility to deliver exception sites in a</li> </ul>	<ul style="list-style-type: none"> <li>• The following should be added in the fourth sentence, ‘ or substantial community benefits in lieu of a higher percentage..’</li> </ul>

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					manner that maximises benefits for local communities.	
90	189	James Stevens	Home Builders Federation	CS12 AffH	<ul style="list-style-type: none"> <li>• Policy is unjustified as the affordable housing percentage targets are not supported by the evidence base, nor is the evidence base sufficiently robust.</li> <li>• Queries the viability assumptions contained in the Economic Viability Assessment (EVA) which forms the evidence base to support the policy.</li> <li>• EVA assumes code level 4. This is a flawed assumption as from 2016 all new homes will be required to meet code level 5 – a requirement of policy CS22. This will impact viability.</li> <li>• To ensure delivery, lower targets for affordable housing should be set.</li> <li>• No affordable housing should be sought in Town Centre schemes</li> <li>• Object to the delegation of implementation matters to an Affordable Housing SPD as PPS12 and the draft NPPF discourages this.</li> </ul>	
89	193	Lisa Bowden	Royal Mail	CS12 AffH	<ul style="list-style-type: none"> <li>• As previously requested, the policy should be divided into two separate policies; one for affordable housing arising from residential development and the second for affordable housing arising from non-residential development.</li> <li>• The current approach currently may be ineffective and inconsistent with national policy.</li> <li>• Support policy's contributions for non-residential development only being sought as appropriate to the scale and kind of the development and subject to viability.</li> <li>• Support Council's intention to provide further guidance on the matter in Affordable Housing SPD.</li> <li>• The Council has not included further details on the likely uses that would generate the requirement for affordable housing in non-residential development, this omission may not be effective or consistent with</li> </ul>	

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					national policy.	
94	230	Jeremy Woolf	Martin Grant Homes Ltd	CS12 AffH	<ul style="list-style-type: none"> <li>• A 50% affordable housing target on greenfield sites is inappropriate and unduly onerous.</li> <li>• This could constrain the release of sites to the detriment of housing delivery generally including that of affordable homes.</li> <li>• The imposition of such a target will not only put into doubt the ability of sites to come forward, it will also cause significant delays to the determination of subsequent planning applications.</li> <li>• Policy LF4 of the SEP requires 40% of housing within the London Fringe Subregion to be affordable and should be carried forward in the CS.</li> </ul>	<ul style="list-style-type: none"> <li>• Deletion of a 50% target for greenfield sites and substitution with a 40% requirement.</li> </ul>
92	243	Barbara Beck	Campaign to Protect Rural England - Woking Branch	CS12 AffH	<ul style="list-style-type: none"> <li>• The overall percentage target sought for Affordable Housing is too low.</li> <li>• The 35% target should be increased to 40%.</li> <li>• 35% target is insufficient and inadequate response to dire situation facing the Council.</li> <li>• The SEP, last Surrey Structure Plan and Adopted Mole Valley Core Strategy set a target of 40%.</li> <li>• 40% target should be aimed for, even if not achieved. Shows Council's intention and commitment to achieve maximum possible Affordable Housing provision.</li> <li>• Viability can be addressed at the planning application stage when each site is considered on its individual merits.</li> <li>• Do not believe percentage figures chosen by Council for individual site sizes are most appropriate – where is the evidence that the Council have considered higher percentage figures.</li> <li>• On sites of 5-9 new dwellings, financial contribution should be 20%, same as on-site provision.</li> <li>• A higher % financial contribution figure should be sought on sites of fewer than 5 dwellings. 20% more appropriate, subject to site viability.</li> </ul>	<ul style="list-style-type: none"> <li>• Suggest changes to wording of CS12: 'Between 2010 and 2027 the overall target for affordable housing is 40% of all new homes, equivalent to 1985 new affordable homes'.</li> <li>• 'On sites providing between 5 and 9 new dwellings the Council will require 20% of dwellings to be affordable, or a financial equivalent to the cost to the developer of providing 20% of the number of dwellings to be affordable on site'.</li> <li>• 'On sites providing fewer than 5 new dwellings the Council will require a financial contribution equivalent to the cost to the developer of providing 20% of the number of dwellings to be affordable on site'.</li> <li>• Alter the text wording in para. 5.82 page 72 to correspond to our suggested change to the first line of Policy CS12 on</li> </ul>

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						p.70 'a target of 1985 new affordable units...(equivalent to a headline target of 40%)'.
43	271	Robert Palgrave		CS12 AffH	<ul style="list-style-type: none"> <li>The CS identifies a need for 499 new affordable homes per year but puts forward an aspiration to deliver only 116 per year.</li> <li>This under-provision in the CS will allow developers to argue that a rate of 116 per year is acceptable.</li> </ul>	
48	282	Kevin Stevens		CS12 AffH	<ul style="list-style-type: none"> <li>A development where affordable housing mix is above 30-40% becomes less desirable areas and the effect of mixing with normal housing is lost.</li> </ul>	
50	292	Mark Carter		CS12 AffH	<ul style="list-style-type: none"> <li>CS12 is contrary to PPS3 and PPS12.</li> <li>Housing policies should take on board need and demand. The level of housing proposed is inadequate to meet demand.</li> <li>The Council has ignored demand and used the annual requirement in the SEP as a housing target. If demand is not addressed the Council cannot address housing need.</li> <li>PPS3 sets a site size of 15 dwellings above which affordable housing should be sought. Lower thresholds should only be set where financial viability is not affected.</li> <li>We have reservations about the proposed % targets.</li> <li>The application to mixed use schemes is not clear. These developments have different viability criteria.</li> <li>Applying the policy to commercial development will be uneconomic and stifle the economic recovery.</li> </ul>	<ul style="list-style-type: none"> <li>Policy should be simplified and drafted in accordance with PPS3.</li> </ul>
61	318	Malcolm McPhail	Lamron Estates Ltd.	CS12 AffH	<ul style="list-style-type: none"> <li>Consider 40% affordable housing target for sites over 15 units is too high and will affect viability and hence deliverability. Lowering the site threshold to developments of less than 15 units will have the same effect.</li> <li>This is imposing a tax on development which will ultimately affect the purchase price and the</li> </ul>	<ul style="list-style-type: none"> <li>Para 2 should read: "...in accordance with the following criteria, subject to a site-specific viability appraisal and a consideration of the factors outlined below."</li> </ul>

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					affordability of dwellings.	
66	346	Peter Cannon		CS12 AffH	<ul style="list-style-type: none"> <li>Affordable housing at 35% is a reasonable figure</li> <li>70% of these targeted to be social rented accommodation, means 25% of all new housing will be social rented and 11% will be intermediate shared ownership.</li> <li>Since the Core Strategy cites low ownership as an indicator of deprivation in Sheerwater, encouraging more people into shared ownership schemes will be good for communities.</li> <li>Endorse the housing mix in CS11</li> </ul>	<ul style="list-style-type: none"> <li>Design schemes to allow for a higher % of shared ownership.</li> </ul>
66	347	Peter Cannon		CS12 AffH	<ul style="list-style-type: none"> <li>In order to compensate for poor delivery on one site, an alternative site will have to provide additional affordable housing, resulting in a very high proportion of affordable housing in certain areas.</li> <li>This would not be consistent with the mix of dwellings promoted by policy.</li> <li>This issue is most severe for sites outside the Town Centre.</li> </ul>	<ul style="list-style-type: none"> <li>A higher-than-standard quota of affordable housing will dilute the effectiveness of other policies .</li> </ul>
98	370	Nicola Cull	Westfield Common Residents Association	CS12 AffH	<ul style="list-style-type: none"> <li>Recommend the strategy is revised in line with up to date statistics and planned according to that data, rather than seeking to justify further over development.</li> <li>Evidence Base relies on data collected in 2007. Many of the issues raised in the survey should have already been dealt with and thus no longer be relevant.</li> </ul>	
98	371	Nicola Cull	Westfield Common Residents Association	CS12 AffH	<ul style="list-style-type: none"> <li>Recommend the strategy is revised in line with up to date statistics and plan according to that data, not seek to justify further over development.</li> <li>Queries the evidence base which supported this policy and the statics it is based on.</li> </ul>	
98	372	Nicola Cull	Westfield Common Residents Association	CS12 AffH	<ul style="list-style-type: none"> <li>Care will be needed in the design of the new proposed estates along Moor Lane and Brookwood Farm to make sure that Woking does not generate two further “pockets of deprivation”.</li> </ul>	

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					<ul style="list-style-type: none"> <li>The supporting Evidence Base produces conflicting numbers of Affordable Homes required.</li> <li>If the SHMA is correct it would imply that there is considerable pent up demand for Affordable Homes.</li> </ul>	
98	373	Nicola Cull	Westfield Common Residents Association	CS12 AffH	<ul style="list-style-type: none"> <li>The future housing demand in the Fordham Research Housing Needs and Assessment Paper is in direct conflict with the 499 number homes used in the CS.</li> <li>The CS presumes that Affordable Homes has to be supplied via new build or Council Acquisitions. No reference to economic benefits of further subsidising open market rents - a strategy that could provide a more rapid supply of "Affordable Housing" plus a more integrated society.</li> </ul>	
98	378	Nicola Cull	Westfield Common Residents Association	CS12 AffH	<ul style="list-style-type: none"> <li>CS12 requires further thought.</li> <li>No reference to any research of the Social implications of introducing a 50% requirement for affordable housing in areas that already have Social problems.</li> <li>These ideals are further expanded in Woking's Community Strategy.</li> </ul>	<ul style="list-style-type: none"> <li>CS12 should add a para. that Affordable Housing should be built in accordance with the aims developed in consultation with the local citizens and expressed in Woking's Community Strategy.</li> <li>The clause "A financial payment to be utilized in providing affordable housing on an alternate site" should be removed as Woking has failed to keep pace with its Social Housing commitment.</li> <li>Include target in CS12 to include a target that Woking's RSL rents are equal or no higher than its adjoining Boroughs.</li> </ul>
98	379	Nicola Cull	Westfield Common Residents Association	CS12 AffH	<ul style="list-style-type: none"> <li>No reference to tackling WBC's poor performance in RSL rents. CS12 needs to be modified to include a target that Woking's RSL rents are equal or no higher than its adjoining Boroughs.</li> </ul>	
13	18	David Williams	McCarthy and Stone Retirement	CS13 Older	<ul style="list-style-type: none"> <li>Encouraged by the positive references to housing for the older population.</li> </ul>	<ul style="list-style-type: none"> <li>Para 5.96 should acknowledge the benefits Owner Occupier Retirement Housing can provide in meeting other</li> </ul>

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			Lifestyles Ltd		<ul style="list-style-type: none"> <li>A more positive, pro-active policy supporting retirement housing would significantly address wider housing and policy implications.</li> </ul>	planning policy objectives.
13	19	David Williams	McCarthy and Stone Retirement Lifestyles Ltd	CS13 Older	<ul style="list-style-type: none"> <li>The average resident in retirement housing will be a single person and does not require two bedrooms.</li> <li>Para 5.100 states a need for a proportion of two bedroom units for older people, but no justification is given re 50% of units being two bedroom.</li> <li>Reference to "generous space standards and generous amenity space" – is ambiguous, should be clarified or deleted.</li> <li>Retirement housing accommodation does not require extensive gardens but requires good internal communal areas and more passive amenity areas.</li> </ul>	.
16	54	Colin Weeks		CS13 Older	<ul style="list-style-type: none"> <li>The age ranges used in the graph on p18 does not equate with the Community Service and Leisure facilities required.</li> <li>While CS13 recognises specialist facilities for the ageing population, it lacks appreciation that the ageing population are more active and require more facilities</li> <li>This strategy needs to evaluate the requirements of the future population.</li> <li>Green Space needs to be reserved to facilitate creation of facilities accessible to everyone.</li> </ul>	<ul style="list-style-type: none"> <li>Consider using age ranges 0-4, 5-24, 25-49, 50-64, 65-90+ for graph on p.18.</li> </ul>
66	348	Peter Cannon		CS13 Older	<ul style="list-style-type: none"> <li>Freeing up larger houses should be left to individual choice.</li> <li>Incentives can be given to encourage people into smaller units in more sustainable locations</li> <li>This policy should not result in social bigotry.</li> <li>Neighbourhoods tend to be more mixed and more vibrant when they are not designed or constrained by subjective social-based agendas.</li> <li>If it is intended to focus primarily on older people who are vulnerable or infirm this should be clarified.</li> </ul>	<ul style="list-style-type: none"> <li>Alternative accommodation should be promoted primarily to benefit the older members of society who may find it difficult to maintain their independence.</li> </ul>
28	61	Steve Staines		CS14 Gypsy	<ul style="list-style-type: none"> <li>This objections rest on the level of provision planned</li> </ul>	<ul style="list-style-type: none"> <li>The text should be amended and</li> </ul>

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					<p>for and that the policy is based on the GTAA.</p> <ul style="list-style-type: none"> <li>The policy fails to mention of the testing process that planned provision has been through, including policy H7 of the SEP and the substantially complete Panel Report the Panel report.</li> <li>Woking indicates a need for 10 pitches from 2006 to 2016; the Panel Report concluded a need for 40 pitches in Woking over the same period.</li> <li>The Panel report was highly critical of the GTAAs in a number of areas particularly in Surrey. <i>(Representation has directly quoted extensive literature from the Panel Report and its critique of the GTAA, see full representation for wording).</i></li> <li>Cannot agree that level of provision proposed as Panel Report identifies a greater need.</li> <li>No justification has been provided regarding the proposed level of provision, which is insufficient based on the existing evidence.</li> </ul>	<p>conclude that the GTAA and Panel report taken together identify a need for 40 pitches to 2016 in the Borough. In addition para 5.113 should be amended to identify the need for 22 pitches for 2016-2027. These changes will ensure that the policy reflect the totality of the evidence available. Failure to do so will result in a gross shortfall in accommodation to this ethnic minority.</p>
78	127	Heather Twizell	Natural England	CS14 Gypsy	<ul style="list-style-type: none"> <li>Consideration should be given to impacts on the environment. The aim should be for proposed sites to avoid any land of interest for nature conservation, not just internationally designated sites</li> </ul>	
79	130	John Woodhouse	Environment Agency	CS14 Gypsy	<ul style="list-style-type: none"> <li>No concerns with the policy. Consider a more explicit reference to not permitting such sites in the functional floodplain for flood zone 3a should be made here in accordance with PPS25.</li> </ul>	
71	361	Grace Brown		CS14 Gypsy	<ul style="list-style-type: none"> <li>To make more pitches available for gypsies and travellers given recent event, is asking for trouble.</li> </ul>	
26	60	Rhian Powell	McLaren Group Limited	CS15 Econ	<ul style="list-style-type: none"> <li>The economic priorities within policy CS15 should include the aim to continue support the innovative high-technology sector to diversify and increase the economic potential of the borough.</li> <li>para 5.125 could be misleading and should be removed to avoid confusion and should recognise that assets and requirements of the McLaren group</li> </ul>	<ul style="list-style-type: none"> <li>A bullet point in priority box should read: 'continue to support the innovative high-technology engineering sector.'</li> <li>Policy should also include: 'McLaren's importance to the borough and the region is acknowledged and WBC will continue to work with McLaren to</li> </ul>

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						<p>seek to accommodate the group's specific requirements within the borough.'</p> <ul style="list-style-type: none"> <li>• A new para inserted after 5.125 stating: 'the McLaren group is recognised as a significant employer within the borough, and as a world-class and innovative, high technology company that has very particular accommodation requirements which can not always be met within existing industrial estates or urban employment sites within the borough.'</li> </ul>
16	63	Colin Weeks		CS15 Econ	<ul style="list-style-type: none"> <li>• This is the most important policy in the CS.</li> <li>• Without "Added Value" jobs the Community cannot survive.</li> <li>• Policy should be "beefed up" and supported by WBC to encourage new Manufacturing Enterprises to Woking.</li> <li>• Support McLaren/GSK Technology Centre maybe in Broadoaks site, West Byfleet.</li> </ul>	
29	68	Sarah Bowers		CS15 Econ	<ul style="list-style-type: none"> <li>• The CS Publication Document is generally sound.</li> <li>• Consider the wording of policy CS15 is unsound as it is not sufficiently flexible to allow for changing circumstances.</li> <li>• Retention of Broadoaks site for high quality business park is at odds with statements allowing flexibility to cater for changing needs.</li> <li>• Given the current market, occupancy of the site for office may not be viable and alternative uses for parts of the site should be considered on their merits.</li> <li>• The statutory listed building on the site is at risk or remaining unoccupied unless a flexible alternative is considered.</li> <li>• Activity at the site is crucial to act as a catalyst for securing future occupiers.</li> </ul>	<ul style="list-style-type: none"> <li>• Alternative wording suggested: 'To retain the Broadoaks site in West Byfleet as a high quality Business Park maintaining flexibility to consider alternative use proposals that contribute to employment objectives on their merits throughout the plan period'.</li> </ul>

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					<ul style="list-style-type: none"> <li>• More flexible wording in policy CS15 would enable other uses at the site and facilitate development.</li> <li>• The site may provide a valuable asset to the Borough to provide other uses.</li> <li>• The allocation of the site as an employment site may not meet the tests of soundness as not all other alternatives have been considered.</li> <li>• Flexible approach is consistent with the Draft National Planning Policy Framework (NPPF).</li> <li>• Not disputing that site be allocated for employment use per se but that policy wording should be more flexible.</li> </ul>	
77	101	Marianne Meinke		CS15 Econ	<ul style="list-style-type: none"> <li>• Hoped improved access to Sheerwater will assist traffic in Woking.</li> <li>• Request consideration is given to those living locally. Development is likely to bring more traffic into the area.</li> </ul>	
91	194	Patrick Blake	Highways Agency	CS15 Econ	<ul style="list-style-type: none"> <li>• The proposals map illustrating development being brought forward in the CS does not include all employment areas named in CS15. Without knowing their location we are unable to assess these locations.</li> </ul>	
89	195	Lisa Bowden	Royal Mail	CS15 Econ	<ul style="list-style-type: none"> <li>• Support the Council's encouragement to the redevelopment of outmoded employment floorspace to cater for modern business needs.</li> <li>• The policy's stance on the redevelopment of employment sites for alternative uses is suitable to allow for the continued use of sites to assist delivery of the Council's vision.</li> </ul>	
61	319	Malcolm McPhail	Lamron Estates Ltd.	CS15 Econ	<ul style="list-style-type: none"> <li>• Support recognition that allowing redevelopment of outmoded employment floorspace is a positive step for the local economy.</li> <li>• Re-use or redevelopment of redundant, vacant or outmoded Class B for alternative uses is supported, being consistent with emerging NPPF guidance.</li> </ul>	
7	7	Robert		CS16 Infra	<ul style="list-style-type: none"> <li>• "New Homes Bonus" is opened to abuse as it is not</li> </ul>	

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		Shatwell			ring fenced. These should be used to compensate the residents in the community that has been affected. Otherwise a housing project will create infrastructure problems and the money given will not be used in the same area.	
16	64	Colin Weeks		CS16 Infra	<ul style="list-style-type: none"> <li>Whilst Woking's status as a cycle town and the aims to influence a modal shift and improve transport choices is clearly commendable, a clear strategy for this should be developed. Simply designating roads as cycle routes, does not make them safe or appropriate and it is not advisable lose further green space by adding new cycle paths. There should be better use of existing foot paths. Better cycle etiquette should also be promoted.</li> <li>The existing creation of Woking as a cycle town has been poorly delivered, demonstrated by the issues highlighted in the Town Centre and along the canal.</li> </ul>	
33	86	Jean Dare	Hook Heath Residents Association	CS16 Infra	<ul style="list-style-type: none"> <li>Woking is now one of the largest towns in Surrey with a huge increase in population without adequate improvements to infrastructure.</li> <li>Need to invest in infrastructure now to improve quality of life, not degrade it by increasing further demand.</li> <li>CS16 requires developers to provide necessary infrastructures on site, but every development will have implications for off site infrastructure.</li> </ul>	<ul style="list-style-type: none"> <li>CS16 should be amended to ensure improvements are made in key services and facilities for the current population before any further growth is contemplated.</li> </ul>
32	134	Rose Freeman	The Theatre Trust	CS16 Infra	<ul style="list-style-type: none"> <li>Given the many references to cultural facilities in the document, surprised the definition of social and community infrastructure on p 85 does not include cultural facilities.</li> </ul>	<ul style="list-style-type: none"> <li>For clarity and continuity we strongly suggest a more inclusive definition would be: social and community facilities provide for the health, welfare, social, educational, spiritual, recreational, leisure and cultural needs of the community.</li> <li>Open spaces, parks and play spaces would be more appropriately included within the definition of Green Infrastructure as these items are not</li> </ul>

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						<ul style="list-style-type: none"> <li>buildings.</li> <li>Places of worship are not a 'Public Service' should be included within social and community infrastructure as suggested above.</li> </ul>
83	165	Ryan Johnson	West Estates Ltd	CS16 Infra	<ul style="list-style-type: none"> <li>Queries the need to provide Infrastructure financial viability appraisals with every development where S106 or CIL provisions are accepted.</li> <li>The 'level' of contribution should also be based on a developments net impact rather than ability to pay, otherwise it would be contrary to Circular 05/2005.</li> <li>The wording of the forth paragraph implies the LPA could seek contributions higher than is reasonable and necessary for the development proposed.</li> </ul>	<ul style="list-style-type: none"> <li>For transparency current circular guidance should be confirmed in this policy</li> <li>Clarification given on exceptional circumstances where this may be applicable.</li> </ul>
89	196	Lisa Bowden	Royal Mail	CS16 Infra	<ul style="list-style-type: none"> <li>Supports this policy and the need to provide appropriate infrastructure to meet the needs of the community.</li> </ul>	<ul style="list-style-type: none"> <li>Consider that the policy should identify the tests in Circular 05/05 regarding planning obligations.</li> </ul>
93	212	Sue Janota	Surrey County Council	CS16 Infra	<ul style="list-style-type: none"> <li>The definition of social and community infrastructure in para. 5.173 is much broader than the definition in the table in para. 5.132.</li> <li>A broad definition for the purposes of Policy CS19 is supported. This should be reflected in para. 5.132.</li> </ul>	
61	320	Malcolm McPhail	Lamron Estates Ltd.	CS16 Infra	<ul style="list-style-type: none"> <li>This policy should place more emphasis on the production and adoption of a CIL.</li> </ul>	<ul style="list-style-type: none"> <li>Reference to CIL should at the head of the policy.</li> <li>The remainder of the policy re-worded to reflect the priority to be given to CIL not S.106 obligations.</li> </ul>
64	331	James Clegg		CS16 Infra	<ul style="list-style-type: none"> <li>The definition of infrastructure (public services) includes places of worship. This is in accordance with PPS1.</li> </ul>	
64	332	James Clegg		CS16 Infra	<ul style="list-style-type: none"> <li>The policy is well written.</li> <li>It acknowledges the need to resist the loss of existing infrastructure services and facilities and that land will be safeguarded for the provision of future infrastructure requirements.</li> </ul>	
69	355	Anthony		CS16 Infra	<ul style="list-style-type: none"> <li>Important to close the gap regarding the digital</li> </ul>	<ul style="list-style-type: none"> <li>Developers of WBC should provide</li> </ul>

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		Kremer			broadband connectivity.	broadband serves to the kerb.
70	358	James Robertson	Hockering Residents' Association	CS16 Infra	<ul style="list-style-type: none"> <li>67% of Woking's sewage passes under White Rose Lane and cannot support increased levels of waste. Existing system cannot meet the current population needs leading to sewage overflowing and causing a serious health threat.</li> <li>The IDP identifies the need for additional sewerage capacity but not until 2017. Without a major investment in sewerage any further development is unsound.</li> <li>The plan is unjustified because research would prove that there is already insufficient sewerage capacity and any population increase would exacerbate this. The policy is ineffective because the timescales required to provide adequate sewerage make the plan undeliverable.</li> </ul>	<ul style="list-style-type: none"> <li>Current sewerage system is inadequate. Remedial work should be undertaken to upgrade the system to cope with current and future waste water requirements.</li> <li>This includes increased capacity at the Carters Lane Waste Treatment facility and improvements to the network of sewers leading to the facility.</li> </ul>
99	413	John Hack	Woking LA21	CS16 Infra	<ul style="list-style-type: none"> <li>Despite the recent publication of IDP there is no evidence that the strategy is deliverable.</li> <li>The plan is vague in the extreme about the provision of infrastructure, who is to provide it and when it will be achieved, leaving most decisions to be decided sometime in the future.</li> <li>Key elements of the IDP need to be incorporated into the CS.</li> </ul>	<ul style="list-style-type: none"> <li>Incorporate an understanding of community issues into the strategy and the likely changes in lifestyle needed within the duration of the plan.</li> </ul>
79	423	John Woodhouse	Environment Agency	CS16 Infra	<ul style="list-style-type: none"> <li>The phrase 'Flood defences' should be changed to 'flood alleviation measures'</li> </ul>	
78	424	Heather Twizell	Natural England	CS16 Infra	<ul style="list-style-type: none"> <li>Supports the inclusion of Green Infrastructure within the types of infrastructure necessary to support growth.</li> </ul>	
100	429	Carmelle Bell	Thames Water Utilities Ltd	CS16 Infra	<ul style="list-style-type: none"> <li>Do not object to Policy CS16 in principle, but it does not adequately cover sewerage/waste water infrastructure provision. A Core Strategy policy should specifically cover sewerage (and water) infrastructure which is essential to all development.</li> <li>Welcomes the opportunity to work closer with Woking and the neighbouring boroughs in</li> </ul>	<ul style="list-style-type: none"> <li>To comply with PPS12 and SEP the policy needs to be amended to refer to water and sewerage infrastructure or there should be a new Policy dealing with water and sewerage infrastructure.</li> </ul>

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					<p>understanding the future infrastructure needs.</p> <ul style="list-style-type: none"> <li>Thames Water Utilities Ltd require a 3- 5 year lead in time for provision of the extra capacity and a new water or sewage treatment works require a lead in time of between five to ten years. New development may need to be phased to allow completion of the necessary infrastructure.</li> <li>Section 106 Agreements cannot secure water and waste water infrastructure upgrades, however, it is essential to ensure that such infrastructure is in place to avoid unacceptable impacts on the environment.</li> <li>Water and sewerage undertakers rely heavily on the planning system to ensure infrastructure is provided ahead of development either through phasing or the use of Grampian style conditions.</li> <li>It is essential that developers demonstrate that adequate capacity exists both on and off the site to serve the development and that it would not lead to problems for existing users.</li> <li>It may be necessary for developers to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing water &amp; sewerage infrastructure.</li> <li>It may be necessary for a developer to contact the water authority to agree what improvements are required and how they will be funded prior to any occupation of the development.</li> </ul>	<p>Recommend following wording (summarised):</p> <ul style="list-style-type: none"> <li>Take account of the capacity of existing off-site water and sewerage infrastructure and the impact of development proposals on them.</li> <li>Improvements to water and/or sewerage infrastructure</li> <li>Expansion of water supply or sewerage/sewage treatment facilities will normally be permitted.</li> <li>Ensure that there is adequate water supply, surface water, foul drainage and sewerage treatment capacity to serve all new developments.</li> <li>Developers will be required to demonstrate that there is adequate capacity.</li> <li>Developers to carry out appropriate studies regarding overloading of existing infrastructure.</li> <li>Developers fund appropriate improvements and should be completed prior to occupation of the development.</li> </ul>
100	430	Carmelle Bell	Thames Water Utilities Ltd	CS16 Infra	<ul style="list-style-type: none"> <li>When considering odour sensitive development around a Sewage Treatment Works a technical assessment should be undertaken by the developer to confirm any impact on amenity or/and any mitigation methods required as part of a development.</li> </ul>	
9	13		Burhill Group Ltd	CS17 Open	<ul style="list-style-type: none"> <li>Encourages Council to adopt a flexible approach when considering level of provision required for new residential developments and determine this on a</li> </ul>	

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					<p>case by case basis.</p> <ul style="list-style-type: none"> <li>• Supports the protection of privately accessed open air sport and recreational facilities. Encourages Council to consider a variety of recreational facilities which can be permitted on such sites.</li> <li>• Surprising concept of a Country Park at land at Carters Lane has not been referred to in the CS. Delivering a Country Park would accord with the spatial vision and objectives of the CS. Burhill have been in discussion with Council over realisation of vision and have submitted a Visioning Statement. Burhill are keen to pursue concept.</li> </ul>	
16	71	Colin Weeks		CS17 Open	<ul style="list-style-type: none"> <li>• There is a current opportunity to create a green corridor from Woking Centre to Papercourt Lock via Westfield. This can be provided by a private developer building 200 homes, instead of using £40m PFI grant.</li> </ul>	
77	102	Marianne Meinke		CS17 Open	<ul style="list-style-type: none"> <li>• Whilst supporting policy, hope Council will consider those who currently have no green areas in their immediate vicinity.</li> <li>• There are few green areas in Woking, introducing more areas would be great for everyone.</li> </ul>	
79	111	John Woodhouse	Environment Agency	CS17 Open	<ul style="list-style-type: none"> <li>• Welcome inclusion of undeveloped buffer zones being required alongside watercourses and inclusion of specific minimum widths for main rivers and ordinary watercourses.</li> <li>• Support identification that multifunctional open spaces adjacent to watercourses can serve both biodiversity and flood risk benefits. This space should be synergised to achieve objectives of both functions.</li> </ul>	
79	121	John Woodhouse	Environment Agency	CS17 Open	<ul style="list-style-type: none"> <li>• The document as a whole needs reinforcing with WFD</li> </ul>	<ul style="list-style-type: none"> <li>• Policy CS17 and/or Policy CS7 should include a reference to the Thames River Basin Management Plan.</li> <li>• A statement could be added to suggest that the Council would support development which delivers</li> </ul>

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						<p>measures towards achievement of the Water Framework Directive</p> <ul style="list-style-type: none"> <li>Policy CS17 could be improved by suggesting that the Council will support proposals which enhance and protect aquatic ecosystems and their associated wetlands and habitats.</li> </ul>
78	129	Heather Twizell	Natural England	CS17 Open	<ul style="list-style-type: none"> <li>This policy still does not appear to fully engage with the concept of Green Infrastructure (GI.)</li> <li>GI should be an integral part of the creation of sustainable communities. Networks of multi-functional greenspace should be identified in regional and local plans and designed into all new development.</li> <li>Pleased that the policy makes reference to river corridors and SANGS- but these are only two aspects of GI.</li> <li>Pleased to see encouragement within the policy regarding qualitative and quantitative improvements to the GI network.</li> <li>Note that reference is now made to ANGSt.</li> <li>Deficiency in ANG is something the Council should be looking at strategically.</li> </ul>	
86	176	Mike Smith	Woking Football Club	CS17 Open	<ul style="list-style-type: none"> <li>Specific reference should be made to the need to provide enhanced sports facilities for the borough, in sustainable locations.</li> <li>This would tie in with the currently stated position that 'planning applications for development that would create additional pressures on the green infrastructure network should incorporate proposals to improve the network sufficient to address these pressures.</li> </ul>	<ul style="list-style-type: none"> <li>No suitable places in the urban area for the football club and stadium.</li> <li>The opportunity should be taken to re-designate Egley Road for this purpose.</li> <li>This would enable the club to provide modern facilities.</li> </ul>
89	197	Lisa Bowden	Royal Mail	CS17 Open	<ul style="list-style-type: none"> <li>Recognises that the Council will require developers' to contribute to provision through Community Infrastructure Levy (CIL) or a S106 contributions.</li> </ul>	<ul style="list-style-type: none"> <li>Request that the Council amend the policy to allow more flexibility, by recognising that 'the provision of such space or contributions should be appropriate to the form, scale and</li> </ul>

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						type of development proposed.'
41	266	Louise Morales		CS17 Open	<ul style="list-style-type: none"> <li>Previously this strategy has been used to agree to the loss of 30% of allotments, 20% of parks and half of our village green with the "enhancement to the open space" bolted on to justify a smaller space left behind.</li> <li>The survey of open space identified a need for more open space of all qualities; there is no justification for loss of open space by replacing it with very small amounts of "high quality open space".</li> </ul>	<ul style="list-style-type: none"> <li>CS should make clear that 'development' is not an 'enhancement of open space'. Development is a loss of open space and should be prevented.</li> <li>Enhancement of the space should be paid for by 106 agreements from other developments not by selling off and building on the open space itself.</li> </ul>
43	274	Robert Palgrave		CS17 Open	<ul style="list-style-type: none"> <li>The intended provision of more allotments sites is welcomed.</li> <li>Policy CS 17 does not expect developers to contribute to allotment provision but does towards play areas.</li> </ul>	
58	309	Lynne Coetzee		CS17 Open	<ul style="list-style-type: none"> <li>Concerns that similar wording in the Local Plan has lead to the loss of allotments, parks and village greens with the "enhancement to the open space" bolted on to justify a smaller space left behind, a previous planning application at Rydens Way as an example of this.</li> <li>Common sense should be used in deciding what Open Space to build upon.</li> <li>The process should be transparent.</li> </ul>	
79	399	John Woodhouse	Environment Agency	CS17 Open	<ul style="list-style-type: none"> <li>We welcome the inclusion of undeveloped buffer zones.</li> </ul>	
15	23	Douglas MacDonald		CS18 Transp	<ul style="list-style-type: none"> <li>It is good the Core Strategy is specific about objectives like: Dwelling numbers, locations, gypsy sites, affordable housing etc. However, it is unspecific on infrastructure needed to enable the development, notably transport. It should be more specific with transport proposals to meet the objectives.</li> </ul>	
16	72	Colin Weeks		CS18 Transp	<ul style="list-style-type: none"> <li>Para 5.167 indicates that Transport Assessments (TA) have been carried out to identify the Transport Issues.</li> </ul>	

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					<ul style="list-style-type: none"> <li>• A review of the June 2010 TA shows there is no joined up to thinking with adjoining Boroughs. However, it failed to take account of transport implications of development in adjoining authorities. The outcome of the Transport Assessment is inconsistent with that produced by Mayor Brown.</li> <li>• Concerns about the projected increase in traffic identified under Zone 267, for the Moor Lane development, which is as odds with Mayer Brown Transport Assessment.</li> </ul>	
78	131	Heather Twizell	Natural England	CS18 Transp	<ul style="list-style-type: none"> <li>• Supports the commitment of this policy to sustainable modes of transport.</li> <li>• Policy should not just focus on the reduction in car travel, but should also make clear links between footpaths and cycleways, GI and improved access to the wider countryside.</li> <li>• Natural England are committed to enhancing access and enjoyment of the countryside for all and the Core Strategy should promote appropriate recreation in the countryside, especially around towns, which provide high quality accessible greenspace close to where people live and can make an important contribution to a healthy lifestyle and a sense of well-being.</li> <li>• Deficiencies in public rights of way need to be identified and opportunities maximised for walking, cycling and riding, and access to the countryside should be integrated with public transport.</li> </ul>	
81	141	Penelope Mare		CS18 Transp	<ul style="list-style-type: none"> <li>• Road infrastructure should be taken into account alongside housing and workplace development.</li> <li>• Sheerwater and Maybury are to receive attention as they are considered areas of deprivation.</li> <li>• A very large number of cars and the connection between East-West to the Town Centre are not good as it crosses the very busy north-south road from Maybury Hill to the Six Crossroads roundabout.</li> <li>• The whole stretch of road between Maybury Hill and</li> </ul>	

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					the Basingstoke canal needs improving.	
82	148	John Hack		CS18 Transp	<ul style="list-style-type: none"> <li>The Local Transport Plan (LTP) identifies that Woking has severe physical transport restrictions and traffic congestions. Increased accessibility should be achieved via making better use of the existing road infrastructure by transferring road space to buses, cycles and pedestrians, and a better service pattern to provide frequent services to Woking.</li> <li>The LTP suggests the possibility of Park and Ride. Whilst this might not be popular now, it would mean a significant reduction in carbon from transport for the time when fuel becomes too expensive for everyday use, which is likely to occur during the plan period. Consideration should be given to park and ride at suitable stations in collaboration with neighbouring authorities.</li> <li>The main problem is the existing capacity issues for Woking Station and Railway line. Increasing the capacity of the station is therefore a pre-requisite for development, and full development of the town centre should be prohibited without it.</li> <li>Reference to Airtrack has been removed as it has been withdrawn by the promoters, but an orbital route beyond Heathrow would be a viable alternative to the ever-congested M25, this should be reinstated.</li> <li>Frequent local rail services could be provided to a greater number of destinations.</li> <li>An enhanced station and transport interchange would improve the Town Centre</li> <li>Electric vehicles could also be provided on a community car-share basis for residents and visitors.</li> </ul>	
93	213	Sue Janota	Surrey County Council	CS18 Transp	<ul style="list-style-type: none"> <li>Any references to the Local Transport Plan should relate to the Surrey Transport Plan or the third Local Transport Plan.</li> </ul>	

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93	214	Sue Janota	Surrey County Council	CS18 Transp	<ul style="list-style-type: none"> <li>Alterations to the Woking CPZ might be needed as a consequence of future development.</li> </ul>	Text in the sixth bullet point, first sentence should be amended to read 'providing it does not create unmanageable on-street car parking problems.'
93	215	Sue Janota	Surrey County Council	CS18 Transp	<ul style="list-style-type: none"> <li>The policy text should set out that developments must ensure highway safety, to reflect the Surrey Transport Plan objective, and a requirement for developments to include appropriate servicing facilities if needed. It is noted that these matters are covered in supporting paragraph 5.166.</li> </ul>	
41	267	Louise Morales		CS18 Transp	<ul style="list-style-type: none"> <li>Recent research has shown that Maximum car parking standards means more cars parked in the streets instead of on driveways.</li> <li>Limited parking increases carbon use as cars have to juggle parking spaces and residents cannot leave their cars at home during the day due to lack of parking.</li> <li>This policy conflicts with other parts of the document promoting public transport use.</li> </ul>	<ul style="list-style-type: none"> <li>Change word Maximum... to sufficient residential parking needs to be provided to enable cars to be left stationary during the weekdays and public transport to be utilised.</li> </ul>
73	298	Philip Stubbs		CS18 Transp	<ul style="list-style-type: none"> <li>A key issue in Knaphill is the traffic congestion on the A322, Bagshot Road. The congestion will only get worse if both retail and housing development is allowed. Major changes to the A322 corridor will be required.</li> </ul>	<ul style="list-style-type: none"> <li>Relevant authorities work together to provide a cohesive plan to improve the A322 corridor.</li> </ul>
58	311	Lynne Coetzee		CS18 Transp	<ul style="list-style-type: none"> <li>Maximum car parking standards mean more cars parked on the streets instead of in private driveways.</li> </ul>	
61	321	Malcolm McPhail	Lamron Estates Ltd.	CS18 Transp	<ul style="list-style-type: none"> <li>Support the sustainable approach to transport issues and the flexible interpretation of its maximum car parking standards in Woking Town Centre</li> </ul>	
71	360	Grace Brown		CS18 Transp	<ul style="list-style-type: none"> <li>There is existing road congestion in central Woking and surrounding areas. More housing in central Woking will only increase this.</li> <li>Queries why cycle riding is going to take precedence over car driving.</li> <li>Bus services are decreasing not increasing in the</li> </ul>	

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					borough.	
98	384	Nicola Cull	Westfield Common Residents Association	CS18 Transp	<ul style="list-style-type: none"> <li>The policy should be commended but it is Important to consider how this Cycle Town image will be delivered. The creation of Woking as a cycle town has been poorly delivered so far.</li> <li>Woking could make better use of existing footpaths. Also, better cycling etiquette should be promoted.</li> </ul>	
16	388	Colin Weeks		CS18 Transp	<ul style="list-style-type: none"> <li>This policy is supported but doesn't really make sense. If office and retail space is increased in the Town Centre affordable car parking or a Park and Ride scheme should be implemented and supported by electric buses.</li> <li>There should be an increase of pedestrian only streets.</li> </ul>	
16	389	Colin Weeks		CS18 Transp	<ul style="list-style-type: none"> <li>The Core Strategy sees an expansion of Warehousing however Paragraph 5.166 states developments should not lead to an increase in HGV's</li> </ul>	
99	410	John Hack	Woking LA21	CS18 Transp	<ul style="list-style-type: none"> <li>Request that measures are put in place to deal with: <ul style="list-style-type: none"> <li>Transport, which has as impact on energy use and carbon emissions.</li> <li>Measures to reduce car use and to reduce the impact of cars on the environment.</li> <li>A firm indication to show how the problems regarding transport infrastructure in and around Woking will be resolved.</li> <li>Provide high quality cycle and pedestrian routes throughout the Borough and especially to and in the Town Centre.</li> </ul> </li> <li>Unsure the Proposals Map adequately safeguards sufficient land for the development of the Transport Interchange suggested in the Infrastructure Delivery Plan.</li> <li>The Plan should set out sufficient details for the sustainable development of the Town Centre and its infrastructure.</li> </ul>	<p>The plan should be reviewed with the following requirements.</p> <ul style="list-style-type: none"> <li>An integrated land use and transport policy, based on established principles.</li> <li>A policy should incorporate a hierarchy of priorities, building on the transport hub of Woking station, improving facilities for pedestrians, cyclists and public transport, as well as prioritising green space over tarmac and providing incentives to low carbon-producing transport</li> <li>Have regard to the impact of and access to major developments near or outside the Borough boundary, and work jointly with adjacent authorities.</li> </ul>

Summary of the main issues raised by the representations received during the consultation on the Core Strategy Publication Document, Sustainability Appraisal Report and the Proposals Map

ID	Rep ID	Full Name	On Behalf Of:	Policy	Summary of Representation	Changes proposed by Representation
91	425	Patrick Blake	Highways Agency	CS18 Transp	<ul style="list-style-type: none"> <li>It is noted that Woking's Transport Assessment (2010/11) has been used to support the Core Strategy and other supporting evidence base documents.</li> <li>Results from this assessment indicated that developments brought forward would have no significant impact on the Strategic Road Network (SRN).</li> <li>M25 Junctions 10, 11 and sections of the A3 and relevant junctions are operating close to capacity and request that a detailed Transport Assessment and junction modelling are conducted when a development comes forward. Developers need to identify and contribute to the funding of highway improvements measures that are needed to mitigate any potential adverse impacts.</li> <li>We therefore request this statement is incorporated in the Site Allocations Development Plan Document and Infrastructure Delivery Plan so that a Policy Framework is in place.</li> <li>A similar statement needs to be included in the Infrastructure Delivery Plan so the developer will identify and contribute to the funding of measures required specifically for mitigating transport impacts on the SRN.</li> </ul>	
98	435	Nicola Cull	Westfield Common Residents Association	CS18 Transp	<ul style="list-style-type: none"> <li>Para 5.167 indicates that Transport Assessments (TA) have been carried out to identify the Transport Issues. A review of the June 2010 TA shows there is no joined up thinking with adjoining Boroughs.</li> <li>The TA just looks at the growth.</li> <li>Concerns about the projected increase in traffic identified under Zone 267, regarding the Moor Lane development, which is at odds with Mayer Brown Transport Assessment.</li> </ul>	
16	73	Colin Weeks		CS19 Social & Comm	<ul style="list-style-type: none"> <li>CS19 is welcomed.</li> <li>The places should be quickly identified and shown on the Proposals Map.</li> </ul>	

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93	200	Sue Janota	Surrey County Council	CS19 Social & Comm	<ul style="list-style-type: none"> <li>The Nov 2010 Draft CS included the word "or" after the first bullet point. This word has now been omitted and now reads as though both the first and second criteria of the policy have to be satisfied. This is not a reasonable strategy that would be flexible and deliverable since if there is no identified need for an existing social or community facility it should not be necessary to provide adequate alternative facilities for the community.</li> </ul>	<ul style="list-style-type: none"> <li>The word "or" should be reinstated in the policy.</li> </ul>
64	333	James Clegg		CS19 Social & Comm	<ul style="list-style-type: none"> <li>Supports para 5.132. The definition of social and community infrastructure includes places of worship. This is in accordance with national policy. PPS1 at page 8 states that: "Plan policies should: ...take into account the needs of all the community, including particular requirements relating to...religion..."</li> </ul>	
64	334	James Clegg		CS19 Social & Comm	<ul style="list-style-type: none"> <li>Para 5.173 is well worded and brings to the fore the importance of community facilities and social and community infrastructure and how these have a direct bearing on the wellbeing of people.</li> <li>The paragraph highlights the services performed by faith sectors in contributing to the community. This is in line with national policy ('Diversity and Equality in Planning').</li> </ul>	
64	335	James Clegg		CS19 Social & Comm	<ul style="list-style-type: none"> <li>Para 5.174 is well written as it acknowledges the need to resist the loss of existing social and community facilities or sites.</li> <li>Paragraph 5.179 recognises the difficulty that community organisations can have in finding sites the need to resist the loss of these facilities.</li> </ul>	
64	336	James Clegg		CS19 Social & Comm	<ul style="list-style-type: none"> <li>Para 5.175 is a well worded as it outlines an effective way of ensuring the retention of sites that are required to be used as community facilities.</li> </ul>	
69	356	Anthony Kremer		CS19 Social & Comm	<ul style="list-style-type: none"> <li>Agree with the sentiments regarding providing accessible and sustainable community infrastructure. However in the future people will be meeting in cyberspace and face-to-face social life</li> </ul>	<ul style="list-style-type: none"> <li>Need a policy to promote and enable people to have better broadband connections.</li> </ul>

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					will be fulfilled as much by Skype as the coffee shop. This is particularly true of an ageing nation, and one that will be perhaps more infirm that today.	
73	365	Philip Stubbs		CS19 Social & Comm	<ul style="list-style-type: none"> <li>The Core Strategy states that the provision of adequate community facilities and infrastructure are critical as it has a direct bearing on well-being of the community. This policy statement is not being met in Knaphill given the shortage of school places in the junior schools. Surrey County Council plans show a gap between reception classes in junior schools and demand is growing.</li> </ul>	<ul style="list-style-type: none"> <li>The County's education report highlights a shortage of reception places in Woking and for the gap between capacity and demand to grow with Knaphill being a black spot. It requires Woking Borough Council and Surrey County Council to work on a permanent solution not portable classrooms, before any further housing development is approved.</li> </ul>
16	74	Colin Weeks		CS20 Herti	<ul style="list-style-type: none"> <li>History is important, and pleased to see that certain areas are Conservation Areas.</li> <li>Additional Areas in Woking should also be on the protected list.</li> <li>Applications for Conservation Areas and village green status should be welcomed by the Council, showing the community working together. The Core Strategy does not state that this type of protection should be taken into account or encouraged.</li> <li>The strategy only protects existing designated areas, as it seeks to deliver a more homes and not considers other factors.</li> <li>Old Woking and its adjacent commons should be protected due to their history and environment.</li> <li>Ancient rights of way such as lanes, footpaths and 'green lanes' should be protected.</li> </ul>	
97	245	Peter Hill		CS20 Herti	<ul style="list-style-type: none"> <li>Core Strategy does not refer to Urban Areas of Special Residential Character (UASRC) contained within the Local Plan. The designation is important against inappropriate development. Concern that this designation could disappear.</li> <li>Only passing reference to the Character Study 2010. Inappropriate development, in line with the UASRC designation. The UASRC designation is</li> </ul>	<ul style="list-style-type: none"> <li>Insert reference to the maintenance of the UASRC within the Heritage and Conservation section.</li> </ul>

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					valued, appreciated and contributes to the diversity and attractiveness of the borough.	
25	57	R Bloom		CS21 Design	<ul style="list-style-type: none"> <li>Needs to address a tall buildings policy. The current distribution of tall buildings has produced poor visual landscape in Woking's Town Centre.</li> <li>This existing approach led to ill-conceived vacant sites in the Town Centre. Clearer guidance on the appropriate location and height of tall towers could have avoided tense issues.</li> </ul>	<ul style="list-style-type: none"> <li>This aspect of the design policy is unsound until High Buildings policy is adopted.</li> </ul>
33	85	Jean Dare	Hook Heath Residents Association	CS21 Design	<ul style="list-style-type: none"> <li>The borough is not homogenous and contains many distinct areas whose character is recognised as distinctive and beneficial to the borough as a whole.</li> <li>CS21 states the need for all new development to make a positive contribution to the street scene and the character of the area in which they are situated</li> <li>The CS only makes occasional reference to the Character Study (published October 2010). It should be given greater prominence.</li> <li>CS21 should make it mandatory for developers to demonstrate developments are consistent with and make a positive contribution to character as defined in the study.</li> </ul>	<i>As set out in representation summary.</i>
16	90	Colin Weeks		CS21 Design	<ul style="list-style-type: none"> <li>Policy fully supported.</li> <li>It will be interesting to see how this policy will be implemented in relation to the Moor Lane and Brookwood developments.</li> <li>Existing examples in the Town Centre do not accord with this policy.</li> </ul>	
78	133	Heather Twizell	Natural England	CS21 Design	<ul style="list-style-type: none"> <li>Note that our recommendation regarding biodiversity enhancements has now been incorporated.</li> </ul>	
71	359	Grace Brown		CS21 Design	<ul style="list-style-type: none"> <li>Design is of the utmost importance.</li> <li>Given hideous developments in last few years which remain partly vacant, what confidence can local residents have in future central Woking developments.</li> </ul>	
79	116	John	Environment	CS21 Design	<ul style="list-style-type: none"> <li>Welcome the inclusion of this policy and built in</li> </ul>	

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		Woodhouse	Agency		measures to enhance bio-diversity.	
79	120	John Woodhouse	Environment Agency	CS22 Sustainable Construction	<ul style="list-style-type: none"> <li>No policies which explicitly relate to water quality. May be best suited to include a section on Land Contamination. This would bring the CS more in line with the requirements of the Water Framework Directive (WFD) and ensure that groundwater is adequately protected by the overall strategy and,</li> <li>That water quality is regarded as an issue of sustainable construction and not just as an add-on benefit of SUDS</li> </ul>	<p>Seek that following wording is added:</p> <ul style="list-style-type: none"> <li>All development, particularly on brownfield land, should seek to remediate contaminated land to ensure that risks to water quality as a result of development are minimised.</li> <li>All development should normally seek to incorporate pollution prevention control measures and Sustainable Urban Drainage Systems to ensure that impacts on water quality by development are minimised and in the long term – are improved.</li> </ul>
83	166	Ryan Johnson	West Estates Ltd	CS22 Sustainable Construction	<ul style="list-style-type: none"> <li>Object to the wording of the policy with respect to greenfield sites.</li> <li>This is inconsistent with the national guidance stated in the first paragraph.</li> </ul>	<ul style="list-style-type: none"> <li>The second paragraph should be deleted to address this objection.</li> </ul>
90	190	James Stevens	Home Builders Federation	CS22 Sustainable Construction	<ul style="list-style-type: none"> <li>Object to the policy as it is not supported by an evidence base.</li> <li>The Council is stipulating that all developments meet the full Code for Sustainable Homes even through the Government's programme to zero carbon homes applies only to Part L element of the Code (albeit this represents the greatest cost).</li> <li>Requiring developments to meet the full costs of the Code would add significantly to the cost of development. The costs have not been factored into the Council's viability assessment for affordable housing. This has only modelled up to Code 4.</li> <li>Object to the requirement that greenfield developments should meet Code 5 in advance of the national programme. It has not been demonstrated that the local circumstances warrant this having regard to viability of policy and ensuring it will not jeopardise the pace of housing</li> </ul>	

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					<p>development.</p> <ul style="list-style-type: none"> <li>Cumulatively and in conjunction with other elements of the Code and other policies may effect the viability of development.</li> </ul>	
89	198	Lisa Bowden	Royal Mail	CS22 Sustainable Construction	<ul style="list-style-type: none"> <li>Supports the principle of the policy.</li> <li>Supports the Council encouraging new residential development to meet the requirements of each Code level, with particular encouragement for the material and ecology elements.</li> <li>Support the reworded policy, which now, takes into account feasibility and financial viability. Consider this policy approach to consistent with national policy.</li> </ul>	
61	322	Malcolm McPhail	Lamron Estates Ltd.	CS22 Sustainable Construction	<ul style="list-style-type: none"> <li>The Government is working toward a definition of 'zero carbon homes' and the amalgamation of the Code for Sustainable Homes into the Building Regulations. The entrenchment of CSH standards in a planning policy that is meant to endure for 15-20 years is inappropriate; as it will become obsolete as the Building Regulations, relevant standards and building technology moves</li> <li>Moving to a CSH code level 4 from April 2013 and code level 5 by April 2016 will adversely affect the viability and delivery of residential developments in these difficult economic times.</li> <li>There should be a greater emphasis in the policy wording on viability appraisals to justify/allow achieving a lower CSH rating.</li> </ul>	<ul style="list-style-type: none"> <li>The dates for introducing the code level 4 and code level 5 should be pushed back by at least 2 years.</li> <li>There should also be a definite commitment (at the end of para 1) to review the policy in the light of any future changes to Government policy on sustainable construction, zero carbon homes and/or amendments to the Building Regulations regime.</li> <li>Should be a greater emphasis in the policy wording (in para 2) on viability appraisals to justify/allow achieving a lower CSH rating as well as a higher one.</li> </ul>
66	343	Peter Cannon		CS22 Sustainable Construction	<ul style="list-style-type: none"> <li>Nowhere in the CS does it mention the benefits of planting trees to absorb carbon dioxide. Given the absorption rates at UK latitudes, trees could be a significant contribution to offsetting carbon dioxide emissions.</li> <li>Since my arrival in Woking, I have witnessed a net loss of mature trees.</li> </ul>	<ul style="list-style-type: none"> <li>Landscaping new development with trees should be given as a factor to consider in the CS despite the need for more land to accommodate trees and the fact that much of Woking is surrounded by trees.</li> <li>Trees are also an enormous benefit to the street scene and would assist in making the deprived areas more</li> </ul>

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						scenic.
78	393	Heather Twizell	Natural England	CS22 Sustainable Construction	<ul style="list-style-type: none"> <li>• Supports the commitment to renewable and low carbon energy generation within the Borough.</li> <li>• Urge the Council to use the forthcoming SPD on this issue to provide a strong steer on the sources and locations of renewable and low carbon energy that it wants to see developed in the Borough and would value the opportunity to be involved at an early stage.</li> <li>• Pleased to see that the supporting text recognises that the designated landscapes and habitats within the will have a bearing locations for wind turbines.</li> </ul>	
99	409	John Hack	Woking LA21	CS22 Sustainable Construction	<ul style="list-style-type: none"> <li>• Overall deficiency in spatial policies and consider them to be a systematic failure of the limited approach to the CS.</li> <li>• Request that measures are put in place to deal with the approach to energy conservation throughout the Borough, especially for existing buildings, which make up the bulk of the built form</li> </ul>	
99	416	John Hack	Woking LA21	CS22 Sustainable Construction	<ul style="list-style-type: none"> <li>• Should include a specific reference to the management of trees and their contribution to the environment, in accordance with Climate Change Strategy Action Plan.</li> </ul>	<ul style="list-style-type: none"> <li>• Policy on trees: the management of trees and their contribution to climate change objectives, temperature control, CO2 absorption, pollution interception, flood management, biodiversity, and as a resource for renewable energy</li> </ul>
77	103	Marianne Meinke		CS23 Renew	<ul style="list-style-type: none"> <li>• Community based projects for energy generation may work well. However, if not properly managed or installed, they may also leave council tax payers in the position of having to take legal action for failure to manage sites appropriately. E.g. in terms of noise, safety and security.</li> </ul>	
88	183	H Payne	Thomas Roberts Estate Ltd	CS23 Renew	<ul style="list-style-type: none"> <li>• Support the encouragement of standalone energy installations in the Borough.</li> <li>• Support that proposals will be considered on their</li> </ul>	

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					<p>individual merits with regard to scale, location, technology type and cumulative impact.</p> <ul style="list-style-type: none"> <li>• Para 5.238 is supported.</li> <li>• Para 5.239 is also supported.</li> </ul>	
43	273	Robert Palgrave		CS23 Renew	<ul style="list-style-type: none"> <li>• Table 6 gives subregional targets for renewable energy is taken from policy NRM14 of the South East Plan, 2009. This 'target' is meaningless for Woking, as it covers such a large geographic area. The energy figures are not categorised as electricity or heat, and are not given any context.</li> <li>• The evidence base is deficient. Studies published by DECC (June 2010 Review of Renewable &amp; Decentralised Energy Potential, for the SE Planning Partnership Board) assess the renewable energy potential across England to 2020 and then to 2030. The review shows RE potential by technology, and by Local Authority Area. For example, Solar PV in Woking has a potential of 27MW by 2020. While the figures in this study are not targets, they are a good indication of the levels of RE needed across the UK to aggregate up to the EU requirement of 15% by 2020.</li> </ul>	<ul style="list-style-type: none"> <li>• Including more detailed and up to date 'aspirational targets' for renewable energy to 2020 and 2030 in Woking will help the CS deliver objective 6 of the Spatial Vision (para 3.3).</li> </ul>
99	415	John Hack	Woking LA21	CS23 Renew	<ul style="list-style-type: none"> <li>• Measures should be put in place to deal with renewable and low carbon energy generation in the longer term. Table 6 gives sub-regional targets for land-based renewable energy from policy NRM14 of the South East Plan, but it is unclear what these represent, as they refer to a larger subregional area and is not expressed in useful terms.</li> <li>• Studies published by DECC in 2010 assess the renewable and decentralised energy potential across English Regions through to 2020 and then to 2030 by technology and by local; authority area. So it should be possible to craft a more precise target of installed capacity.</li> </ul>	<ul style="list-style-type: none"> <li>• To plan development and infrastructure in a fully integrated way, demonstrating the feasibility of the developments proposed, and showing how direct and indirect impacts can be reduced, for example: <ul style="list-style-type: none"> <li>○ Ensuring reductions in energy demands in households and enterprises (including existing properties), including greater insulation, the provision of renewable facilities and energy networks, building on the corporate experience of Woking's estate, and reductions in the</li> </ul> </li> </ul>

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						need for energy intensive travel.
16	91	Colin Weeks		CS24 Lands	<ul style="list-style-type: none"> <li>See representation made against policy CS21</li> </ul>	
77	104	Marianne Meinke		CS24 Lands	<ul style="list-style-type: none"> <li>The justification somewhat undermines the policy as the first para implies change will happen and negative impacts will be minimised.</li> </ul>	<ul style="list-style-type: none"> <li>Suggest that there would be attempts to avoid negative impact/s.</li> </ul>
24	386	Tom Crisp	Woking Constituency Labour Party	CS24 Lands	<ul style="list-style-type: none"> <li>Recent high-rise developments in the Town Centre highlighted the need for a balance between the existing character of the area and the design of new development.</li> <li>We do not believe high density must mean high rise.</li> <li>There should be a presumption against high rise development to ensure that proposals coming forward properly consider the possibility of delivering high density development which is well designed and in conformity with the local landscape and streetscape.</li> <li>There are a number of objections to high rise: in terms of their sustainability, more resources, damage to the rural/suburban/urban landscape.</li> <li>Woking does not have a solely urban landscape and its essential character flows from this variety. Tall buildings emphasis the urban character of the town and detracts from the suburban and rural character. The urban character of the Town Centre is being damaged by poorly designed high rise buildings.</li> <li>The visual impact of tall buildings means that if they are to be built they must be designed to a higher design standard to be acceptable.</li> <li>The Core Strategy should provide more detail on the impact of tall buildings on the town's landscape and streetscape. Without this the document is not justified.</li> </ul>	
78	394	Heather Twizell	Natural England	CS24 Lands	<ul style="list-style-type: none"> <li>Supports the inclusion of a specific policy which covers landscape.</li> <li>Welcome the intension to conserve and enhance the character of key landscapes.</li> </ul>	

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					<ul style="list-style-type: none"> <li>The Character Study focuses on the built environment, needs to consider a Landscape Character Assessment.</li> </ul>	
43	441	Robert Palgrave		CS24 Lands	See comments made against policy CS7.	
8	17	Pauline Marshall		Proposals Map	<ul style="list-style-type: none"> <li>Two mis-represented items: A "clinic" on Chobham Road is mislabelled as a "hospital" and a "Residential property" on Chobham Road incorrectly noted as a "warehouse".</li> </ul>	
16	32	Colin Weeks		Proposals map	<ul style="list-style-type: none"> <li>The Proposals Map does not indicate the areas at risk of flooding as required by PPS12.</li> </ul>	
18	35	Patrick And Jennifer Gilmartin		Proposals map	<ul style="list-style-type: none"> <li>Woking Town Centre boundary has been changed.</li> <li>Not consistent with discussions heard in Council meetings, particularly St Dunstan's site objections and Oriental Road proposals.</li> <li>Heathside Crescent and White Rose Lane are residential and not Town Centre.</li> <li>Tower blocks are not suitable for White Rose Lane.</li> <li>An area off Goldsworth Road has been changed not to be Town Centre but is not a residential area.</li> </ul>	<ul style="list-style-type: none"> <li>The Council/ Inspector should view the area.</li> <li>The representation process was not very accessible.</li> </ul>
19	36	Margaret Pain		Proposals map	<ul style="list-style-type: none"> <li>The map is unsound as the Town Centre boundary is wrong and should be revised to take into consideration recent decisions from the Planning Inspectorate.</li> <li>Proprieties 5-9 Oriental Close and 13-69 and 4-8 Oriental Road is residential and not the Town Centre as 2011 proposal map.</li> <li>Referred to the planning history and dismissed Appeal for St Dunstan's Church site, White Rose Lane.</li> </ul>	<ul style="list-style-type: none"> <li>Visit by inspectors/officer to view area.</li> <li>Town Centre boundaries should be revised to exclude White Rose Lane 5-9, Heathside Crescent, Oriental Close and Oriental Road 13-69 and 4-8.</li> <li>Concerns that local residents are not aware of these properties being in the Town Centre. .</li> </ul>
25	55	R Bloom		Proposals map	<ul style="list-style-type: none"> <li>Support the reduction in the Woking Town Centre boundaries; it should be reduced further to omit the residential properties located to the south east of the Woking Rail Station.</li> <li>The inclusion of residential properties within the Town Centre boundaries will result in the loss of</li> </ul>	<ul style="list-style-type: none"> <li>Town Centre boundary should exclude 4, 6 and 8 and 13 -69 Oriental Road, Oriental Close, the north side of Heathside Crescent between Oriental Road and White Rose Lane and 5 -9 White rose Lane.</li> </ul>

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					<p>residential accommodation, in demand in the Borough. This is unsound.</p> <ul style="list-style-type: none"> <li>• Replacement commercial activity to the south of the railway will likely to increase traffic in an already congested area.</li> <li>• A key policy of the plan seeks to support the rail station and reduce traffic congestion in this area.</li> <li>• Including a designation which allows high intensity commercial activities is therefore unsound and in conflict with the plan.</li> <li>• In the current state of the market there is unlikely to be demand for new retail or office space. Any demand should be concentrated in the traditional core central area to aid the renewal or be located on redundant sites.</li> <li>• Retaining this boundary is likely to give rise to undesirable hope in developing certain sites.</li> <li>• The policy is likely therefore to be in effective and detrimental.</li> </ul>	
75	89		The Buy to Let Business	Proposals map	<ul style="list-style-type: none"> <li>• Object to the Monument Rd/Walton Rd highway improvement scheme allocation. This allocation should be removed as there is no realistic prospect of it being implemented, its allocation will only stifle regeneration. These improvements are not based upon a clearly set out and defined rationale within Core Strategy or timetable for delivery but simply carried over from the previous local plan which is part of a feasibility list of possible highway schemes to address perceived highway problems.</li> <li>• The landowners who are essential for delivery of the proposals are not signed up to it but have objected and are objecting to proposals.</li> <li>• The new road would cross Green Belt land, Conservation Area and affect common land, and would conflict with other policy objectives within CS.</li> <li>• No indication as to the timeframe for delivery or that there is a reasonable prospect that it will be</li> </ul>	<ul style="list-style-type: none"> <li>• The Monument Rd/Walton Rd highway improvement scheme allocation should be removed from the proposals map and CS.</li> </ul>

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					<p>delivered.</p> <ul style="list-style-type: none"> <li>• Time and the audit trail have shown that its implementation is not really realistic.</li> <li>• No funding has been allocated to this proposal.</li> <li>• Given the lack of any clear justification, consideration of alternatives and the lack of a clear delivery programme the allocation with the CS is unsound.</li> </ul>	
87	179	H Greenhalgh		Proposals map	<ul style="list-style-type: none"> <li>• The Core Strategy has a new proposals map with respect to the retail frontages.</li> <li>• 63-75 Commercial Way should be reclassified as secondary frontage as this end of the town is not the core shopping area and the units opposite are designated secondary frontages.</li> <li>• This part of the town is no longer a prime retail area then we do not consider the proposals map is justified or effective.</li> </ul>	<ul style="list-style-type: none"> <li>• The retail frontages on the proposals map should be amended so 63-75 commercial way and BHS are reclassified as secondary frontage.</li> </ul>
41	262	Louise Morales		Proposals map	<ul style="list-style-type: none"> <li>• See <i>objector's representation made against policy CS6.</i></li> </ul>	
42	268	Michael Rigby		Proposals map	<ul style="list-style-type: none"> <li>• No evidence of participation of the local community and others having a stake in the area.</li> <li>• Many residential roads that are to be included in the Town Centre (e.g. Oriental Road, Oriental Close, White Rose Lane, Heathside Crescent) do not want to live in the "Town Centre".</li> <li>• This is a residential area and should be reflected as such</li> <li>• Not been informed of this zone changes, with no notice from the Council.</li> </ul>	<ul style="list-style-type: none"> <li>• The residential roads such as Oriental Road, Oriental Close, White Rose Lane, Heathside Crescent should not be included in the Town Centre zone.</li> </ul>
45	278	David Pennant		Proposals map	<ul style="list-style-type: none"> <li>• Classifying 1- 69 Oriental Road and Oriental Close as being within the Town Centre boundary is odd.</li> <li>• Consider that the Town Centre is on the other side of the railway and oppose this change.</li> </ul>	
50	293	Mark Carter		Proposals map	<ul style="list-style-type: none"> <li>• The 'Major Highway Improvement Schemes' on the Proposals Map have not been updated since the Local Plan of 1999.</li> </ul>	<ul style="list-style-type: none"> <li>• Review the 'Major Highway Scheme Improvement schemes' on the proposals map. Delete Chertsey</li> </ul>

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					<ul style="list-style-type: none"> <li>• These are out of date and they should be reviewed now and not left until later otherwise they could prevent development coming forward.</li> <li>• In particular Local Plan route MV25 designed in 1993 some twenty years ago is shown to continue to be retained but it will not come forward.</li> </ul>	Road/ Monument Road Link.
53	297	Sharad Karia		Proposals map	<ul style="list-style-type: none"> <li>• I object to extending Woking Town Centre boundaries to include 5-9 White Rose Lane; north side of Heathside Crescent; 4-8, 1-69 Oriental Road and Oriental Close.</li> <li>• This would bring high rise development into an established residential area and have a detrimental impact on a wider area than the Proposals Map.</li> </ul>	<ul style="list-style-type: none"> <li>• Restrict the Town Centre boundaries to the other side of the railway line.</li> </ul>
59	312	Gilda Hooker		Proposals map	<ul style="list-style-type: none"> <li>• Oriental Rd 1-69 &amp; Oriental Close as being part of the Town Centre is not justified as it is a residential.</li> <li>• The Town Centre is on the north side of the railway track.</li> <li>• The level of edge of town family housing in Woking is being eroded, detrimental to the demographics of the area.</li> <li>• Traffic in the area is already approaching gridlock at peak times of the day and this problem will be exacerbated if there is more development occurs along this road.</li> </ul>	<ul style="list-style-type: none"> <li>• Town Centre boundaries should remove this residential area.</li> </ul>
61	323	Malcolm McPhail	Lamron Estates Ltd.	Proposals map	<ul style="list-style-type: none"> <li>• Welcome the inclusion of land south of Woking station within the Town Centre boundary as well as Goldsworth Road and Chertsey Road.</li> </ul>	
62	325	Robin Doveton		Proposals map	<ul style="list-style-type: none"> <li>• Object to the Town Centre boundary including part of the Oriental Road/Heathside Crescent area. This is an established residential area.</li> <li>• Residents have not been specifically consulted about this redrawing of the map, nor informed about potential consequences in terms of redevelopment.</li> <li>• It appears that radical changes could be made to our built environment.</li> <li>• The change could result, in the long term, in an</li> </ul>	<ul style="list-style-type: none"> <li>• The timing of general consultation on the document has been poor.</li> <li>• Timings and deadlines for objections have been timed to coincide with school holidays, reducing the number of objections.</li> </ul>

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					<p>increase in land values, in the shorter term they will result in uncertainty and planning blight.</p> <ul style="list-style-type: none"> <li>The Council must put this change on hold until they have made clear to residents the intention, purpose and consequences of this change.</li> </ul>	
63	328	John Roberts		Proposals map	<ul style="list-style-type: none"> <li>The Core Strategy is not justified because the area of the town centre shown on the map does not reflect the boundaries of the current town centre.</li> <li>The map includes, within the town centre boundary, existing housing (4 to 8 and 13 to 69 Oriental Road, Oriental Close, Heathside Crescent and 5 to 9 White Rose Lane) which are an integral part of the established residential area south of the railway line.</li> </ul>	<ul style="list-style-type: none"> <li>Town Centre boundaries should remove this residential area.</li> </ul>
69	357	Anthony Kremer		Proposals map	<ul style="list-style-type: none"> <li>The Core Strategy is too evolutionary. We are in a technological revolution and any strategy for the next 15 or so years must try to take advantage of this.</li> <li>The Core Strategy should be to enable our community to benefit, to counter any 'digital divide'.</li> </ul>	<ul style="list-style-type: none"> <li>CS should be re-visited in five years to allow the Council to take into account advancements in technology.</li> </ul>
98	381	Nicola Cull	Westfield Common Residents Association	Proposals map	<ul style="list-style-type: none"> <li>The proposals map does not indicate the flood plain areas within the growth area, including the north side of Moor Lane and on Mill Moor Common.</li> </ul>	
16	390	Colin Weeks		Proposals map	<ul style="list-style-type: none"> <li>The Proposals Map is incomplete as it does not show the Flood Plains and do not show the Westfield Neighbourhood (inc. historic buildings around Westfield Common).</li> <li>Should show the protected areas envisaged under CS19.</li> </ul>	
23	396	John Brooks		Proposals map	<ul style="list-style-type: none"> <li>The status of the Proposal Map published with the Core Strategy does not appear to comply with Regulation 30 as it is not described as a "submission proposals map".</li> </ul>	
23	397	John Brooks		Proposals map	<ul style="list-style-type: none"> <li>Horsell Inset map included land to rear of 103 to 109A High Street. This allocation is unlawful because it does not relate to a proposal in the Core</li> </ul>	

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					Strategy. It should be deleted. The proposal map should only contain matters identified within submitted DPDs which will result in a change to adopted proposals map- there is no mention of an allocation for this site within the Core Strategy which justifies this allocation or has been subject to Sustainability Appraisal.	
23	398	John Brooks		Proposals map	<ul style="list-style-type: none"> <li>• Object to the inclusion of Queen Elizabeth gardens within local centre boundary of the Horsell Village inset map. It does not function as part of the local centres as it does not provide retail or service needs.</li> <li>• The boundary incorporates part of the park, separated from the shopping area by residential properties at No 113/115 High Street and has no function relating to shopping and service role of the village. This park is protected as urban open space and included within a Conservation Area.</li> <li>• The Roger Tym Study includes map at each end of the document recommending a boundary for the village centre which excludes this park. Inclusion of this area introduces a lack of clarity and uncertainty regarding the intentions of this area which are not explained in Core Strategy.</li> <li>• Any future development should be clearly identified in accordance with Regulation 30.</li> </ul>	
36	436	Frank Winter		Proposals map	<ul style="list-style-type: none"> <li>• Proposals Map does not include detailed maps on the 3,500 homes in the borough that are liable to flooding.</li> </ul>	
79	132	John Woodhouse	Environment Agency	SA	<ul style="list-style-type: none"> <li>• Not convinced Appendix 4 of the SA will have a positive impact on objectives 1 &amp; 7 as the policy places constraints to the land available for development.</li> <li>• Unsure in Appendix 4 what the justification is for a positive impact for flood risk. Urban centres in Woking Borough are mainly away from fluvial flood risk areas. Further development could increase the</li> </ul>	

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					<p>risk in flooding from surface water runoff if not adequately mitigated</p> <ul style="list-style-type: none"> <li>Beneficial if Appendix 5 was able to demonstrate what the supporting evidence is for assessing this against flood risk. It is not clear how in general further development is being justified as being complimentary to reducing flood risk.</li> </ul>	
66	338	Peter Cannon		SA	<ul style="list-style-type: none"> <li>Airtrack is a crucial element in the future prosperity of Woking and further afield. The benefits to Woking and the South West, and to road congestion around Heathrow, far outweigh any adverse consequences.</li> </ul>	<ul style="list-style-type: none"> <li>Airtrack is important infrastructure project to enhance the long-term prosperity of Woking.</li> <li>The Core Strategy should do everything possible to implement Airtrack within the lifetime of Woking 2027.</li> </ul>
66	349	Peter Cannon		SA	<ul style="list-style-type: none"> <li>Wolsey Place is not a "modern" shopping centre.</li> <li>The 60 stores at ground level are a poor use of land within a very short walk of the railway station and opposite the proposed Woking Gateway project.</li> </ul>	<ul style="list-style-type: none"> <li>Should redevelop Wolsey Place, including the removal of Alexander House and the terraced flats.</li> <li>The covered walkway between Church Street and the town square should be removed.</li> <li>Space for retail, housing and offices can all be accommodated at such a prime site as Wolsey Place and this will much improve the Town Centre. Enough land may also be released for an additional green space.</li> </ul>
99	404	John Hack	Woking LA21	SA	<ul style="list-style-type: none"> <li>The SA is no more than an attempt at justifying the only strategy offered at great length on the basis of tick boxes. A number of reports published by government and its agencies pointing out the need for a proportionate and relevant approach to appraisal.</li> </ul>	
27	59	David Fazakerley	William Lacey Group		<ul style="list-style-type: none"> <li>Agrees that the CS is legally compliant and sound.</li> </ul>	
35	75	Terence Tigwell			<ul style="list-style-type: none"> <li>Have indicated that Core Strategy is sound and legally compliant.</li> </ul>	

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47	439	John Monkhouse			<ul style="list-style-type: none"> <li>• Could not believe that a residential quite separated from the Town Centre and by the railway line from the Town Centre can be included with the Town Centre boundary. This could open the door to high rise buildings, which could change the road for ever.</li> </ul>	
5	5	Ina Steel		Unclassified	<ul style="list-style-type: none"> <li>• Have no objection.</li> </ul>	
11	15	Claire Streather	The Coal Authority	Unclassified	<ul style="list-style-type: none"> <li>• No specific comments to make.</li> </ul>	
14	22	Peter Coxhead	Canal Society	Unclassified	<ul style="list-style-type: none"> <li>• Comment only drew the Council's attention to who will be responding on behalf of the Canal Society.</li> </ul>	
20	37	David Thompson		Unclassified	<ul style="list-style-type: none"> <li>• There is lack of intellectual and professional rigour to underpin the Core Strategy. The Core Strategy is not based on unprejudiced foundations and research, is not informed by a comparison of potential alternatives and adequate public consultation. The CS is based on unquestioned assumptions, poor reasoning and failure to consider other alternatives. The professional failure extends throughout the executive governance process.</li> <li>• Local residents are not given an informed choice for consideration.</li> <li>• The Council has effortlessly transferred their fallacious sustainability interpretation across to create a new administrative planning prejudice of sustainable development which is totally different concept to sustainability.</li> </ul>	
20	39	David Thompson		Unclassified	<ul style="list-style-type: none"> <li>• In the wider global/national context, man-made climate change impact is a primary consideration. Questions whether there has been an assessment to evaluate the potential climate change impact of the proposed growth targets.</li> </ul>	
20	41	David		Unclassified	<ul style="list-style-type: none"> <li>• The detailed plan shows that the Council</li> </ul>	

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		Thompson			<p>anticipates/ intends to promote a significant change in the socio-economic makeup of the Borough.</p> <ul style="list-style-type: none"> <li>The present Council/affordable dwellings make up about 13% of the housing stock.</li> <li>A potential change in the economic makeup of the borough has major implications for local services and the Council taxpayers.</li> </ul>	
20	43	David Thompson		Unclassified	<ul style="list-style-type: none"> <li>There has been a failure to communicate lucidly and unambiguously. Any local resident pressed for time has to take the Council's assurances at face value. The Council's summaries assure the reader that they will protect the integrity of the Green Belt but makes it very clear that the Green Belt is seen in the longer term as a source of housing development.</li> </ul>	
20	44	David Thompson		Unclassified	<ul style="list-style-type: none"> <li>All the required public documents and acts of consultation would have been carried out correctly. However, this does not justify the formal outcome if the management of that work has been inefficient or misleading.</li> <li>There has been poor response from local residents, to the Core Strategy consultations. For example, only about 0.5% of the adult electorate endorsed the Council proposed strategy. Furthermore, the Core Strategy is based on a flawed presentation not providing all the alternative options.</li> </ul>	
37	79	Anne Ansell		Unclassified	<ul style="list-style-type: none"> <li>Blank form submitted.</li> </ul>	
38	80	Michael Paternoster		Unclassified	<ul style="list-style-type: none"> <li>Have indicated that the Core Strategy is sound and legally compliant.</li> </ul>	
39	81	David James		Unclassified	<ul style="list-style-type: none"> <li>Blank form submitted.</li> </ul>	
77	105	Marianne Meinke		Unclassified	<ul style="list-style-type: none"> <li>The tendency to support specific groups favourably in planning decisions is in breach of the equality act.</li> <li>The plans should state clearly that Council decisions will be transparent, in accordance with the Act and</li> </ul>	

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					no preference made.	
82	144	John Hack		Unclassified	<ul style="list-style-type: none"> <li>The Core Strategy is not a spatial plan as presented. It leaves many key decisions to other documents. It is therefore difficult to have confidence in its delivery.</li> <li>Soundness cannot be demonstrated in terms of justification, delivery and assessment of alternatives.</li> </ul>	
85	170	Genevieve Thompson		Unclassified	<ul style="list-style-type: none"> <li>The Core Strategy is based on the South East Plan, which is due to be revoked and it is driven by wider regional pressures and not solely reflective of the local needs of Woking.</li> <li>The current plan is unjustified as the potential implications have not been clearly put to local residents for consideration.</li> <li>The plan only achieves greater status and prestige for the Council at the expense of the existing resident's quality of living. There is a presumption by the Council that greater urbanisation equals greater satisfaction. However, most research shows the contrary.</li> <li>There is a description that Woking will be an "exemplar" in achieving sustainable growth. There is a distinction between notional growth (inflation) and real on the ground physical expansion.</li> <li>Many towns and even countries enjoy a prosperous and satisfying existence without excess urbanisation/ commercialisation.</li> </ul>	
86	174	Mike Smith	Woking Football Club	Unclassified	<ul style="list-style-type: none"> <li>Policy ignores the need for provision in terms of space.</li> <li>Parts of the Green Belt alongside the present urban area are not available for recreation or leisure. The Plan does not facilitate the provision of community and leisure space.</li> <li>The Egley Road site should be re-designated as leisure land with the additional provision of a new football stadium and could also provide a home for</li> </ul>	<ul style="list-style-type: none"> <li>No suitable places in the urban area for the football club and stadium.</li> <li>The opportunity should be taken to re-designate Egley Road for this purpose.</li> </ul>

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					<p>other Woking sports clubs.</p> <ul style="list-style-type: none"> <li>It has become increasingly difficult and costly to find pitches for football in the community activities. The only alternative therefore is the Green Belt.</li> </ul>	
92	199	Barbara Beck	Campaign to Protect Rural England - Woking Branch	Unclassified	<ul style="list-style-type: none"> <li>WBC needs to take decision about how the Core Strategy will conform to the emerging National Planning Policy Framework.</li> </ul>	
96	244	Tony Kremer		Unclassified	<ul style="list-style-type: none"> <li>The Core Strategy is too evolutionary. Any strategy for the next 15 years or so must try to take advantage of the 'technology revolution.'</li> <li>The standard ways of communicating with residents will not deliver the community engagement required of Woking in the future. Modern and new approaches such as Neighbourhood Watch could be a solution to address this issue. Expansion of technology will continue, we need to prepare at the ground for this, piloting new tools and looking openly at new ways of encouraging community engagement</li> </ul>	
98	256	Nicola Cull	Westfield Common Residents Association	Unclassified	<ul style="list-style-type: none"> <li>Woking Borough Council should rethink its vision for delivering affordable housing in already deprived areas and consider alternative ways to improve the economy, protect open space, Woking's history and work with local stakeholders.</li> <li>The Core Strategy is based on out-of-date data and statements of intent, which many local residents will find difficulty understanding. This does not meet national requirements.</li> <li>Residents cannot be expected to fully understand the impact of this strategy on the area and their home.</li> <li>The Core Strategy should be revised in the light of recent data, including reconsidering its plans for development across the borough.</li> </ul>	

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					<ul style="list-style-type: none"> <li>Over development will render Woking a less than attractive place to live.</li> <li>The approach to develop a retail centre to compete with neighbouring Guildford is flawed.</li> </ul>	
41	259	Louise Morales		Unclassified	<ul style="list-style-type: none"> <li>Public consultation for the CS was only to the north and east of the town, not the south. Some resident associations in Old Woking were not informed of the consultation.</li> </ul>	<ul style="list-style-type: none"> <li>Hold consultations with residents of Old Woking, and include local community groups in this new Consultation.</li> </ul>
98	368	Nicola Cull	Westfield Common Residents Association	Unclassified	<ul style="list-style-type: none"> <li>Whilst the consultation document is well written, it has not been proactively debated outside of the Council.</li> <li>The Citizen's panel were invited to respond but the majority of Woking residents remain ignorant of the impact this strategy could have.</li> <li>Data from the 2007 WBC Household Survey is being used for the wrong purpose.</li> <li>The residents' associations of Woking and individual residents should have been invited to detailed sessions to build an overall understanding of the impact of the Core Strategy and provide alternative options to the housing issues. The Council should implement the intentions of the new Localism Bill and meet with the various residents' associations on a regular and inclusive basis. It is appreciate that events for the public have been held. These were within the holiday period and best practice does not approve of using known busy times to hold such drop in presentations. Furthermore, it would be impossible for an attendee to fully appreciate the impact of the plans from an informal drop in session.</li> <li>The Council is basing its strategy for its own gain, rather than for the benefit of all residents.</li> <li>The SWOT analysis in the Core Strategy Publication Document is biased. A far more detail SWOT analysis should have been provided on each of the individual issues. The Council should seek to work with all stakeholders and the public to ensure that</li> </ul>	

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					needs are met, viewpoints understood and objectives agreed.	
70	392	James Robertson	Hockering Residents' Association	Unclassified	<ul style="list-style-type: none"> <li>The Hockering Residents' Association representation is on behalf of nearly 100 houses in Woking and should be considered as such.</li> </ul>	
99	405	John Hack	Woking LA21	Unclassified	<ul style="list-style-type: none"> <li>The current approach to the preparation of Core Strategies is that it should not repeat policies in Regional Strategies and national planning policy. With the eminent revocation of the South East Plan, the Core Strategy should find a means of including all those relevant policies that will be lost as a result of the revocation of Regional Strategies. It is expected that the CS will explicitly endorse the relevant policies in the RSS and show how the Borough, working with others, will implement these policies and carry them forward. If these policies are not carried forward, there will be significant gaps in the policy framework.</li> <li>Concerned that reference to climate change has been removed from Policy CS1 <ul style="list-style-type: none"> <li>The following policies from the SEP need to be inserted in the Core Strategy: CC1, CC2, CC3 and CC4.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Incorporates the relevant published policies from the South East Plan, in particular, those relating to sustainability</li> </ul>
99	406	John Hack	Woking LA21	Unclassified	There is significant body of evidence to inform policies for a more sustainable future such as the OECD report on Green Growth.	
99	417	John Hack	Woking LA21	Unclassified	<ul style="list-style-type: none"> <li>Measures should be put in place to deal with improving health and the preventing obesity. This is an important component relating to the provision of and access to primary health facilities, other community infrastructure, open space, leisure facilities, the location of development, design, layout and the transport infrastructure by all modes.</li> </ul>	
98	434	Nicola Cull	Westfield Common Residents	Unclassified	<ul style="list-style-type: none"> <li>Woking's economy has some key valuable assets in the businesses which have set up major sites in the area. McLaren is a key example. However, the CS</li> </ul>	

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			Association		focuses on building retail and more offices, rather than focussing on businesses that can really create a focus for the areas economy.	
102		Peter Lucas		Unclassified	<ul style="list-style-type: none"> <li>• Expansion of Woking has not made it a better place to live and has happened without infrastructure and public service improvements.</li> <li>• Woking has been overdeveloped with architecturally poor high rise developments.</li> <li>• Development in Town Centre is particularly poor.</li> <li>• Hope Town Centre development plans will exclude ugly buildings/high rise developments.</li> <li>• What are Council's proposals to cure present traffic chaos?</li> <li>• Where are homes to be built?</li> <li>• What plans are in CS for extra public facilities?</li> <li>• What impact are plans to have on Council Tax?</li> </ul>	