



Local Development Framework

Infrastructure Capacity Study and Delivery Plan

**Second Draft
Updated December 2011**

Produced by the Planning Policy Team.

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Woking Borough Council

Draft Infrastructure Capacity Study and Delivery Plan

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Disclaimer

The document is an important evidence source to inform plan making. It does not in itself set policy or allocate land for development. The information contained in this document should not be construed as committing the Council to allocate land for any particular use and any conclusions reached are made without prejudice to the determination of any subsequent planning applications in respect of sites and policies assessed in this document.

Summary

This document is the first Draft Infrastructure Capacity Study and Delivery Plan (IDP) for Woking Borough. It sets out the likely impact of planned new developments and the anticipated demographic changes on the Borough's physical, social and green infrastructure.

The following table provides a summary of the main infrastructure requirements over the lifetime of the Core Strategy.

Infrastructure type	Short-term 2011 - 2016	Medium to long-term 2017 - 2027
Transport and accessibility		
Roads	Specific schemes to be identified winter 2011.	Specific schemes to be identified winter 2011. New access road through Sheerwater.
Bus	Transport interchange in Woking Town Centre.	No specific projects identified.
Rail	Transport interchange in Woking Town Centre. No specific railway works identified.	No specific projects identified.
Walking and Cycling	On-going improvements to walking and cycling network.	On-going improvements to walking and cycling network.
Parking	No specific projects identified.	No specific projects identified.
Education		
Early years	Additional provision required – no schemes identified	Additional provision required – no schemes identified
Primary schools	Additional forms of entry to be provided within existing schools.	Additional forms of entry to be provided within existing schools.
Secondary schools	Additional forms of entry to be provided within existing schools.	Additional forms of entry to be provided within existing schools.
Further and Higher education	Additional sports provision at Woking College	Possible re-location of Woking College.
Health		
GPs	No needs identified.	Additional GP provision likely

Infrastructure type	Short-term 2011 - 2016	Medium to long-term 2017 - 2027
	Implications of healthcare reform uncertain.	to be required.
Hospitals	Potential expansion of services at Woking Community Hospital.	No needs identified.
Ambulance services	Potential for re-configuration of ambulance estate.	No specific needs identified.
Social and community		
Supported accommodation	Extra care residential facility. Specialist supported accommodation scheme for vulnerable young people. Additional 'move on' accommodation for those with support needs.	Additional provision likely to be required – no specific plans identified.
Community facilities	Development of Community Hubs in Maybury and Sheerwater. Development of existing community facilities through grants scheme.	Development of Community Hubs in Byfleet.
Indoor sports	Additional capacity planned at Woking Leisure Centre and Pool in the Park..	Additional capacity planned at Woking Leisure Centre and Pool in the Park.
Public services		
Waste	Redevelopment of Martyrs Lane site (completed 2011). Rationalisation of 'bring sites' provision.	No specific projects identified, although additional capacity may be required.
Libraries	Provision of library service in Maybury and Sheerwater. Potential for community partnership arrangements in Byfleet.	Potential re-provision of library in West Byfleet as part of any future comprehensive redevelopment schemes in the District Centre.
Cemeteries	No needs identified	No needs identified
Places of worship	Coign Church expansion.	No needs identified
Police	Rationalisation of the police estate.	No needs identified
Fire and Rescue	Re-location of Woking fire station.	No needs identified
Utility services		
Gas	No specific projects identified.	No specific projects identified.
Electricity	No specific projects identified.	No specific projects identified.
Combined Heat and Power	Expansion of existing CHP station at Victoria Way car	New energy stations in Heat Zones 2 and 3 in Woking

Infrastructure type	Short-term 2011 - 2016	Medium to long-term 2017 - 2027
	park (Heat Zone 1) in Woking Town Centre.	Town Centre.
Water supply	No specific projects identified.	No specific projects identified.
Waste water	No specific projects identified.	Expansion and improvements to Old Woking STW.
Telecommunications	On-going roll out of mobile network infrastructure. 100% superfast broadband coverage (by 2013)	None identified.
Flood alleviation		
Flood alleviation	Hoe Valley flood alleviation scheme. Works to mitigate surface water flooding.	Extension to Hoe Valley flood protection measures. Flood defences at River Wey (Weybridge and Byfleet reach).
Green infrastructure		
Outdoor sports	Additional sports pitch provision and improvements across Borough.	Additional sports pitch provision and improvements across Borough.
Parks, gardens, recreation grounds	No additional land required, continued enhancements to existing provision.	No additional land required, continued enhancements to existing provision.
Natural and semi-natural space (including SANG)	On-going improvements at Horsell Common, White Rose Lane, Brookwood Country Park. Designation of additional land at Horsell Common/ Mimbridge, Martin's Press and in the Hoe Valley.	Additional SANG land to be identified for post 2021.
Children and teenage provision	Additional provision and improvements across Borough.	Additional provision and improvements across Borough.
Allotments	Provision of 74 new plots in Horsell.	Additional plots to be provided – 70 in the west of Borough and 70 in the east (Byfleet)
Amenity space	None, other than that which will be provided through the design of new development proposals.	None, other than that which will be provided through the design of new development proposals.
Green corridors	On-going improvements to the network.	On-going improvements to the network.

1.0 Introduction

- 1.1 This document is the Draft Infrastructure Capacity Study and Delivery Plan (IDP) for Woking Borough which has been prepared in support of the Sustainable Community Strategy and Local Development Framework (LDF).
- 1.2 In broad terms, this document sets out:
- The likely impact of development planned through the LDF and anticipated demographic changes on the Borough's physical, social and green infrastructure.
 - The mechanisms in place to ensure that the additional infrastructure necessary to support new development is provided over the Plan period.
- 1.3 The IDP covers the period 2011 to 2027, and it will be periodically monitored and reviewed.

The requirement for an Infrastructure Delivery Plan

- 1.4 Planning Policy Statement 12 (PPS12)¹ places an emphasis on the links between plan-making and infrastructure provision:
- “The core strategy should be supported by evidence of what physical, social and green infrastructure is needed to enable the amount of development proposed for the area, taking account of its type and distributions. This evidence should cover who will provide the infrastructure and when it will be provided. The core strategy should draw on and in parallel influence any strategies and investment plans of the local authority and other organisations.” (p.8)*
- 1.5 A justified and effective LDF must therefore integrate infrastructure and development planning. Consideration must be given to the issues relating to the implementation of the LDF and, in particular, to the means by which the required levels of infrastructure will be delivered, by whom, how, at what cost and to what timescales, i.e. LDFs must be based on sound infrastructure delivery planning.
- 1.6 The wider context for the IDP is explained in some detail in section 2 of this document, however, in summary infrastructure planning is essential to:
- Support the place shaping role of local authorities and their partners as set out in the Sustainable Community Strategy.
 - Achieve investment and make the best use of assets in the area.
 - Support the growth planned for in the LDF.
- 1.7 It should be noted that the IDP will also provide the justification for the collection of any s106 monies and/ or Community Infrastructure Levy following the adoption of the Core Strategy.

Status of this document

- 1.8 The IDP forms a key element of the evidence base for the Council's LDF, particularly the Core Strategy and Site Allocations Development Plan Documents.
- 1.9 The IDP is not a shopping list for planning obligations contributions; however, it will be used to inform the Community Infrastructure Levy (CIL).

¹ Planning Policy Statement 12: Local Spatial Planning (June 2008)

- 1.10 It is not intended to capture every single project being planned for each infrastructure category and the Council recognises that there are other plans and strategies that exist that provide more detail regarding the delivery of individual schemes.
- 1.11 This document has been prepared by officers of the Council in conjunction with the Woking Partnership and various delivery agencies and with specialist input from consultants where necessary. The IDP is based on the best information reasonably available at the time of writing and using the professional judgement of those involved.
- 1.12 This is the Council's first Draft IDP. The Council intends to consider the IDP as a 'living document' which will be monitored annually and updated when new information becomes available. As such, the Council welcomes comments on this draft document. Each infrastructure service provider has been sent a copy of this document for comment. Any comments should be sent in writing to the following address by **23 September 2011**:

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Or by emailing: planning.policy@woking.gov.uk

- 1.13 The Council intends to publish the IDP prior to the submission of the Core Strategy to the Secretary of State in October 2011.

2.0 The wider context

2.1 This section summarises the key policy initiatives that set the context for Woking's IDP.

Place shaping and partnerships

- 2.2 Local Strategic Partnerships (LSPs) are non-statutory bodies that bring together the public, private, voluntary and community sectors at the local level. The Council is the lead organisation. The LSP is responsible for ensuring that the different organisations work together to deliver services more effectively. The Coalition Government places less emphasis than the previous government on formalised local partnership arrangements, however collaboration and joint working remain a key part of the national agenda on health reform, policing, and economic development, and partnerships with the not-for-profit sector are central to government plans for the Big Society.
- 2.3 The 2006 Local Government White Paper, 'Strong and Prosperous Communities,' referred to local government as "a strategic leader and place shaper". The term 'place shaping' was then coined by Sir Michael Lyons in his report² which called for a strengthened leadership role for local authorities. The Lyons Inquiry called place shaping: "the creative use of powers and influence to promote the general well-being of a community and its citizens".
- 2.4 Place shaping is seen as the responsibility of local government and all the local partners in the public, voluntary and business sectors. It is about creating attractive, prosperous, vibrant, safe and strong communities where people want to live, work and do business – an area where the planning system will clearly have a significant role.
- 2.5 In 2008, Woking's LSP joined forces with the local (statutory) Crime and Disorder Reduction Partnership (CDRP) to form The Woking Partnership in recognition of the cross over between the two groups and in order to strengthen the role of the partnership and to use resources more efficiently and effectively. The Woking Partnership is also a member of the Surrey Strategic Partnership, which is the county-wide LSP.
- 2.6 Since the election of the Coalition Government, and in response to the recession and public sector spending cuts, the partnership landscape is changing. At regional and sub-regional level, the partnership landscape has also changed with the abolition of regional development agencies and the forthcoming revocation of regional strategies and the establishment of local enterprise partnerships (LEPs). Community (place-based) budgets are currently being piloted across 16 local areas, as announced in the Comprehensive Spending Review.

Total Place

- 2.7 The Total Place initiative looks at how a 'whole area' approach to public services can lead to better services at less cost. It seeks to identify and avoid overlap and duplication between organisations – delivering a step change in both service improvement and

² The Lyons Report on Local Government, 2007

efficiency. LDFs have a role to play in place shaping and delivery that is central to the concept of Total Place.

2.8 The Woking Partnership Pilot has looked at how the public money going into the Borough could be better used to meet the needs of people in the area, with an aim to join up services, and avoid duplication and overlap between organisations.

2.9 The pilot has considered:

- The role of the voluntary, community and faith sector in building strong, self-reliant communities.
- Where partners can achieve better outcomes for people in Woking if there were more influence locally over how funding allocated to Woking is used.
- How services can be improved, and savings made, if what people want from services, rather than what we currently do, is considered.
- The role of the voluntary, community and faith sector in building strong, self-reliant communities.
- Where partners can achieve better outcomes for people in Woking if there were more influence locally over how funding allocated to Woking is used.
- How services can be improved, and savings made, if what people want from services, rather than what we currently do, is considered.

2.10 The Pilot includes two projects: one on support for children and young people in Woking and one on the health and well-being of people in Woking. The outcomes covered in this report were selected because they are all issues that can only be successfully tackled in partnership. They are issues which are already recognised by partners and in various partnership strategies, but which do not have simple solutions. They are so called 'wicked issues', i.e. complex problems which cannot be solved by a single organisation.

2.11 Health and well-being project:

- Reduced harm from alcohol use.
- People with dementia enabled to live independently.
- Improved access to green spaces and leisure activities.
- Improved access to support services for those with mental health needs.
- A reduction in smoking prevalence.

For these five areas the project has also considered:

- Needs and provision across different ethnic groups in Woking.
- How economic well-being underpins sustainable improvements in health and well-being.

2.12 Support for Children and Young People project:

- A reduction in the number of young people not in education, employment or training (NEET).
- A reduction in childhood obesity.
- A reduction in youth offending (first time entrants and repeats).
- Provision of suitable accommodation for vulnerable and disadvantaged young people.

For these four areas the project has also considered:

- A co-ordinated response to address the needs of the families who receive support from a number of organisations.
- Needs and appropriate provision across different ethnic groups in Woking.

- 2.13 The pilot is due to report its findings in summer 2011. It is likely that the pilot will make recommendations around the efficient use of social and community infrastructure, including the possible development of community hubs.

Transformation Agenda

- 2.14 The Transformation agenda is driven by a 'user view' of services and is formed of three key components, and is closely linked to the concept of Total Place:
- Public access to joined up services – which might include one stop shops, service co-location, public service 'hubs'.
 - Back office integration – which might include fire and rescue and ambulance co-location, single corporate functions/
 - Asset remodelling and release – as a result of the above, potential for release of assets may be released for alternative uses.
- 2.15 A number of 'Transformation' work programmes are underway in Woking. One of the first of these proposals was for the co-location of the Surrey Police Neighbourhood Officers with the Neighbourhood Services officers at the Council's civic offices in 2008.
- 2.16 The LDF has a role in delivering the above components. PPS12: Local Spatial Planning requires LDFs to bring together different services and to play a role in identifying, reviewing and releasing public sector land and buildings. The Planning Policy team regularly produce Strategic Housing Land Availability Assessments and an Employment Land Review which are the primary means for identifying surplus public sector land in the Borough, and consideration of appropriate alternative uses.

Sustainable Community Strategy

- 2.17 The requirement to prepare a Community Strategy was first introduced in the Local Government Act 2000, and was re-branded as a 'Sustainable Community Strategy' (SCS) in the Sustainable Communities Act 2007 following the recommendations of the Egan Review³.
- 2.18 SCSs set out a long-term vision for the area and contain a set of goals and actions which the LSP, in representing the residential, business, statutory and voluntary interests of a local area, wish to promote. The SCS should inform the LDF and act as an umbrella for all other strategies devised for the local area, including the Housing Strategy and Climate Change Strategy.
- 2.19 The requirement to prepare a SCS applies to both district and county councils. In Surrey, the Surrey Strategic Partnership is responsible for preparing the county SCS. This is known as the Surrey Partnership Plan 2010 – 2020.
- 2.20 The current Community Strategy for Woking was adopted in 2002 and updated in 2005/06. Since the last 'refresh' there have been a number of developments, which make it necessary to update Woking's strategy, including the adoption of the Surrey Partnership Plan. Consultation to update Woking's Community Strategy took place

³ <http://www.communities.gov.uk/publications/communities/eganreview>

alongside the Core Strategy Issues and Options consultation between October and December 2009. It should be noted that the Coalition Government has stated its intention to repeal the requirement for SCS to be statutory.

Priority Places

- 2.21 Woking has relatively low levels of deprivation. The Borough as a whole is within the top 10% least deprived local authority areas in the country. However, high levels of affluence mask pockets of relative and absolute deprivation, with the Dartmouth and Devonshire area of Sheerwater being identified as within the top 14% most deprived areas nationally, and the most deprived area in Surrey.
- 2.22 The Surrey Strategic Partnership has identified the ward of Maybury and Sheerwater as a 'Priority Place' within the county, which will be subject to multiple interventions by county-wide and local partners in a co-ordinated manner in order to address issues of deprivation.
- 2.23 At the local level, the Woking Partnership has also identified the Lakeview Estate in Goldsworth Park as a priority community in recognition of its standing in the top 28% most deprived areas nationally.
- 2.24 Core Strategy Policy CS5: Priority Places sets out the mechanisms that will be put in place to address the deprivation issues through spatial planning. Specifically, Policy CS5 states that infrastructure delivery will be channelled to the priority places.

Statutory Duties

- 2.25 Local authorities have a duty to promote the economic, social, and environmental well-being of their area⁴. With the exception of a few specific prohibitions (such as they relate to housing subsidy and council tax), local authorities have the power to do anything that is required to promote well-being. This may, for example, include support for actions such as use of compulsory purchase orders and raising fees and charges.
- 2.26 In addition, there is a new duty for cooperation with partners and to consider the economic conditions of an area⁵. Through the forthcoming Localism Bill, local authorities are also expected to be given the power of general competence. These duties all relate directly to the LDF and in particular the delivery of investment and IDPs.

Community Engagement (Duty to Involve)

- 2.27 The purpose of the duty to involve⁶ is to ensure that a culture of engagement and empowerment is central to decision making at the local level. This means that local authorities must ensure that communities are presented with the necessary information, consulted and involved in the process.

⁴ Local Government Act 2000

⁵ Local Democracy, Economic Development and Construction Act 2009

⁶ Local Government and Public Involvement in Health Act 2007

- 2.28 Community engagement is embedded in the LDF process, and local authorities are required to set out in a Statement of Community Involvement how they will engage with the public and other key stakeholders on planning issues.

Localism

- 2.29 The Decentralisation and Localism Bill was introduced in December 2010 and is currently being debated in Parliament. When enacted, there will be a number of potentially significant changes that will effect local government and the planning system:
- General power of competence – local authorities will have the legal capacity to act.
 - Community right to challenge – a community right to express an interest in taking over the delivery of a service.
 - Community right to bid – local authorities to maintain a list of assets of community value and community groups given an opportunity to bid for and raise funds for their ownership when they come up for sale.
 - Referendums – the right of the community to ask for a referendum on local issues
 - Abolition of regional strategies (i.e. the South East Plan) with development targets being set at the local level. Introduction of a new National Planning Framework.
 - Neighbourhood planning – the right for communities to draw up a neighbourhood development plan, including the community right to build.
 - Reform of the Community Infrastructure Levy (CIL) – CIL will be able to be spent on maintaining existing infrastructure as well as new infrastructure and a proportion of CIL monies will be required to be spent in the neighbourhood where the development took place.
 - Social housing tenure and allocation reforms.
 - A presumption in the favour of sustainable development (see below)

Presumption in favour of sustainable development

- 2.30 The Government is proposing to introduce a new ‘presumption in favour of sustainable development’ through the Localism Bill, which will be incorporated in the new National Policy Framework⁷.
- 2.31 The presumption is seen as key to delivering the ambitions of the three pillars of sustainable development – economic, social and environmental. The presumption will create a positive, pro-development framework which is underpinned by these three themes. Local authorities will be required to plan positively for new development and approve all individual proposals wherever possible. Local authorities should:
- Prepare local plans on the basis that development needs should be met, with sufficient flexibility to respond to rapid shifts in demand or other economic changes
 - Approve development proposals that accord with statutory plans and without delay.
 - Grant permission where the plan is absent, silent, indeterminate or where relevant policies are out of date.
- 2.32 The policies should apply unless the adverse impacts of allowing development would significantly and demonstrably outweigh the benefits when assessed against the objectives of the National Policy Framework when taken as a whole.

⁷ A draft NPF was published for consultation at the end of July 2011

Circular 05/05: Planning obligations

- 2.33 Circular 05/05 is the primary document providing advice to local authorities and applicants regarding the basis on which planning obligations should be assessed and guidance on the process to be used to secure obligations.
- 2.34 Annex B of the Circular sets out the policies the Secretary of State will have regard to when determining applications or appeals and which local planning authorities should take into account when determining planning applications and drafting plan policies. Local authorities can seek developer contributions to secure the necessary infrastructure, service and amenity requirements arising from new developments. Planning obligations have a positive role to play in the planning system and can remedy genuine planning problems and enhance the quality of development. The circular emphasises the need for any contributions that are required from a development to meet five stringent tests. Contributions should be:
- i. Relevant to planning.
 - ii. Necessary (to make the proposed development acceptable in planning terms).
 - iii. Directly related to the proposed development.
 - iv. Fairly and reasonably related in scale and kind (to the proposed development).
 - v. Reasonable in all other respects.
- 2.35 These tests are designed to ensure transparency and integrity in the use of planning obligations, and to endorse the fundamental principle that planning permission may not be bought or sold. Similarly, planning obligations will not be used to secure for the local community a 'share in the profits of development' (betterment levy).
- 2.36 It is important to note that the status and use of s106 planning obligations is changing. Regulation 122 of the Community Infrastructure Levy Regulations 2010 has effectively replaced the five tests of the Circular with three new statutory requirements for s106:
- (a) necessary to make the development acceptable in planning terms;
 - (b) directly related to the development; and
 - (c) fairly and reasonably related in scale and kind to the development.
- 2.37 Following the introduction of CIL (see below for further details) DCLG consulted on further proposed changes to the use of planning obligations in spring 2010. Updated guidance which will replace that contained in the Circular has not yet been issued. The latest advice is that this will be published as part of the new National Planning Framework, following enactment of the Localism Bill.

Community Infrastructure Levy

- 2.38 The Community Infrastructure Levy (CIL) was introduced in the Planning Act 2008. The Community Infrastructure Levy Regulations 2010 came into force on 6 April 2010 and were subsequently amended on 6 April 2011 (The Community Infrastructure Levy (Amendment) Regulations 2011). It is not a mandatory requirement that local authorities adopt a CIL. Some accompanying guidance has been published and more is expected in summer 2011, and again following enactment of the Localism Bill.
- 2.39 The CIL is a new charge which local authorities can use to fund new infrastructure in their areas. CIL can be charged to most types of development. The level of payment will be set locally and the charging schedule will be based on the evidence of the Core Strategy and this IDP.

- 2.40 The relationship between CIL and s106 is an important one to note. The use of s106 planning obligations is being significantly scaled back. As set out above, the tests for applying s106 have already been strengthened. From April 2014, it will not be possible to pool contributions from more than five developments. This effectively rules out any form of s106 based tariff.
- 2.41 For Council's that introduce a CIL, s106 will only be able to be used to secure site specific infrastructure requirements and to be used to pay for infrastructure that is not capable of being funded through CIL.
- 2.42 In March 2011, the Council's Executive resolved that the principle of introducing a Community Infrastructure Levy (CIL) as a mechanism for securing developer contributions towards infrastructure provision to support development in the Borough be noted and approved. Work on this is in its early stages. It is anticipated that the Council will adopt a CIL by the end of 2012.

New Homes Bonus

- 2.43 The Government has introduced a new grant incentive scheme to encourage house building called the New Homes Bonus. The key points of the New Homes Bonus scheme design are:
- Financial reward for the delivery of new homes, equal to the national average for the Council Tax band on each property, payable in the relevant year and the five years following that year, that is a total of six years. The bonus is paid as an un-ring-fenced grant.
 - An additional enhancement of £350 (approximately 25% of the average Band D council tax) for each new affordable home delivered including existing properties that are acquired as additional affordable housing stock.
 - Local authorities will also be rewarded for the provision of additional public or RSL run Gypsy and Traveller pitches (rewarded as a Band A addition plus an additional £350 per annum).
 - Empty homes that are brought back into use will also be rewarded, linked to the relevant Council Tax band plus an enhancement of £350.
 - In two tier authorities, 80% of the grant will go to the lower tier authority and 20% to the upper tier authority (SCC).
- 2.44 New Homes Bonus is not ring fenced and can be spent in any way determined by the Council. The Executive has agreed that the bonus will be set aside and not incorporated in the base budget. It will be used initially to temporarily finance enabling expenditure to progress the development of Community Assets. The funds will be fully repaid upon the achievement of capital receipts in the community.
- 2.45 The first New Homes Bonus grant was allocated in April 2011. Table 2.1 sets out the grant received in Surrey.

Table 2.1: New Homes Bonus 2011/12 allocations

Council	Grant (£)
Surrey County Council	708,160
Elmbridge	452,619
Epsom and Ewell	107,846
Guildford	137,525
Mole Valley	139,956

Council	Grant (£)
Reigate and Banstead	409,122
Runnymede	430,103
Tandridge	234,241
Surrey Heath	69,338
Waverley	311,255
Woking	310,360

The Development Plan for Woking

- 2.46 The Development Plan for Woking comprises:
- The South East Plan 2009
 - The Woking Borough Local Plan 1999
 - The Surrey Waste Plan 2008
 - The Surrey Minerals Plan (found sound upon Examination in May 2011)

South East Plan 2009

- 2.47 The South East Plan 2009 is the regional strategy for the South East of England. The South East Plan forms part of the Development Plan for Woking, although it should be noted that its status is uncertain as the Secretary of State has announced his intention to revoke regional strategies through the Localism Bill.
- 2.48 Core objective viii) of the South East Plan is that “adequate infrastructure will be provided in a way that keeps pace with development”. The following summarises the key policy requirements as they relate to infrastructure.

CC7 Infrastructure and Implementation

- 2.49 Policy CC7 states that where new development creates a need for additional infrastructure a programme of delivery should be agreed before development begins. It goes on to say local development documents (LDDs) should identify the necessary additional infrastructure and services required to serve the area and the development they propose together with the means, broad cost and timing of their provision related to the timing of development.
- 2.50 The policy states that funding will be provided by a combination of local government, private sector partners, and central government. Contributions from development will also be required to help deliver necessary infrastructure. To provide clarity for landowners and prospective developers, local authorities should include policies and prepare clear guidance in their LDDs (in conjunction with other key agencies) on the role and scope of development contributions towards infrastructure.
- 2.51 Policy CC7 states that consideration will be given to the pooling of contributions towards the cost of facilities, development tariffs and local delivery vehicles.
- 2.52 The policy also defines infrastructure (for the purposes of the South East Plan):

Transport	airports, ports, road network, cycling and walking infrastructure, rail network
Housing	affordable housing
Education	further and higher education secondary and primary education nursery schools
Health	acute care and general hospitals, mental hospitals health centres/primary care trusts ambulance services
Social Infrastructure	supported accommodation social and community facilities sports centres open spaces, parks and play space
Green Infrastructure	See Policy CC8
Public Services	waste management and disposal libraries cemeteries emergency services (police, fire, ambulance) places of worship prisons, drug treatment centres
Utility Services	gas supply electricity supply heat supply water supply waste water treatment telecommunications infrastructure
Flood Defences	

CC8: Green Infrastructure

- 2.53 Policy CC8 states that local authorities and partners should work together to plan, provide and manage connected and substantial networks of accessible multi-functional green space. Networks should be planned to include both existing and new green infrastructure. The policy highlights the many benefits of green infrastructure including: conserving and enhancing biodiversity, landscape, recreation, water management, health and 'well-being' and resilience to the effects of climate change.
- 2.54 Particularly relevant to Woking Borough, the policy went on to state “the successful designation and management of green infrastructure will be particularly important in areas designated as regional hubs, where growth may impact on sites of international nature conservation importance or where there is a need to enhance the existing environmental capacity of an area”.

LF10: Small Scale Site Tariff (London Fringe sub-region)

- 2.55 Policy LF10 states that local planning authorities should work jointly with infrastructure and service providers and developers to establish a programme for the provision of infrastructure within the sub-region which takes into account the cumulative impact of small scale development. Contributions from new development should be secured to support delivery of the infrastructure and services required to mitigate the impact of cumulative development and to maintain quality of life in the area.
- 2.56 The policy highlights a region-wide issue that is particularly relevant to Woking, in that development tends to occur on relatively small sites within the established urban area.

The cumulative impact of this development on infrastructure and service requirements is as significant as it is for more concentrated greenfield development, but more difficult to capture in specific infrastructure packages. The aim of the small site tariff approach to developer contributions is to help address the issue of cumulative impact issue and assist delivery. However in order to work effectively the tariff depends on the early identification of the necessary infrastructure and services, in order to assist timely delivery.

- 2.57 Section 15 of the South East Plan is devoted to Social and Community Infrastructure. It states that to achieve the vision, the region must facilitate the development of health, education, cultural and leisure amenities, necessary to meet the needs of a growing population and manage the implications of demographic and settlement change. The key policy requirements are set out below.

S1: Supporting Healthy Communities

- 2.58 Local development documents should embrace preventative measures to address the causes of ill health by reflecting the role the planning system can play in developing and shaping healthy sustainable communities, including:
- i. community access to amenities
 - ii. mixed and cohesive communities,
 - iii. healthier forms of transport.

S2: Promoting Sustainable Health Services

- 2.59 Local planning authorities should work closely with the NHS across its delivery bodies to ensure the provision of additional and reconfigured health and social care facilities to meet the anticipated primary care and capacity needs of local communities.

S3: Education and Skills

- 2.60 Local planning authorities, taking into account demographic projections, should work with partners to ensure the adequate provision of pre-school, school and community learning facilities.

S4: Higher and Further Education

S5: Cultural and Sporting Activity

- 2.61 Increased and sustainable participation in sport, recreation and cultural activity should be encouraged by local authorities, public agencies and their partners through local development documents and other measures in order to improve the overall standard of fitness, enhance cultural diversity and enrich the overall quality of life.

S6: Community Infrastructure

- 2.62 The mixed use of community facilities should be encouraged by local authorities, public agencies and other providers in order to make effective use of resources and reduce travel and other impacts. Local planning authorities, in consultation with those delivering services using community infrastructure (including the Third Sector and Faith organisations), will ensure facilities are located and designed appropriately, taking account of local needs and a whole life costing approach.

Woking Borough Local Plan 1999 (saved policies)

2.63 Policies of particular relevance to infrastructure are set out in the following Table 2.2.

Table 2.2: Local Plan policies

Policy number	Policy Name	Policy
REC1	Formal Recreation Open Space Provision	The council will seek to maintain and enhance the level of provision of formal recreational open space throughout the borough. In appropriate cases residential development on sites of at least 15 dwellings will be expected to provide open space on site or make a contribution toward planned off site provision including associated buildings and car parking to a level commensurate with the need generated by the development.
REC2	Formal Recreational Open Space Provision In Major Housing Developments	The council will expect the provision of recreational open space, ancillary buildings and car parking to be provided as part of the following developments: <ul style="list-style-type: none"> · Brookwood Hospital Core · Moor Lane
MV4	Improvements To Transport Infrastructure	Where works on the highway system are deemed necessary to safely accommodate the development related traffic, such work will be provided for and funded by the development, designed to the satisfaction of the highway authority and be compatible with the local environment. Where the additional demands generated by new development justify improvements to the public transport infrastructure or services the cost of such improvements shall be borne by the development.
VCN3	Community Benefit: Environmental Enhancement	When considering development proposals, the council will seek to secure the implementation of works to enhance the environment of the village centre in such a way as to make a positive contribution to the regeneration and vitality of the village centre.

2.64 These policies will be replaced by Core Strategy in 2012.

Local Development Framework

2.65 The Planning and Compulsory Purchase Act 2004 requires local authorities to have regard to the SCS for an area when preparing their LDFs. LDFs must also be in conformity with the regional strategy. The Core Strategy is the first LDF document that the Council must produce. The Core Strategy must include:

- 1) An overall vision which sets out how the area and the places within it should develop, which should be aligned with the SCS.
- 2) Strategic objectives for the area focussing on the key issues to be addressed.

- 3) A delivery strategy for achieving these objectives. This should set out how much development is intended to happen where, when, and by what means it will be delivered.
 - 4) Clear arrangements for managing and monitoring the delivery of the strategy.
- 2.66 In addition to the Core Strategy, the Council will also prepare a Site Allocations DPD and a Development Management Policies DPD.
- 2.67 The documents that comprise the LDF will eventually replace the saved policies of the Woking Borough Local Plan 1999.
- 2.68 A key requirement of the Core Strategy will be to demonstrate how the policies of the Core Strategy will be delivered and in particular how the infrastructure necessary for that development to go ahead will be provided. The Council is scheduled to submit its Core Strategy to the Government in October 2011, with a view to adoption in October 2012.
- 2.69 The Council's emerging Core Strategy contains the following policies which relate directly to infrastructure provision:
- CS1: Spatial Strategy
 - CS5: Priority Places
 - CS16: Infrastructure Delivery
 - CS17: Open space, green infrastructure, sport and recreation
 - CS18: Transport and accessibility
 - CS19: Social and community infrastructure.

3.0 The definition of infrastructure and delivery agencies

3.1 The definition of infrastructure set out in the Council’s Core Strategy and in this IDP is derived from that which was established through the South East Plan 2009, however, certain types of infrastructure have been excluded from the definition for Woking, such as airports, ports and prisons.

Definition of infrastructure
Transport and accessibility - road network, cycling and walking infrastructure, rail network
Housing - affordable housing
Education further and higher education, secondary and primary education, nursery schools and early years
Health - acute care and general hospitals, mental hospitals, health centres ambulance services
Social Infrastructure - supported accommodation, social and community facilities, sports centres, open spaces, parks and play space
Public Services - waste management and disposal, libraries, cemeteries, emergency services (police, fire), places of worship,
Utility Services - gas supply, electricity supply, heat supply, water supply, waste water treatment, telecommunications infrastructure
Flood Defences
Green Infrastructure - parks and gardens, natural and semi-natural urban greenspace, green corridors, outdoor sports facilities, amenity greenspace, provision for children and teenagers, allotments, cemeteries and churchyards, accessible countryside in urban fringe areas, river and canal corridors, green roofs and walls.

3.2 Affordable housing has been included in this list for the reason that, while it may not necessarily be considered an infrastructure item, contributions towards affordable housing are major components of s106 agreements. The share of development value used to support affordable housing will unavoidably have a material effect on more conventional forms of infrastructure.

3.3 However, affordable housing is not considered as part of this IDP. Comprehensive information about affordable housing can be found in the West Surrey Strategic Housing Market Assessment (SHMA), 2009.

Delivery agencies

3.4 As set out above, the definition of infrastructure is wide and in the majority of cases infrastructure services and facilities are not provided directly by the Council. Table 3.1, below, shows the key infrastructure delivery agencies (or service providers) operating in the Woking area.

Table 3.1: Delivery agencies in the Woking area

Infrastructure type	Delivery agency
Transport and accessibility <ul style="list-style-type: none"> • Roads • Bus • Rail 	Highways Agency SCC (Highways) Sustrans Network Rail

Infrastructure type	Delivery agency
<ul style="list-style-type: none"> • Walking and cycling • Parking 	South West Trains Bus operators Woking Borough Council
Education <ul style="list-style-type: none"> • Early years • Primary schools • Secondary schools • Further and Higher education 	SCC (Early Years) SCC (Children's Services) SCC (Education) Private childminding and crèche facilities Private education sector
Health <ul style="list-style-type: none"> • Primary Care (GPs & Dentists) • Secondary Care (Acute and emergency) 	NHS Surrey (PCT) GPs and Dentists Private healthcare providers VCFS groups and organisations
Social and community <ul style="list-style-type: none"> • Supported accommodation • Community facilities • Indoor sports 	SCC (Libraries and Culture) SCC (Communities) SCC (Youth) SCC (Children's Services) Woking Borough Council VCFS groups and organisations
Public services <ul style="list-style-type: none"> • Waste • Libraries • Cemeteries • Places of worship • Emergency services 	SCC (Waste) Woking Borough Council SCC (Libraries and Culture) Surrey Police Authority Surrey Fire and Rescue (SCC) South East Coast Ambulance Trust VCFS groups and organisations
Utility services <ul style="list-style-type: none"> • Gas • Electricity • Heat • Water • Waste water • Telecommunications 	Thames Water Thameswey Energy Ltd Scotia Gas Networks Telecom operators
Flood alleviation	The Environment Agency SCC Woking Borough Council
Green infrastructure <ul style="list-style-type: none"> • Outdoor sports • Parks, gardens, recreation grounds • Natural and semi-natural space (including SANGS) • Play space • Allotments • Amenity space • Green corridors 	Woking Borough Council SCC (Countryside) Surrey Wildlife Trust Horsell Common Preservation Society Allotment Society Natural England (in partnership) National Trust VCFS groups and organisations

4.0 Woking - Planned growth and demographic change

- 4.1 Woking Borough is located in north-west Surrey, about 40km from London. The Borough is 6,400ha in area, 60% of which is designated as Green Belt. Woking is the main town centre. The vast majority of the population lives in the main built-up part of the Borough which extends from Byfleet in the east, across the M25 to West Byfleet, Sheerwater, Woking Town Centre, Horsell, Goldsworth Park St. Johns and Knaphill in the West, to Kingfield and Old Woking in the South. A few small villages, of which the largest are Brookwood and Mayford, lie just outside the main built-up area.
- 4.2 The Core Strategy proposes a level of growth to 2027, which includes new homes and business premises. It is inevitable that this new development will need to be serviced by new and improved infrastructure. In addition, the demographic make-up of Woking's population is expected to change over the lifetime of the Core Strategy and this must also be taken into consideration when planning for future growth and infrastructure requirements.

Location of housing and commercial growth

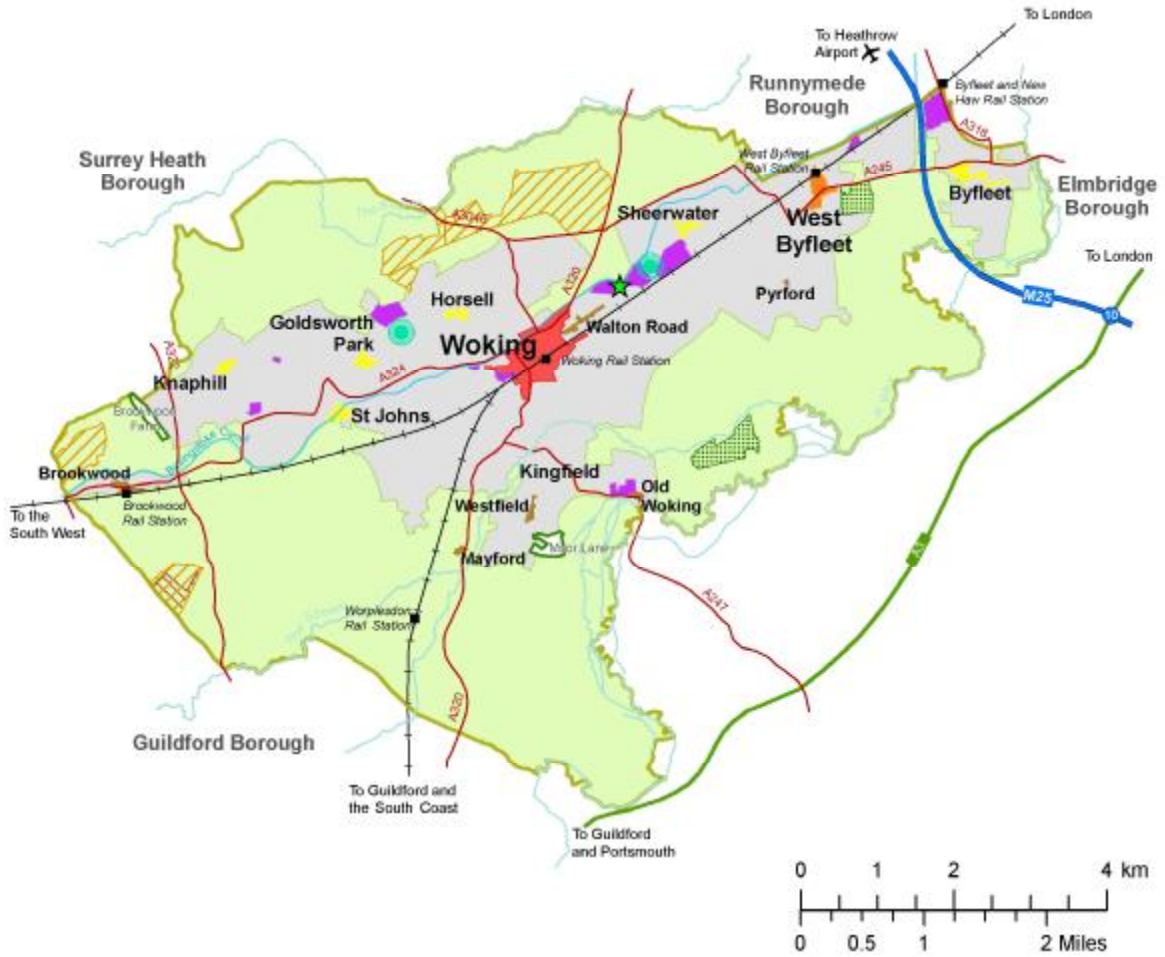
- 4.3 Table 4.1 provides an indication of where additional residential, office and retail floorspace will be provided over the Plan period.

Table 4.1: Location of new housing, office and retail floorspace

Area	Future development
Woking Town Centre	2,500 net additional dwellings 27,000m ² additional office floorspace 75,300m ² additional retail floorspace (including 67,000m ² A1 retail)
West Byfleet District Centre	170 net additional dwellings 1,000 - 1,500m ² additional office floorspace 13,000m ² additional retail floorspace (including 12,500m ² A1 retail)
Neighbourhood centres and shopping parades	250 net additional dwellings
Local centres	3,200m ² additional retail floorspace (including 2,600m ² A1 retail)
Knaphill	3,000m ² additional retail floorspace (including 2,400m ² A1 retail)
Priority Places - Maybury & Sheerwater and Lakeview	250 net additional dwellings
Rest of the urban area	500 net additional dwellings
Safeguarded sites (Moor Lane and Brookwood Farm)	700 net additional dwellings
Green Belt (sites to be released after 2021/22)	550 net additional dwellings



Key Diagram of Woking Borough



Key

Borough Boundary

Urban Area

Town Centre

District Centre

Local Centres

Neighbourhood Centres

Employment Areas

Major Developed Sites in the Green Belt

Safeguarded Sites

Priority Places (Lakeview, Maybury and Sheerwater)

Potential new access road

Green Belt

Thames Basin Heaths Special Protection Areas

Special Area of Conservation

Railway

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Housing growth

- 4.4 The Council is planning for the delivery of an annual average of 292 new dwellings per annum until 2027. The vast majority of this will be built in the urban area, with around half being in flatted developments, particularly in the Town Centre. The Council is proposing through the Core Strategy to release some land from the Green Belt in the latter part of the plan period in order to be able to meet the local need for affordable family homes.
- 4.5 The Council has prepared a number of reports on the level of new housing growth, which can all be found on the website⁸.

Population change

- 4.6 The Council has prepared a detailed Population Topic Paper in support of the Local Development Framework. This can be found on the Council's website. This section provides a summary of the key demographic information contained within that Topic Paper⁹.
- 4.7 The mid-2009 resident population in Woking Borough was estimated to be 92,400¹⁰. Children aged less than 16 years old represent around one in five of the total population – a trend observed nationally. The proportion of the population of retirement age¹¹ is smaller, representing around one in six of the total population.
- 4.8 Woking has a lower proportion of people aged 20-24, mainly attributed to people moving away to attend university. It also has a larger proportion of older females than males, and a larger proportion of people aged 35-44, due to the baby boom of the 1960s.
- 4.9 Overall though, the population is 'greying', with the percentage of people at retirement age gradually increasing and the percentage of children slightly declining over the next 17 years. In Woking, there is expected to be an additional 4,600 older people (aged 65+) between 2010 and 2027, an increase of 33%.
- 4.10 The population is estimated to continue growing between 2010 and 2027, leading to an increase of circa 11,500 people, a growth rate of 11%.
- 4.11 Woking Borough is fortunate to be an attractive and prosperous area with relatively high standards of health and education. There are, however, some places in the borough where deprivation exists, and these are often home to some of the most vulnerable people in society. The Core Strategy and the Woking Partnership has identified the ward of Maybury and Sheerwater and the Lakeview Estate area of Goldsworth Park as 'priority places', which through objectives and action plans, aims to provide support and real positive change for the communities in these areas. In addition, employment areas within Maybury and Sheerwater have been put forward as an 'enterprise zone' as part of the Enterprise M3 LEP enterprise zone funding bid process.

⁸ <http://www.woking.gov.uk/planning/policy/ldfresearch>

⁹ <http://www.woking.gov.uk/planning/policy/ldfresearch>

¹⁰ Source: ONS mid-year population estimates 2009 for UK, 2010

¹¹ The state pension age in 2009 was 60 for women and 65 for men

Economy and employment

- 4.12 Over the lifetime of the Core Strategy, the Borough will see an increase in employment generating floorspace, such as offices. Woking will be a net importer of workers, as the number of jobs available locally exceeds the Borough's economically active population. This will have an impact on transport networks at peak times and the type of daytime infrastructure and services provided, particularly in and around town and business centres.
- 4.13 Employment projections can give an indication of the daytime population in the Borough. The Council's Employment Position Paper (January 2010), shows that the labour supply curve is projected to be lower than the total employment, which is set to grow at a slower rate than total employment. Consequently, Woking will be a net importer of workers of over 12,000 employees by 2026, as people commute into the borough to meet the demand for workers.
- 4.14 It is therefore expected that during working hours, the population will spike higher than the resident population due to the influx of workers. People are free to access healthcare and other services at their place of work and therefore provisions should be made for the working population and the means by which they travel into the borough.
- 4.15 Further information on employment projections can be found in the Council's Employment Position Paper 2010¹².

¹² <http://www.woking.gov.uk/planning/policy/ldfresearch/emprese>

5.0 Assessment methodology

5.1 The methodology used to assess Woking's future infrastructure requirements has been based on the Planning Advisory Services (PAS) practice guidance¹³.

5.2 Table 5.1 below lists the 'steps' as advocated by PAS and sets out how they have been addressed by the Council.

Table 5.1: Steps approach methodology

Step	Action taken
<p>1. Vision/ policy context</p> <p>a. Set the long-term vision for the area</p> <p>b. Establish a delivery strategy for the Sustainable Community Strategy</p>	<ul style="list-style-type: none"> • Vision established in the Sustainable Community Strategy (Surrey and Woking) and emerging Core Strategy. • A number of action plans are included within the Sustainable Community Strategy and other Council strategies, including the Core Strategy.
<p>2. Governance</p> <p>a. Set up a group for infrastructure and asset management</p>	<ul style="list-style-type: none"> • Thematic groups operate at County level. • Infrastructure Delivery Plan to report to the Woking Partnership for sign-off at least bi-annually. • Infrastructure sub-group of the Woking Partnership established July 2009. • LDF Members Working Group.
<p>3. Evidence gathering</p> <p>a. Undertake a resource review</p> <p>b. Identify capital programme commitments</p> <p>c. Identify existing public service delivery outlets and potential for joint use</p> <p>d. Use public sector assets as resources for local regeneration and redevelopment</p>	<ul style="list-style-type: none"> • Review of spending programmes – see Appendix 1. • IESE public sector shared assets review mapping.
<p>4. Standards and deficits</p> <p>a. Identify infrastructure delivery standards</p> <p>b. Use standards to identify existing surplus/ deficits</p> <p>c. Use standards to identify future surplus/ deficits</p> <p>d. Use standards to identify requirements for strategic sites</p>	<ul style="list-style-type: none"> • Standards identified where practical and included in this paper.
<p>5. Infrastructure Delivery Plan</p> <p>a. Identify infrastructure requirements in five year tranches</p>	<ul style="list-style-type: none"> • This paper sets out infrastructure requirements in five year tranches. • Viability assessments have been undertaken in the Council's Economic

¹³ A steps approach to infrastructure planning and delivery (2009)

Step	Action taken
<ul style="list-style-type: none"> b. Introduce viability testing capacity and process c. Undertake sustainability appraisal of the infrastructure delivery plan schedule. 	<p>Viability Assessment and will be carried out in more detail in summer 2011 as part of the work on CIL.</p> <ul style="list-style-type: none"> • Sustainability appraisal will be undertaken prior to final publication of this paper.
<p>6. Validation</p> <ul style="list-style-type: none"> a. Consult on the infrastructure delivery plan schedule b. Prepare an infrastructure delivery plan strategy c. Undertake risk assessment. 	<ul style="list-style-type: none"> • Preparation of this document has required on-going consultation with a wide range of delivery agencies. This paper will be subject to consultation during the Pre-submission consultation on the Core Strategy during July – September 2011. • Delivery strategy will be developed with the Woking Partnership and through the introduction of a CIL. • Contingencies considered as part of this paper and through the Core Strategy delivery and implementation chapter.
<p>7. Delivery</p> <ul style="list-style-type: none"> a. Implement the infrastructure delivery programme b. Undertake annual monitoring and review. 	<ul style="list-style-type: none"> • Implementation will be on-going and formalised through the adoption of a CIL. • Monitoring will be carried out annually through the LDF AMR process.

Consultation and engagement with delivery agencies

5.3 As set out above, the definition of infrastructure is wide and in the majority of cases infrastructure services and facilities are not provided directly by the Council. The preparation of this IDP has been the result of continuous engagement with infrastructure service providers (/delivery agencies). It is not realistic to set out the details of the engagement and consultation that has taken place, however, the key methods have included:

- Infrastructure Delivery Workshop
- Regular updates and discussion at meetings of the Woking Partnership
- Engagement via the use of consultants
- Contact by telephone, letter and email with individual service providers.
- Individual meetings with service providers.

6.0 Transport and accessibility

(Awaiting information from SCC on transport contributions formula and identification of specific road schemes)

6.1 Woking's transport provision consists of various elements of infrastructure and services, including:

- **The road network:** this can be split into trunk roads which are the responsibility of the Highways Agency and the local road network which is the responsibility of Surrey County Council as the Highways Authority.
- **Bus services:** the bus services are commercially provided, but many are subsidised by Surrey County Council.
- **Railway infrastructure and services:** the railway infrastructure is the responsibility of Network Rail, with services being provided by the Train Operating Companies (e.g. South West Trains).
- **Walking and cycling:** infrastructure is normally provided by Surrey County Council or in conjunction with new development.

Evidence base

- The Surrey Transport Plan (Local Transport Plan Third Edition – LTP3) 2011
- Transport Assessment 2010
- Transport and Accessibility 2011
- Surrey TravelSMART key component bid 2011
- Surrey Infrastructure Capacity Study 2009

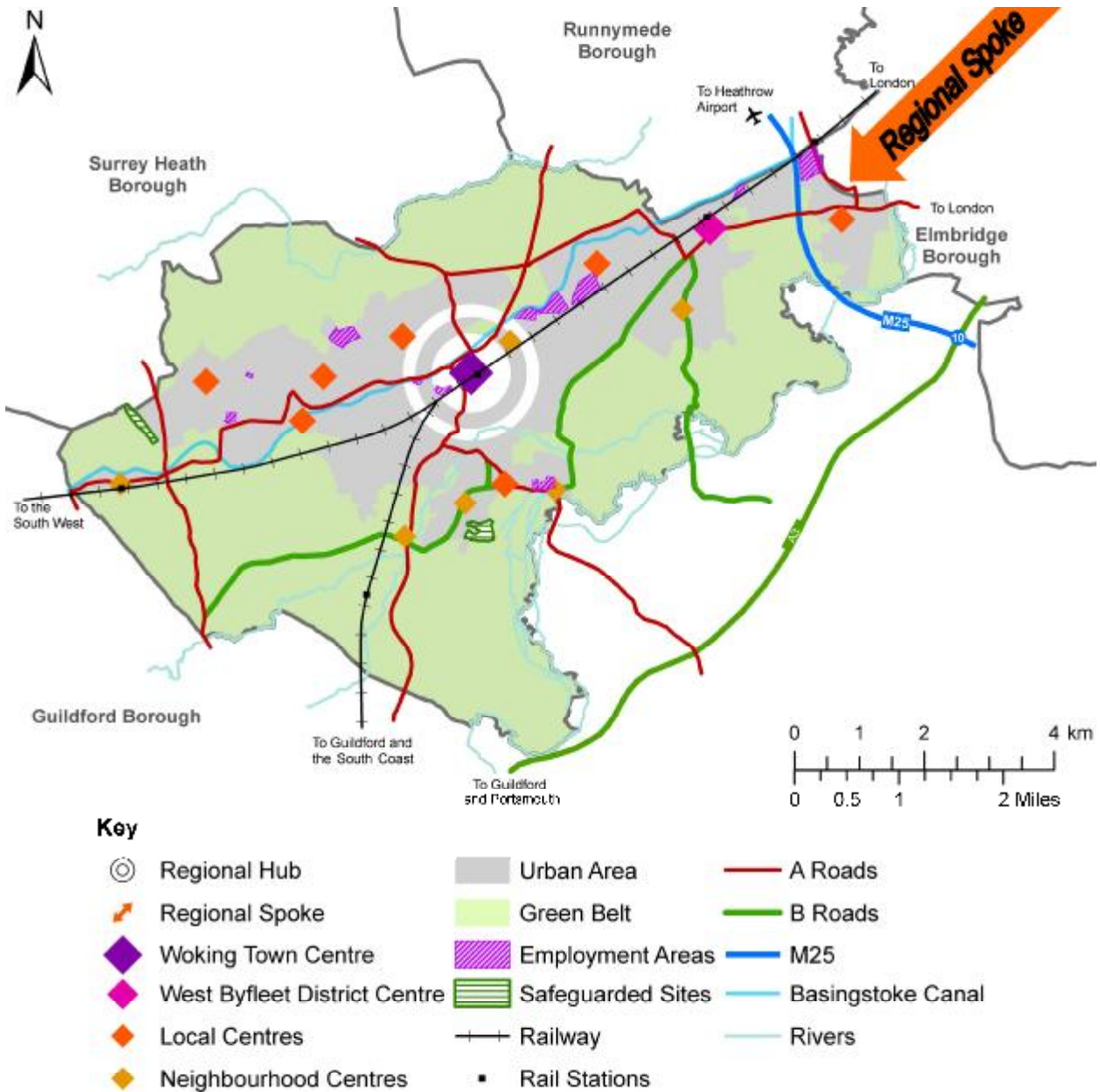
6.2 The Council has prepared a Transport Assessment to assess the transport impacts of the various development options for the Core Strategy. This work was undertaken by the County Council and takes into account comments made by the Highways Agency. In addition, the Council has prepared a Transport and Accessibility Topic Paper¹⁴ to provide a portrait of the transport infrastructure in the area. These documents set out detailed technical analysis of the transport impacts of new development and it is not intended to repeat the technical evidence base contained within those reports in this document. Overall, the County Council, who are the Highway Authority for this area are satisfied that there is nothing in the outcome of the Transport Assessment that cannot be addressed by the requirements of the policies and proposals of the Core Strategy. The following section sets out the key issues as they relate to transport and accessibility infrastructure delivery.

6.3 As there are many stakeholders who contribute to delivering the transport system in Woking, it is essential that these groups communicate effectively with one another and work in partnership where possible. A partnership group comprising of all the key stakeholders called Transport for Woking has been established to coordinate an effective and efficient delivery of transport infrastructure and services in the Borough and create a forum for discussion between members. The decisions of Transport for Woking are fed into the wider Transport for Surrey Group.

6.4 The diagram overleaf provides an overview of transport and accessibility in Woking Borough and shows connectivity with the surrounding areas.

¹⁴ <http://www.woking.gov.uk/planning/policy/ldfresearch>

Diagram 6.1: Transport overview of Woking



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6.5 There are several features that restrict movement around the Borough including:

- Railway line:** The rail network is a key asset of the Borough and Woking Station is a rail hub of regional significance. However it is a constraint to the movement of other travel modes. Running from the north east across the Borough to the Town Centre the railway line then splits, with one line running to the west and the other to Guildford in the south. The railway is one of the main physical barriers restricting movement between the north and south of the Borough, particularly in the Town Centre. There are only two roads routes in Woking Town Centre which cross the railway line – Victoria Arch Railway Bridge to the west and the Maybury Hill Railway Bridge to the east. Both of these routes suffer from congestion, particularly

at peak times. There is an additional pedestrian public subway at Woking Rail Station.

- **Basingstoke Canal:** running from the north east of the Borough in Byfleet to the south west in Brookwood, the Basingstoke Canal primarily runs through the built-up area in the Borough. There are more road and pedestrian access routes over the canal compared to the railway and so routes that cross the canal are not as congested.
- **M25:** This busy motorway passes through the north east corner of the Borough, segregating Byfleet from West Byfleet and the rest of the Borough. As there is only one road bridge across the M25 in the Borough connecting Byfleet to the rest of the Borough it is frequently congested at peak times.
- **River Wey, Hoe Valley and Bourne Stream:** Primarily situated in the Green Belt in the south and the north edges of the Borough these waterways restrict movements locally but have less of an impact on movement across the whole of the Borough.

Transport infrastructure funding mechanisms

Local Transport Plan Settlement

- 6.6 Public sector funding for transport schemes is predominately secured through the Local Transport Plan (LTP) settlement, provided by central Government. Surrey County Council has published its LTP for the next five years (starting 2011), which sets out the transport priorities for the next five years. The LTP does not set out specific schemes for the individual boroughs and districts. However, it emphasises that Woking will receive a significant proportion of investment from the settlement. There are a number of outstanding proposals in the adopted Woking Local Plan (1999) that will be taken forward by the Core Strategy, for which LTP funding could be used. The settlement awarded for 2011 is around £22m and the county council has indicated that a significant proportion of this will be spent on maintenance. This will benefit the movement of people on the road network either by car or cycling. About £2m will be given to the Local Committees to spend on local transport projects.

Developer Contributions

- 6.7 Developer contributions will continue to play a significant role in transport infrastructure provision, in particular for transport measures to deal with the impacts arising from development. The Council is working with Surrey County Council to develop specific schemes that will be used to mitigate the transport effects of specific development proposals.
- 6.8 The Council has committed to introduce a Community Infrastructure Levy as the primary mechanism for securing developer contributions in the future. This is likely to generate a significant amount of money to invest in infrastructure including transport infrastructure. The Council has begun the process of developing its charging schedule. The CIL will be introduced soon after the Core Strategy is adopted to ensure that infrastructure provision to support the Core Strategy does not lag behind development.

Local Sustainable Transport Fund

- 6.9 The Department of Transport plans to make £560 million available between 2011 – 2015 for sustainable transport solutions that support economic growth and carbon reduction measures. Local highways authorities are invited to bid for monies from this fund. The

Council has been working with the County Council and the other Surrey authorities in preparing the Surrey bid for this funding, called TravelSMART.

- 6.10 The TravelSMART bid is in two parts. The Key Component Bid and the Large Project bid have both been submitted. In July 2011 the Department for Transport (DfT) awarded £3.93m of grant funding for the Surrey TravelSMART programme, which is a Key Component of the large project bid that was submitted on 6 June 2011. Woking will receive in excess of £0.9m from the Key Component Bid which will be used to fund the schemes outlined in Table 6.1 below. This Bid is match funded and a total of £2m will be made available to invest in transport infrastructure. The money for the match funding has already been identified.

Table 6.1: LSTF Key Component schemes and funding

Element	LSTF funding allocated to Woking	Description of schemes
1 – Bus priority and corridor improvements	£0.15m	Bus priority and corridor improvements focus on key bus route corridors through Woking and Guildford and include Multi-modal transport access points where people can leave their cycle and travel the remainder of the journey by bus.
2 - Walking and cycling improvements	£0.20m	The walking and cycling programme will build on the success of Cycle Woking with additional work planned within the town as well as extending routes beyond the Woking boundary and ‘rolling out’ this type of work into Guildford.
3 - Car Club	All ‘match’ funding.	Expansion of the existing and proven Car Club network within Surrey
4 - Electric Vehicles & infrastructure	This element was not approved by the DfT.	
5 - Traffic and Transport Information	Countywide £0.5m	The traffic and transport element includes improvements to the real-time monitoring of the transport network, building a more complete picture of the network in terms of road works, events and incidents, and congestion and performance. Operational processes, plans and strategies will be developed to control traffic and to inform network users in order that available capacity is optimised. Procedures will be developed to allow Surrey and its partners to work together to manage the network proactively.
6 - Travel Planning and Promotion	£0.55m	The travel plan and promotional element of the bid focuses on Woking and Guildford and is targeted at behavioural change at schools and businesses, creation of ‘Healthy Lifestyle’ ‘hubs’ in two areas of deprivation, namely Sheerwater (Woking) and Westborough (Guildford). The community will also be encouraged to get involved through participation in the Community sustainable transport schemes programme. Also included within this element of the bid is the continuation of the successful Go-Ride programme in Woking and rolling this out into Guildford and Bike It in Reigate & Banstead.

- 6.11 The bid focuses the majority of the expenditure during 2011/12 to 2013/14 financial years with revenue spending being considerably higher in the final year (2014/15) as the network of new infrastructure is supported by promotional and marketing measures.
- 6.12 In August 2011 the Department for Transport (Dft) invited the TravelSMART bid to submit a revised business case, reducing the number of Sustainable Towns from six to two or three areas. At this stage it is not known whether Woking will be included in the revised business case. The submission date for the revised business case is 20 December and a final decision will be made in June 2012. The Council will continue to work closely with partners on developing the details of the various schemes and ensuring their successful implementation.

The road network

- 6.13 The road network primarily comprises of A roads, B roads and local roads which are managed by Surrey County as the Highway Authority for the area. The Highways Agency is responsible for the construction and maintenance of motorways and major trunk roads in England, this includes the M25 and the A3 (which runs just to the south of the Borough). There is no M25 junction in the Borough, the closest junctions are 10 and 11, both of which are more than four miles from Woking Town Centre and more than three miles from the nearest major employment area in Byfleet. The A3 is a strategic road connecting Portsmouth to London and provides access to nearby towns Guildford and Kingston. Although the A3 bypasses the Borough there are a number of access points onto the A3 to the south and east of the Borough. These areas, in particular Byfleet, can cause congestion at peak times due to the number of vehicles using local roads to access the A3.

Capacity

- 6.14 The Surrey Infrastructure Capacity Study (June 2009)¹⁵ identified locations across the county where further detailed junction and link analysis were needed to inform future highway infrastructure interventions. In Woking, the A3046 between the A245 and A320 was identified as an area for more detailed investigation.
- 6.15 Woking's Transport Assessment (2010/11)¹⁶ evaluates the impact that proposed developments will have on the highway network in the Borough by testing four possible development scenarios. The Assessment shows that the areas in the Borough that are likely to be the most affected by proposed residential and commercial developments are Woking Town Centre, West Byfleet District Centre and the area to the south of Woking.
- 6.16 The Transport Assessment finds that it is unlikely that the traffic impacts produced from even the highest levels of growth tested are significant enough to cause major disruption or require significant highway infrastructure improvement measures in the Borough. Furthermore, mitigation measures that may be implemented as part of wider or site specific schemes or any transport policy changes have not been factored into the model or evaluation, therefore trip ratings are considered to be worst-case scenarios.

¹⁵ <http://www.surreyimprovement.info/sicp/sicp>

¹⁶ <http://www.woking.gov.uk/planning/policy/ldfresearch>

Planned provision

6.17 The Woking Borough Local Plan 1999 contains a schedule of road schemes; these are detailed below.

Local Plan Transport Schemes

Proposed Village Car Park in Horsell (MV11): Land is designated for a village car park in Horsell to take advantage of under-utilised land within a site to the rear of 103-109a High Street. The site is shown on the Proposals Map. Developments within this area which would prejudice the future improvement and use of this site for car parking will not be permitted.

Investigate Park and Ride feasibility (MV13): The Council, in conjunction with the County Council will consider and investigate the feasibility of providing park and ride facilities at various locations to offset planned parking provision in Woking Town Centre. In considering any proposal the Council will need to be satisfied that the proposed scheme does not:

- (i) Cause demonstrable harm to the environment or amenity through noise, disturbance or traffic generation; or
- (ii) Result in an overall increase in the number and length of car trips; or
- (iii) Result in an increase of rail heading; or
- (iv) Undermine existing bus services.

The policies for off street and on street car parking in the town centre will need to be coordinated with any park and ride proposals.

Bisley Common to Brookwood Cross Roads (MV24): The Council, in conjunction with the County Council, will continue to safeguard land for the Major Highway Improvement Scheme to replace the A322 in Knaphill with an improvement to Brookwood cross roads, a new road link to the Brookwood hospital development site and complementary traffic management/calming measures (as is shown on the Proposals Map).

Chertsey Road/ Monument Road link (MV25): The Council, in conjunction with the County Council, will continue to safeguard land for the Major Highway Improvement of part of Walton Road and part of Boundary Road and the extension of Boundary Road to provide a link from monument road to Chertsey Road. The proposed improvement includes a new signal controlled junction at the intersection of Monument Road, Walton road and Eve Road and a new roundabout at the junction of the extension to Boundary Road with Chertsey Road. This will be supplemented with additional traffic management within the area bounded by Maybury Road, Monument Road, Boundary Road and Stanley Road to prevent through traffic in this area.

Route management studies (MV26): The Council will support the implementation of Route Management Studies on the following roads:

- (i) A320 Woking town centre to the M25;
 - (ii) A320 Woking town centre to the boundary with Guildford;
 - (iii) A245 Six Cross Roads to the boundary with Elmbridge;
 - (iv) A247 /B368 Woking to Send;
 - (v) East Hill/B382/B367 Woking to Ripley;
 - (vi) A324 from Lockfield Drive to Brookwood Crossroads;
 - (vii) A319/A3046 from Woking Town Centre to Lightwater By-Pass;
 - (viii) A322 from Boundary with Surrey Heath to Brookwood Crossroads.
- In addition the council will seek the implementation of a route management study on the A322 from Brookwood Crossroads to the boundary with Guildford borough.

Highway proposals in the Town Centre (WTC18): The Council, in conjunction with the County Council, will continue to safeguard land for the following Major Highway Improvement Schemes in and adjacent to Woking Town Centre as shown on the Proposals Map.

- Guildford Road widened from Hill View Road to Victoria Arch. Additional road space required at following junctions:

Mount Hermon Road and Hill View Road
Station Approach and Heathside Road
Victoria Road

- Victoria Road (widened and re-aligned)
- Victoria Way - improved through Victoria Arch - additional tunnel on each side)
- Chobham Road/ Victoria Way junction – widened to provide additional Lanes
- Brook House junction at the eastern end of Victoria Way.

Public Transport hub at Woking Station (WTC19): The Council, in conjunction with the County Council, Railtrack, train, airport and airline operators will seek the development of Woking Station as a public transport hub.

Provision for public transport (WTC20, Proposal Site 8): The Council will expect as part of any development schemes on the station site, as designated on the Proposals Map, provision for enhanced facilities for bus passengers, including waiting facilities, real time information.

6.18 It is intended that extant Local Plan transport schemes will be carried forward alongside the Core Strategy, with discussion on-going about reviewing the MV25 Chertsey Road/Monument Road link scheme.

6.19 The Council is currently working with the County Council to put together transport mitigation options to enable site specific transport problems to be address as and when development comes forward. This will be published as a separate supplement and incorporated within this IDP as appropriate. The following broad solutions from which specific detailed schemes will be drawn from are:

- Real time passenger information
- Real-time driver information systems and route guidance
- Variable message signs
- Pedestrian crossing facilities
- Cycle lanes and priorities
- Bus priorities
- Intelligent transport systems
- Urban traffic control systems
- Conventional traffic management
- Pedestrian routes
- Cycle routes
- Terminals and interchanges
- Park and ride
- New road construction

6.20 The Council is working in partnership with the County Council to continue to maximise the efficient use of the existing road network to meet the needs of all road users, including the cyclists and pedestrians. This includes the integration of cycle lanes and pedestrian improvement schemes on the existing road network where appropriate, without compromising of road safety.

6.21 A significant proportion of the LTP settlement is earmarked for road maintenance. This will have positive implications for congestion and efficient movements of all road users.

- 6.22 The Council, working in partnership with the County Council and the other Surrey Authorities have put in a bid to secure funding towards specific schemes in the Borough. The broad areas for which the funding will be used are identified. A further bid has been submitted to secure funding to implement a package of schemes at South Woking. These are sustainable transport schemes that are targeted to deal with the transport issues of the Borough in accordance with the objectives of the Surrey Local Transport Plan. These schemes will significantly enhance the efficient management of the road network. In particular, it will facilitate an effective linkage of South Woking to the Town Centre by walking and cycling.
- 6.23 Woking Borough Council is funding the Elm Bridge replacement up to a total of about £2M. This project will also ensure effective linkage between the South of the Borough and the Town Centre.

Delivery

- 6.24 Transport for Surrey and Transport for Woking has influential role in resource allocation and coordination of resources. It will also have scrutiny role to ensure that proposed schemes are implemented in an integrated manner.

Site specific schemes to be delivered on the back of Section 106 Agreements

- 6.25 The actual impacts of specific schemes on the road network will be assessed as part of the Development Management process. Mitigation may include junction improvements etc. It is be difficult to speculate what might be necessary. However, the policies of the Core Strategy have strict requirements for this to be assessed, for appropriate mitigation to be sought and for financial contributions to be secured to implement them. Furthermore, some of the proposed road schemes in the Local Plan will benefit from Section 106 contributions towards their implementation.
- 6.26 The Council is working with the County Council to prepare a package of transport mitigation schemes from which to identify specific mitigation measures to address the transport impacts of development. This will be a useful piece of work to assist the Development Management process.

Cross-boundary issues

- 6.27 The Transport Assessment addresses the traffic impacts of development on the road network within the Borough, and on radial routes in and out. However, the Council does not ignore the potential knock-on effects of development in Woking on the road network in nearby authorities (and vice-versa). The Council is working with the County Council, who are carrying out a strategic assessment of development impacts with cross-boundary implications. The outcome of this work will determine whether Woking will need to contribute towards any strategic mitigation measures. At this stage, the County Council has not indicated that there are any issues to address that have cross-boundary significance. The County Council is satisfied that the Transport Assessment should be the basis upon which the Core Strategy should be taken forward.
- 6.28 Similarly, the Highways Agency is responsible for the major trunk roads and motorways and has not raised any objections to the Transport Assessment in relation to its strategic impacts.

Bus services

- 6.29 There are a number of bus operators providing bus services in Woking. Services link the town, district and local centres in the Borough as well as key services such as St Peter's Hospital, Heathrow Airport as well as local routes serving places such as supermarkets and schools.
- 6.30 In Surrey bus services are provided in two main ways:
- By bus operators as commercial ventures, without subsidy, contract or control from the County Council.
 - By Surrey County Council. These services are felt necessary, but are not commercially viable services. The bus company runs these under contractual arrangement with routes, frequencies and times set by the County Council.
- 6.31 Surrey's Local Bus Strategy (April 2011)¹⁷ forms part of the current Surrey Transport Plan (Local Transport Plan 3) which covers the period to 2026.
- 6.32 Over recent years, costs in the bus industry have been rising much faster than general inflation. Many main bus services have stopped being commercially viable, requiring Surrey County Council to spend much more in order to keep the network running. Many of the 240 or so bus services in Surrey require some degree of financial support. In 2001/2 this was at a cost of around £4million. By 2009 the County was giving over £11million net support each year. This amount of subsidy was continuing to rise and would become unaffordable over the coming years due to budget pressures.
- 6.33 Surrey County Council is currently in the process of reviewing bus services across the County. The aim of the process is to focus bus services to match demand, improve service reliability and reduce the need for subsidies in the long term. The second consultation phase¹⁸ proposed changes to four routes affecting Woking, including removing route 35 at Lightwater. As a result there would be no direct bus service from Woking to Frimley Park Hospital. This would directly affect residents who don't drive and could have knock-on effects on the road network around sites such as Frimley Park Hospital, as more people may travel in private vehicles. More detailed information on the planned changes is available from Surrey County Council.
- 6.34 Woking also has a community transport service the 'Bustler' Dial-a-Ride, which is a door to door transport service for residents of Woking borough who cannot use other transport because of mobility difficulties. The Bustler buses are specially adapted to provide a door to door transport service to both younger and older people whether their mobility difficulty is as a result of permanent or temporary disability, age, accident or illness. As well as providing transport for shopping trips and to visit relatives, Bustler also provides transport to Moorcroft, St. Mary's, The Vyne and Brockhill. The service is supported by Woking Borough Council.
- 6.35 In addition to the general bus service network, Woking Borough has a coach service (Railair) that connects the rail network to Heathrow Airport. Services run from Heathrow to Reading, Woking and Watford Junction. The Woking Railair is operated by National Express and journeys take approximately 50 minutes, running twice-hourly. This is an

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[http://www.surreycc.gov.uk/sccwebsite/sccwspublications.nsf/591f7dda55aad72a80256c670041a50d/3f6ab114611096488025785a005c1ae7/\\$FILE/13%20STP%20Local%20Bus%20Strategy.pdf](http://www.surreycc.gov.uk/sccwebsite/sccwspublications.nsf/591f7dda55aad72a80256c670041a50d/3f6ab114611096488025785a005c1ae7/$FILE/13%20STP%20Local%20Bus%20Strategy.pdf)

¹⁸ Consultation ran November 2010 – January 2011

important service because it connects Woking to the wider transport network, to the benefit of the local economy.

Planned provision

- 6.36 Woking Borough Council is not aware of any increase in bus service provision within the Borough, notwithstanding any proposed changes as part of the Bus Review consultation. Indeed, the current Surrey Transport Plan does not contain a funded implementation program of capital works for additional bus measures.
- 6.37 It is likely that additional bus service infrastructure will include measures such as increasing the visibility of bus stops, replacement bus shelters and measures to increase the integration of bus services within the Borough with other modes of transport such as railway stations and cycle provision.
- 6.38 The Council is committed to the implementation of the Gateway project, which will significantly improve the Station environs and offer better integration of bus service operation with activities of the town centre. The principle of the development has already been established by its allocation in the Local Plan. Part of the project is an improved bus-rail interchange, with an improved bus parking facilities. The project was delayed due to the economic downturn. However, progress has been made in recent months with the feasibility work to support eminent planning application. Transport for Woking has been proactive to ensure effective partnership working of all the relevant stakeholders, including Network Rail.
- 6.39 The Local Sustainable Transport Funding bid includes a package of bus priority and corridor improvement measure including:
- Multi-modal transport access points
 - Intelligent Bus Priority systems
 - Bus Corridor Improvements
 - Real Time Information upgrade.

Delivery

- 6.40 A partnership group comprising of all the key stakeholders called Transport for Woking has been established to coordinate an effective and efficient delivery of transport infrastructure and services in the Borough and create a forum for discussion between members. The decisions of Transport for Woking are also fed into the wider Transport for Surrey Group.

Railway infrastructure and services

- 6.41 The South West Mainline (SWML) serves a large commuter area and is one of the busiest and most congested routes on the network. Woking Borough is served by five railway stations including Woking; West Byfleet; Worplesdon; Brookwood and Byfleet & New Haw which lies just outside the borough boundary. These are operated by South West Trains and are situated on the Waterloo national rail route.
- 6.42 The main station, Woking Rail Station, provides a fast and frequent service to London and the South Coast and is an interchange for the Railair coach service to London Heathrow Airport. It is the second busiest railway station in Surrey, after Guildford. During 2008/09 nearly 7.5 million entries and exits were recorded at Woking Rail Station

and a further 1.5 million interchanges. Compared to the rest of Surrey, Woking and Guildford stations have twice as many people using them.

Capacity

- 6.43 The mainline from Woking is currently considered to be at capacity during peak times, leaving no scope for additional trains and with existing trains already at their maximum permitted length. The most recent Rail Utilisation Study (March 2006) found that by 2010 the number of seats would be exceeded by demand. It is estimated that during periods of the high peak (8.30 – 8.45am) there are times when there are 20% passengers in excess of capacity on the line. The high volume of demand is expected to continue to grow by 2016, however, after that date increasingly crowded conditions are expected to limit growth.
- 6.44 The move of Eurostar services from Waterloo to St. Pancras offers some opportunities for expansion of capacity on the line, however, key constraints such as the layout of platforms and single line tracks which will require significant investment. The proposed redevelopment of Waterloo station is scheduled during Control Period 4 (CP4): 2009 – 2014. This would double the concourse capacity and extend platforms to accommodate at least ten car trains which would create some limited additional peak hour capacity on the line. However, signalling re-modelling is not due to take place until at least 2020, which would significantly increase capacity.
- 6.45 Woking station is the third priority constraint behind Waterloo and Clapham Junction. The proposal to increase capacity at Woking junction involves grade separation to carry trains from the Portsmouth line across to the main lines without conflicting with the trains on the Southampton line. The cost of this has been estimated to be between £30 million and £140 million (low to high estimates), but detailed work on costs has not yet been progressed and this would not happen until the 2020s at the earliest.

Planned provision and delivery

- 6.46 It can be seen that there is a need for significant investment in the railway infrastructure and services to support increased demand for capacity on the SWML, particularly at peak times. This includes the need for considerable improvements to Woking station, which are not likely to take place until the 2020s when the Core Strategy is in its final phases. The LDF supports the use of sustainable travel patterns and will encourage improvements to the railway infrastructure in order to realise that vision.
- 6.47 It is not yet possible to include details of schemes in this document or within the LDF documents. The Council will keep the situation under review.
- 6.48 At the time of publication of this document, Woking Borough Council is not aware of any need to increase the car parking capacity at any of the Borough's stations.
- 6.49 There are proposals in the Local Sustainable Transport bid to improve cycle infrastructure at the Station, including cycle parking and better linkages to the Station. Much improvement has been done as part of the Cycle Woking project and this will be further expansion of that. It will offer better interchange between rail use and cycling. The Core Strategy emphasises the significant role of public transport and set appropriate framework to facilitate further improvements to the rail infrastructure.
- 6.50 There are on-going improvements to the Station. For example, a new staircase is being installed for effective linkage of the various platforms and better movement of people within the Station. This will enhance user experience of the Station.

- 6.51 Apart from the physical infrastructure, South West Trains is committed to continuously improve the service they offer regarding reliability, punctuality and cleanliness.

The cycle network

- 6.52 The Cycle Woking project was a partnership between Woking Borough Council and Surrey County Council, which was funded by Cycling England. In June 2008, Woking (alongside 11 other towns and one city) was successful in its bid to be designated a Cycling Demonstration Town for three years and was awarded a grant of £1.8 million.
- 6.53 Due to Woking's compact size and the proximity of the outlying residential areas, such as Horsell and Sheerwater, Woking Borough was judged an attractive place to invest in cycling. Together with the other Cycling towns, Cycle Woking will help save up to 16 million car journeys a year and create an extra 47 million cycle journeys. Through increased levels of cycling, Cycle Woking is promoting healthy exercise and lifestyle options and a greener congestion-free Borough. Apart from its transport benefits, this contributes significant to the health and well-being of the community.
- 6.54 Cycle Woking worked towards six main objectives and has made significant improvements, including:
- Improvements to the existing Woking Cycle Network: The cycle network has been re-branded with linked routes and signs using times instead of distances.
 - Upgrade to the Basingstoke Canal Towpath: 12 kilometres of the Basingstoke Canal Towpath has been upgraded to provide an all-year cycle route.
 - Improvements to the north/south cross town links: The ban on cycling in Woking Town Centre has been lifted to improve North/South cross-town route through Woking Town Centre.
 - Increased cycle parking across the Borough: A substantial increase in the number of cycle parking facilities in the town centre, schools and rail stations have been provided.
 - Creation of a workplace cycle challenge: The Woking Cycle Challenge ran successfully in 2009 and 2010. In Autumn 2010 Pirbright School cycled over 6,500 miles over a period of 7 weeks in the Woking Schools Cycle Challenge.
 - Expansion of activities and cycle clubs within schools ensuring all children have access to national cycle training (bikeability): Bikeability has been offered to all Year 5 and 6 pupils. There has been an increase in school cycle clubs and inter-schools competitions. Furthermore all schools in the Borough now have a travel plan.
- 6.55 In addition Cycle Woking has:
- Assisted in building two mountain bike courses, one at Goldsworth Primary School and a public course at Horsell Common (expected early 2011) and a BMX course at Sheerwater Recreation Ground.
 - Brought the Tour Series to Woking in 2009 and 2010. The Tour Series is a calendar of 10 races across UK town and city centre circuits. Following on from a successful Tour series in 2009, Woking was invited to host the final leg of the 2010 tour. The event involved 36 local school teams, 19 business teams and over 15,000 spectators.
 - Created a 'bike hub' at Lakeview. This is a community based project allowing local people to recycle and repair bikes. Here people can take up or get back to cycling

and gain new skills through learning how to repair bikes as well as the potential to acquire a nationally recognised vocational qualification (Cytech).

Delivery

- 6.56 Cycle England funding ceased in 2011. Further enhancements to Woking's cycle network will need to be funded via alternative sources, which may include s106 or CIL contributions. LTP settlement and Local Sustainable Transport Bid funding – The focus of funding into Woking to improve cycle infrastructure has seen significant transformation of cycle usage amongst all ages. Both the Borough and County Councils are committed to ensure continuous investment in cycle infrastructure. A bid has already been submitted to secure funding towards sustainable transport measures. Cycle infrastructure features prominently in this bid. The money that will be secured will be used to build upon work already achieved on the back of the Cycle Woking project.
- 6.57 Surrey County Council has recently piloted a shared space scheme to allow cycle access to the Town Centre on pedestrian streets. This scheme is designed to facilitate integration and penetration of cycle use at the Town Centre. The proposal has undergone consultation and the outcome will inform whether the scheme should be introduced permanently.
- 6.58 The Council will work with the Highways department for the implementation of schemes; however there will no longer be the formal partnership formed during the official period of the Cycle Woking project. The Council is looking to continue the successes at a local level.

Parking management

- 6.59 Off-street car parks are available across the borough provided by Woking Borough Council and at rail stations by South West Trains/ Network Rail, currently there are no National Car Parks (NCP) operating in the borough.
- 6.60 Policy MV13 Park and Ride considers the provision of Park and Ride facilities in Woking. As part of the Woking Parking Management Plan (2005), in conjunction with Surrey County Council, a Park and Ride is not part of Woking's current parking mix. The potential for Park and Ride will be kept under review however at present there is not a suitable route with enough critical mass to support a Park and Ride facility and no sites have been identified.
- 6.61 Policy MV11 Proposed Village Car Park in Horsell outlines a proposal site for a village car park in Horsell to take advantage of under-utilised land within a site to the rear of 103-109A High Street (as shown on the Local Plan Proposals Map) and improve the identified deficiency of convenient public car parking in the centre of the village.
- 6.62 The car parks in Woking Town Centre are currently operating with spare capacity. However some of these multi-story car parks could be extended with additional storeys to accommodate future need, if required.
- 6.63 The Council has adopted a Parking Standards SPD that will provide the framework for determining the level of vehicle parking to be provided within new developments.

- 6.64 The Core Strategy emphasises the role that the management of demand and supply of parking provision can play in mitigating transport impacts such as congestion and as a tool for encouraging the use of sustainable transports modes of travel. It provides the necessary framework for measures to be introduced if they become necessary.

Public transport accessibility to key infrastructure services

- 6.65 Surrey County Council regularly produces data on public transport accessibility to key infrastructure services.
- 6.66 The modelling shows that the majority of the Borough experiences a good level of public transport accessibility, however some areas suffer from poor accessibility, these have been detailed in Table 6.2 below.

Public Transport Accessibility Model (PTAM) methodology:

Journey times are calculated from the following steps:

- Walk time to nearest bus stop or train station
- Wait time at stop for next service
- Journey time on
- Intermediate walk time to secondary journey legs (where necessary)
- Secondary journey times (where necessary)
- Walk time from final public transport stop to destination

Walk speeds are calculated at 4.8km per hour (DfT recommendations)

Journeys are calculated every 10 minutes between 7am-9am on a weekday and the fastest journey time is recorded. All journeys must be complete by 9am.

Data has been taken from 2008 public transport network datasets.

Table 6.2: Public Transport Accessibility

Key service	Public Transport Accessibility
Town Centres	<ul style="list-style-type: none"> • Overall accessibility is good, with most of the Borough falling within 10-20 minutes of a town centre (including Woking, Guildford, Camberley and Walton-on-Thames). • The Byfleet and Pyrford urban areas are not as well served and fall within 30 minutes of a town centre.
Libraries	<ul style="list-style-type: none"> • Accessibility to the west of Woking Town Centre, Knaphill, West Byfleet and Byfleet is excellent with most of the urban area being within 10 minutes public transport travel time of a library. • The urban area to the south of Woking Town Centres and the Maybury and Sheerwater area to the east are not as well served by libraries, as a result these areas have a travel time of 20 minutes
GPs	<ul style="list-style-type: none"> • GPs in the Town Centre are located to the south impacting accessibility from north Horsell. • Byfleet, Horsell, Hook Heath, Knaphill, Mayford and Pyrford areas are 20 minutes travel time from a GP. • Both safeguarded sites Brookwood Farm and Moor Lane are located in a 20 minutes travel zone.
Hospitals	<ul style="list-style-type: none"> • Most areas in the Borough are 30-40minutes away from the nearest hospital. • Accessibility to a hospital is greater in the north of the Borough compared to the south. • Old Woking and areas of Brookwood, Hook Heath and Knaphill have limited public transport accessibility to a hospital, with a travel time of 50 minutes.
Infant schools and primary schools	<ul style="list-style-type: none"> • The urban area and Mayford are all within 10-20 minutes travel time to an infant or primary school. • With the exception of Mayford and Old Woking all centres have an infant or primary school.
Junior schools	<ul style="list-style-type: none"> • Three out of four junior schools in the Borough are located to the west of the Town Centre. The fourth is in West Byfleet. • Woking Town Centre and areas around schools have 10 minutes travel time. • Most other areas in the urban area fall within 20 minutes travel time zone. • The area to the south of Westfield and the Moor Lane safeguarded site fall into a 30 minute travel time. However these areas are well served by primary schools (within 10-20 minutes travel time).
Secondary schools	<ul style="list-style-type: none"> • Secondary schools are fairly dispersed across the Borough. • The majority of the urban area is within 10-20 minutes of a secondary school. • Most of Byfleet has a 30 minute public transport travel time to the nearest secondary school.
6th form colleges	<ul style="list-style-type: none"> • The two colleges/6th forms in the Borough are located in north Kingfield. One college/6th form is located just outside the Borough, north of West Byfleet.

Key service	Public Transport Accessibility
	<ul style="list-style-type: none"> <li data-bbox="528 264 1407 320">• The majority of the urban area is within 20-30 minutes travel time.

6.67 Overall, Woking Town Centre has high public transport accessibility to services. Due to their proximity to Woking and good bus links, Horsell and Goldsworth Park also benefit from high public transport accessibility to services. Despite its proximity to the Town Centre, the Maybury and Sheerwater ward has a lower public transport accessibility rating than areas such as Goldsworth Park and St Johns which are a similar distance away from Woking Town Centre. Due to its location to the east of the M25 and a rail station outside of the Borough, the Byfleet area suffers from lower public accessibility to GPs, town centres and secondary schools when compared to the rest of the urban area. Safeguarded sites Moor Lane and Brookwood Farm are located 20 minutes away from the nearest GP, whilst the Moor Lane site is 30 minutes away from a junior school. On the whole some areas of Woking have low public transport accessibility to the nearest hospital, particularly in the south where travel journey times are 40 minutes. The various schemes that are proposed above will help address most of the problems and issues highlighted above. Importantly, they will address the problems in a sustainable manner. Furthermore, the collective effort of all relevant stakeholders to ensure an integrated approach to transport infrastructure provision and maximise efficient use of limited resources provides a positive basis for delivering the projects and in a manner that will be fit for purpose.

7.0 Primary and secondary schools

- 7.1 Additional development and increasing birth rates will put pressure on existing schools over the coming years, and it is essential that plans are put in place to meet additional demand. This section sets out the capacity and possible options for additional primary and secondary school provision in the Borough over the lifetime of the Core Strategy.
- 7.2 Surrey County Council (SCC), as the Local Education Authority (LEA), produces an annual assessment of the capacity of the county's schools in the School Organisation in Surrey 2011-2020¹⁹, although it does not set out a strategy for addressing future needs. The purpose of the assessment of school capacity in this document is therefore to provide evidence of whether there is sufficient land within Woking Borough to accommodate the education needs identified by SCC within the spatial framework of the Core Strategy. Woking Borough Council will continue to work with SCC on the development of expansion strategies in due course.

Evidence base

- School Organisation in Surrey 2011 – 2020 (April 2011)
- Surrey Infrastructure Capacity Study 2009
- Department for Education, EduBase online.

Background information

State schools

- 7.3 All children in England between the ages of 4²⁰ and 16 are entitled to a free place at a state school. There are four main types of state school:
- Infant – Reception, Years 1 and 2 (ages 4 – 7)
 - Junior – Years 3 – 6 (ages 7 – 11)
 - Primary – Reception to Year 6 (ages 4 – 11)
 - Secondary – Years 7 – 11 (ages 11 – 16).
- 7.4 The four main types of state school which receive funding from local authorities are: Community schools, Foundation and Trust schools, Voluntary-aided schools, and Voluntary-controlled schools. Within the state school system, there are schools with particular characteristics which need to be taken into consideration when planning future provision, particularly grammar schools, for which admission is highly competitive. There are no grammar schools within Woking Borough; however, there are in neighbouring local authority areas, which children from Woking Borough will attend.
- 7.5 Education in Surrey can be divided into three age-determined phases, although there is some overlap between these. For example, the compulsory school age is 5 but children who are 4 can also start school at this age if their parents wish them to do so. The three main phases can be described as:
- Early Years, in which a range of private, voluntary, independent (PVI) and maintained providers including nurseries and children's centres, provide the free entitlement for 3 and 4 year olds;

¹⁹ Schools Organisation in Surrey 2010 – 2020 replaced the former plan Education Organisation Policies and Context 2010-2019 (EOPC).

²⁰ Admission can be from the term before the pupil turns five.

- 4-16, “compulsory school age” during which schools are the main providers;
- 14-25, colleges and schools both offer substantial provision, with colleges as the sole provider for young people aged 19-25.

Independent schools

- 7.6 Independent schools provide education for the same age ranges as the state school system, however, the terminology differs:
- Pre-preparatory – corresponds to infant school but may include nursery provision from the age of 2
 - Preparatory or Junior – corresponds with state junior, although may accommodate children up to the age of 13
 - Senior schools – generally corresponds with state secondary school age, however, traditional boys schools may have an entry age of 13.
- 7.7 Surrey traditionally has a high number of students attending private schools (around 21%). There are six independent schools in Woking Borough, generally providing for children aged 5 – 13, and one providing for 5 – 16 year olds. Some of these schools also provide nursery sessions. These schools have a total capacity to provide for 1,573 pupils, and currently have 1,425 children registered²¹.
- 7.8 The recent recession and current economic climate may result in an increased demand for state school places, in the short-term. The effects of the economic situation on state school provision are difficult to quantify and therefore the forecasts presented here do not take into account any assumptions about changes in demand as a result of this.

The changing national context

- 7.9 The Academies Bill received Royal Assent in July 2010. Academies are publicly-funded independent schools, receiving their funding directly from the Young People’s Learning Agency (an agency of the Department for Education) rather than from local authorities and have greater freedom over how they use their budgets. The Education Bill 2011 proposes a number of additional freedoms for Academy status schools.
- 7.10 The introduction of academies may have an impact on the way in which the LEA plans for school place provision in the future; however, the full effects are currently uncertain. There are currently four academy schools in Surrey and there were a further 22 schools with applications for Academy status at 1 May 2011. No schools in Woking had applied for Academy status at that time.

Planning for school places in Surrey

- 7.11 As the LEA, SCC has a statutory responsibility for state school place provision. SCC produces an assessment of the capacity of the county’s schools in its report Schools Organisation in Surrey²². Information on school place take up is used together with information on birth rates and new housing developments to project the likely number of students requiring school places in the future.
- 7.12 In 2009 there were 140,000 students in maintained schools across the county. Assessing the need for future school place provision is not an exact science. As stated

²¹ Source: EduBase, January 2011

²² School Organisation in Surrey 2010 – 2020 replaced the former Education Organisation Policies and Context (EOPAC) in May 2011.

above, a distinctive feature of education provision in Surrey is the number of children attending private schools – which is estimated to be around 21%, and this must be taken into account by the LEA when planning for school place provision. In addition, parents are not obliged to choose a school within their own district or borough, therefore there is no pure ‘cause and effect’ between the number of children living in an area and the number of school places required. That said, there are established patterns of co-location that can be used to predict the need for school places by analysing changes in the population base and the patterns of future housing developments.

- 7.13 Since 2001, Surrey has seen a rise in birth rates which has resulted in an increase in demand for primary school places. In time, this will filter through to the secondary school level and the LEA predicts that Surrey will continue to experience an increasing number of children starting and remaining in the state school system. SCC is currently planning to the period to 2020.
- 7.14 SCC uses the projections of the numbers of likely students to consider the likely capacity of the county's schools on a geographical basis known as ‘planning areas’ (which is generally borough/ district-wide for secondary schools and ward level for primary schools). In addition, the County Council has a number of planning principles regarding, for example, what is considered to be the optimum number of students per school, which are also taken into consideration.
- 7.15 SCC's latest assessment²³ of school places provides an overview of the likely supply of school places in the county to 2016, which can be seen in Table x. SCC advise that due to the intricacies involved in forecasting, care should be taken when analysing the data, however, it does provide a good estimate of capacity.
- 7.16 In summary, Table 7.1 indicates that Surrey has an identified need for around an **additional 63 primary forms of entry**²⁴ by 2016. For secondary schools however, the picture is different, with the table showing that there is likely to be **spare capacity of around 46 secondary forms of entry** in 2016. Again, SCC warns that care should be taken when drawing conclusions from this data as it masks more local capacity issues – as indicated in the table for Woking Borough.

Table 7.1: Primary school capacity in Surrey

Area	Type of school	Pupils in Schools (2010)*	Current capacity in schools**	Spare Capacity 2010	Forecast Pupils (2016)	Capacity in 2016 (if differs from 2010)	Projected Spare Capacity
Elmbridge	Primary	8,487	8,716	229	9,792	8,796	-996
	Secondary	4057	4200	143	4,272	4,200	-72
Epsom and Ewell	Primary	5,642	6,411	769	6,673	6,411	-262
	Secondary	4,267	4,470	203	4,268	4,470	202
Guildford	Primary	8,828	9,405	577	10,140	9,585	-555
	Secondary	6,644	6,950	306	6,528	6,950	422
Mole Valley	Primary	5,444	5,983	539	5,537	6,063	526
	Secondary	3,682	3,765	83	3,494	3,765	271
Reigate and Banstead	Primary	9,543	10,008	465	10,519	10,108	-411
	Secondary	6,435	6,935	500	6,256	6,935	679
Runnymede	Primary	5,048	5,557	509	5,911	5,489	-422
	Secondary	4,363	4,500	137	4,543	4,500	-43
Spelthorne	Primary	6,954	7,659	705	7,752	7,668	-84
	Secondary	5,334	5,810	476	5,370	5,810	440

²³ School Organisation in Surrey 2010 - 2020

²⁴ Where a form of entry is equivalent to 30 students

Area	Type of school	Pupils in Schools (2010)*	Current capacity in schools**	Spare Capacity 2010	Forecast Pupils (2016)	Capacity in 2016 (if differs from 2010)	Projected Spare Capacity
Surrey Heath	Primary	6,337	7,086	749	6,903	7,086	183
	Secondary	4,096	4,375	279	3,789	4,375	586
Tandridge	Primary	5,800	6,330	530	5,892	6,330	438
	Secondary	3,680	3,625	-55	3,447	3,625	178
Waverley	Primary	8,307	8,674	367	8,872	8,902	30
	Secondary	6,158	5,195	-963	6,055	5,195	-860
Woking	Primary	6,783	6,927	144	7,529	7,167	-362
	Secondary	4,249	4,050	-199	4,449	4,050	-399
PRIMARY TOTAL		77,173	82,756	5,583	85,520	83,605	-1,915
SECONDARY TOTAL		52,965	53,875	910	52,471	53,875	1,404

* Numbers of pupils and forecasts - Primary excludes Nursery provision. Secondary excludes 6 form provision. ** Current capacity refers to the total Published Admission Numbers of schools in each area.

7.17 Whilst the Education department is responsible for planning for school place provision, the county's Estates Management department is responsible for capital investment programmes and the management of buildings. Information on the condition of buildings, future plans for building programmes and capital plans are not currently publically available. The officer report to Surrey's Executive on School Organisation Planning (November 2008) estimated the backlog of maintenance issues and improvements to all schools in Surrey to be in the region of £100m. Many of the county's schools have buildings added in the 1960's and 70's which had a design life of only 30 years and therefore require significant works to their external and internal fabric.

Assessment of capacity in Woking

7.18 There are 25 primary age schools in Woking, 8 of which have nursery provision. There are also 4 secondary schools, one of which has post-16 provision. There is a short stay school (formerly pupil referral unit) and two special schools providing education for children and young people with learning difficulties and autistic spectrum disorder.

7.19 Woking Borough is made up of 5 individual primary planning areas:

- Horsell and Goldsworth
- Knaphill
- Sheerwater and Maybury
- South Woking, and
- Byfleet and West Byfleet.

7.20 Woking is a single secondary school planning area which means that demand for secondary school provision is estimated across the whole Borough. Across Surrey there is some spare capacity in secondary education, however, this county-wide picture hides pockets of over-subscription in locally.

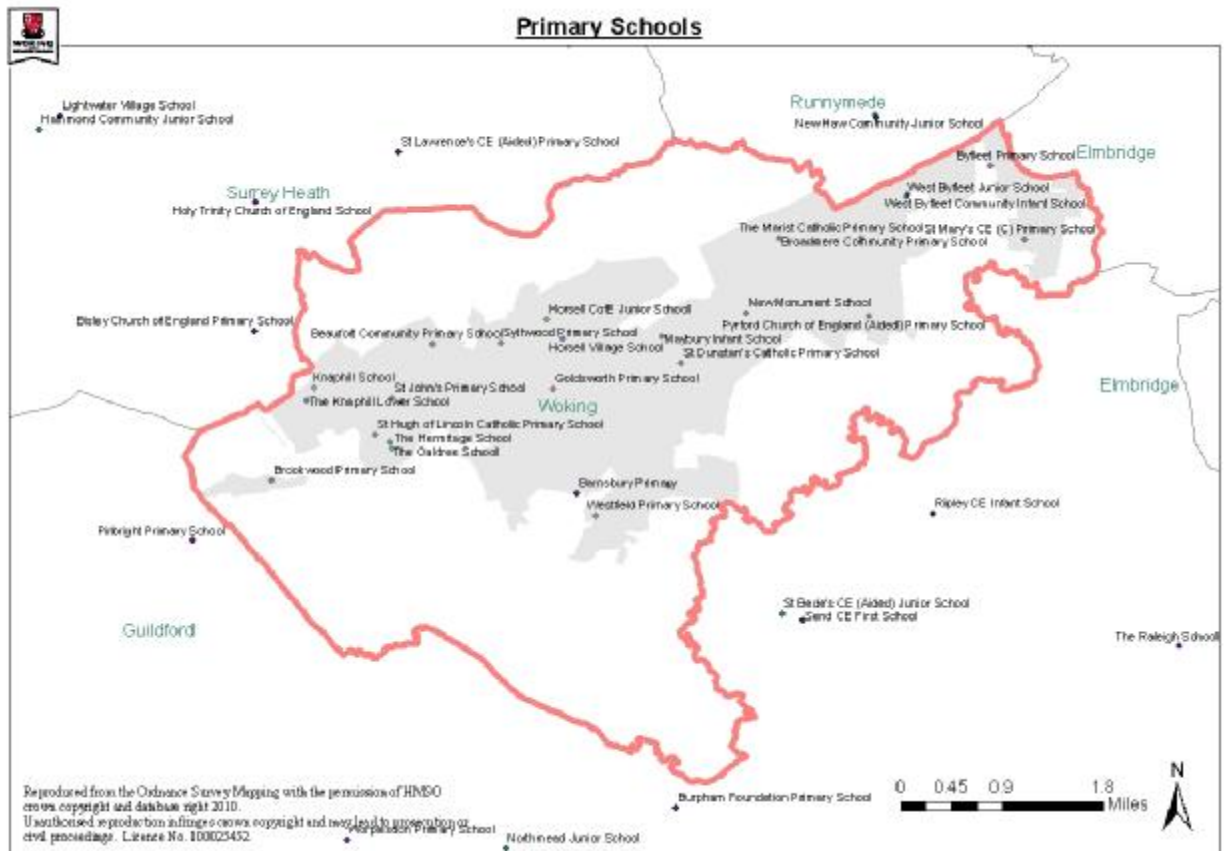
7.21 The methodology employed in this assessment was developed by Elmbridge Borough Council in conjunction with SCC. The assessment of capacity is based on information provided by SCC and guidance on space standards from the Department for Education and Skills²⁵.

²⁵ <http://www.education.gov.uk/>

- 7.22 The assessment of the capacity of independent schools has been undertaken through desk based research, using information available on the internet and from previous planning applications.
- 7.23 The remainder of this section considers in some detail the capacity of schools in Woking Borough and identifies potential options to address the need for additional places over the lifetime of the Core Strategy.

Primary age provision in Woking
Existing provision and future need

- 7.24 There are currently 25 primary age schools in Woking Borough. In November 2010, there were 6,783 primary age children in schools within the Borough. Woking’s primary age schools are identified on the map below.



Historic numbers of primary pupils in Woking

- 7.25 Table 7.2 provides historical information on the total number of available primary places in Reception in Woking (the PAN), compared with the actual pupils in reception year. This provides the number of spare places across the Borough (a negative figure shows a shortage of places compared with the current PAN). Parental preferences are given to indicate the demand for places each year.

Table 7.2: Historic total number of available primary places in Reception in Woking

Year	PAN	Highest Ranking Preference	Pupils in Reception Year	Spare Reception places	Total Places	Total NOR	Surplus Places	% Surplus Places
2005	1117	956	966	151	7213	6620	593	8.2
2006	1039	891	929	110	7005	6559	446	6.4
2007	1054	1107	993	61	6963	6613	350	5
2008	1034	1009	987	47	6941	6580	361	5.2
2009	1034	1056	1023	11	6934	6661	273	3.9
2010	1045	1061	1074	-29	6927	6783	144	2.1

7.26 In November 2010, Woking's primary age schools had a very low number of unfilled spaces (144), with many schools operating at capacity. Some primary schools were operating above capacity to meet local demand, indicating that there is a significant pressure on local primary schools which is currently being met through temporary increases in capacity through the use of temporary buildings or increasing class sizes within schools. Additional classes were opened at both Beaufort and Westfield primary schools in order to meet additional demand in 2010.

7.27 Table 7.3 provides an estimate (as at November 2010) of the numbers of pupils that will require a reception place in a primary school in Woking from 2011 – 2020. The projections include the anticipated impact of births and children yielded from additional housing in the area. This is compared with the total number of available places in Woking in the future (the Published Admission Number or PAN). The 'spare reception places' column refers to the projected demand compared with the total number of available places in the reception year.

Table 7.3: Primary school capacity in Woking (Nov 2010)

Year PAN	PAN	Pupils in Reception Year	Spare Reception places	Total Places	Total NOR	Surplus Places	% Surplus Places
2011	1075	1094	-19	7002	6972	30	0.4
2012	1075	1076	-1	7062	7092	-30	-0.4
2013	1075	1072	3	7122	7244	-122	-1.7
2014	1075	1088	-13	7137	7324	-187	-2.6
2015	1075	1102	-27	7152	7416	-264	-3.7
2016	1075	1119	-44	7167	7529	-362	-5.1
2017	1075	1136	-61	7167	7604	-437	-6.1
2018	1075	1149	-74	7167	7674	-507	-7.1
2019	1075	1161	-86	7167	7767	-600	-8.4
2020	1075	1165	-90	7167	7865	-698	-9.7

7.28 It should be noted that the projections for school places are updated on an annual basis by Surrey CC. Table 7.3 provides the 2010 projections. The projection for 2011 was an underestimate by 76 pupils. The latest school count data shows that that in September 2011 there were 1151 pupils in Woking primary schools. Although it is difficult to surmise with any certainty, it is likely that the above projections are an underestimate of the actual numbers of pupils that will be requiring a place in schools in Woking in the future. 2011 projections will not be prepared by Surrey CC until January 2012. Therefore the current forecast remains the most up-to-date. By the end of the forecast period it is

anticipated that there will be a shortage of primary places at reception by 90 pupils. This is equivalent to 3 'forms of entry' in Woking. A form of entry is equivalent to 30 pupils or 1 'class'. Adding a single form of entry equates to 7 extra classrooms in the primary setting as pupils move through the school.

7.29 Whilst forecasts are subject to change, Surrey County Council (Surrey CC) has a duty to provide these places and is planning expansions at the following schools. These changes are factored into the projections in the table above:

- Kingfield School – became a 1fe primary school starting 2010 – (building work to be completed)
- Maybury School – became a 1fe primary school starting this year in 2011 (building work to be completed)
- Beaufort – took additional class for 2011 and spare accommodation so will continue into the future as a 2fe primary school

7.30 Surrey CC is in discussions with schools in Woking about the remaining demand might be met. Surrey CC is working up proposals for the following expansions, but all remain subject to approval by the various parties involved. Temporary accommodation would be provided at each of the schools as required, in advance of permanent accommodation being provided.

- Westfield – has spare accommodation so will grow to become a 2fe primary school subject to the relocation of Surrey Arts (additional 30 primary places).
- Goldsworth – to become a 3fe primary school (additional 30 primary places).
- St Dunstons – to become a 3fe primary school (additional 30 primary places).

7.31 The pressure for places is not evenly spread across the Borough. The areas with the greatest need for places is Knaphill and South Woking.

- In Knaphill, the projections suggest that an additional form of entry is required now although additional forms of entry are not forecast to be required further into the future.
- Moderate shortage of places in South Woking, however this will rise to a need for an additional form of entry by 2014.
- A currently mismatch in the number of junior and infant places in South Woking. Surrey CC recommend that Kingfield School, an infant school, should be expanded into a primary school to meet the demand for places.
- A large housing development in South Woking (Moor Lane) is intended to start soon. This will increase pressure on primary places in South Woking. Surrey CC estimate that the increase in places in 2009 are likely to lead to future numbers being overestimated, so the situation will need to be monitored. They believe it is possible that the new residents into the social housing will move from elsewhere in Woking, reducing pressure on primary places in other areas.
- Whilst popular, Surrey CC do not project a need for additional places to be provided in the Horsell and Goldsworth area.
- A shortage of places in the Sheerwater and Maybury area rising to half a form of entry by 2020.
- Places are tight in Byfleet and West Byfleet areas reaching a shortage of places in 2019.

Horsell and Goldsworth

7.32 There are five primary age schools in the Horsell and Goldsworth primary planning area.

Table 7.4: Capacity of primary schools in Horsell and Goldsworth 2010

	Infant PAN	R ²⁶ Spare	Y1 spare	Y2 Spare	Junior PAN	Junior Places	Y3 Spare	Y4 Spare	Y5 Spare	Y6 Spare
Beaufort Community	30	-26	2	0	0	30	-19	1	2	7
Goldsworth	60	0	0	0	0	60	-1	1	-1	1
Horsell (jnr)	0	0	0	0	90	90	0	0	0	0
Sythwood	60	0	2	0	0	60	2	2	1	14
The Horsell Village (inf)	90	0	0	0	0	0	0	0	0	0
Totals	240	-26	4	0		240	-18	4	2	22

7.33 Surrey County Council has plans to increase the PAN (by 30 additional places) at Beaufort Primary School. The school has previously been larger, and some works will be needed to make permanent provision.

Knaphill

7.34 There are seven primary age schools in the Knaphill primary planning area.

Table 7.5: Capacity of primary schools in Knaphill 2010

	Infant PAN	R Spare	Y1 spare	Y2 Spare	Junior PAN	Junior Places	Y3 Spare	Y4 Spare	Y5 Spare	Y6 Spare
Brookwood	30	0	5	4	0	35	9	9	6	16
Knaphill (jun)	0	0	0	0	90	90	3	9	11	11
St Hugh of Lincoln Catholic	30	0	0	0	0	30	2	0	-2	1
St Johns Knaphill	30	0	0	2	0	30	-2	4	10	2
The Hermitage (jun)	0	0	0	0	90	90	-2	-1	-3	16
The Knaphill Lower (inf)	90	0	2	0	0	0	0	0	0	0
The Oaktree (inf)	90	1	0	1	0	0	0	0	0	0
Totals	270	1	7	7		275	16	27	12	46

7.35 There are no plans for additional provision at these schools at the time of publication.

Sheerwater and Maybury

7.36 There are four primary age schools in the Sheerwater and Maybury primary planning area.

Table 7.6: Capacity of primary schools in Sheerwater and Maybury 2010

	Infant PAN	R Spare	Y1 spare	Y2 Spare	Junior PAN	Junior Places	Y3 Spare	Y4 Spare	Y5 Spare	Y6 Spare
Broadmere	30	2	1	4	0	30	1	0	2	0
Maybury (inf)	40	2	8	14	0	0	0	0	0	0
New Monument	30	4	7	1	0	30	1	4	-10	3
St Dunstons Catholic	60	0	0	0	0	59	-1	-1	-1	-1
Totals	160	8	16	19		119	1	3	-9	2

7.37 Surrey County Council plans to increase the number of places by 90 at New Monument School in the longer term.

South Woking

7.38 There are three primary age schools in the South Woking primary planning area.

²⁶ R = Reception

Table 7.7: Capacity of primary schools in South Woking 2010

	Infant PAN	R Spare	Y1 spare	Y2 Spare	Junior PAN	Junior Places	Y3 Spare	Y4 Spare	Y5 Spare	Y6 Spare
Barnsbury Primary	60	2	3	12	0	60	1	23	6	8
Kingfield (3 – 7yrs)	30	0	0	3	0	30	10	30	30	30
Westfield	30	-20	1	0	0	30	2	2	1	4
Totals	120	-18	4	15		120	13	55	37	42

- 7.39 Capacity will be increased in the South Woking primary planning area by:
- Kingfield infant school is to be made a Primary School
 - Westfield Primary School – an increase in the PAN (30 additional places).
 - Barnsbury Primary School – currently has some spare places.

Byfleet and West Byfleet

- 7.40 There are six primary age schools in the Byfleet and West Byfleet primary planning area

Table 7.8: Capacity of primary schools in Byfleet and West Byfleet 2010

	Infant PAN	R Spare	Y1 spare	Y2 Spare	Junior PAN	Junior Places	Y3 Spare	Y4 Spare	Y5 Spare	Y6 Spare
Byfleet	30	0	0	1	0	30	1	1	0	0
St Mary's	60	4	1	0	0	45	-7	3	4	7
Pyrford	60	2	0	0	0	60	1	1	1	0
The Marist Catholic	45	0	-1	3	0	45	1	0	1	4
West Byfleet (inf)	60	0	0	2	0	0	0	0	0	0
West Byfleet (jnr)	0	0	0	0	60	60	0	3	5	-2
Totals	255	6	0	6		240	-4	8	11	9

- 7.41 The schools in Byfleet have experienced higher demand than predicted levels. School place provision will be reviewed after the September rolls are recorded. There are currently no plans for additional provision in the Byfleet and West Byfleet primary planning area.

Cross-boundary issues

- 7.42 As stated previously, although primary provision is generally considered at the very local level, some children will cross borough and district boundaries to attend school which needs to be taken into consideration when planning for school places. The previous map shows the locations of primary schools close to the Borough boundary.

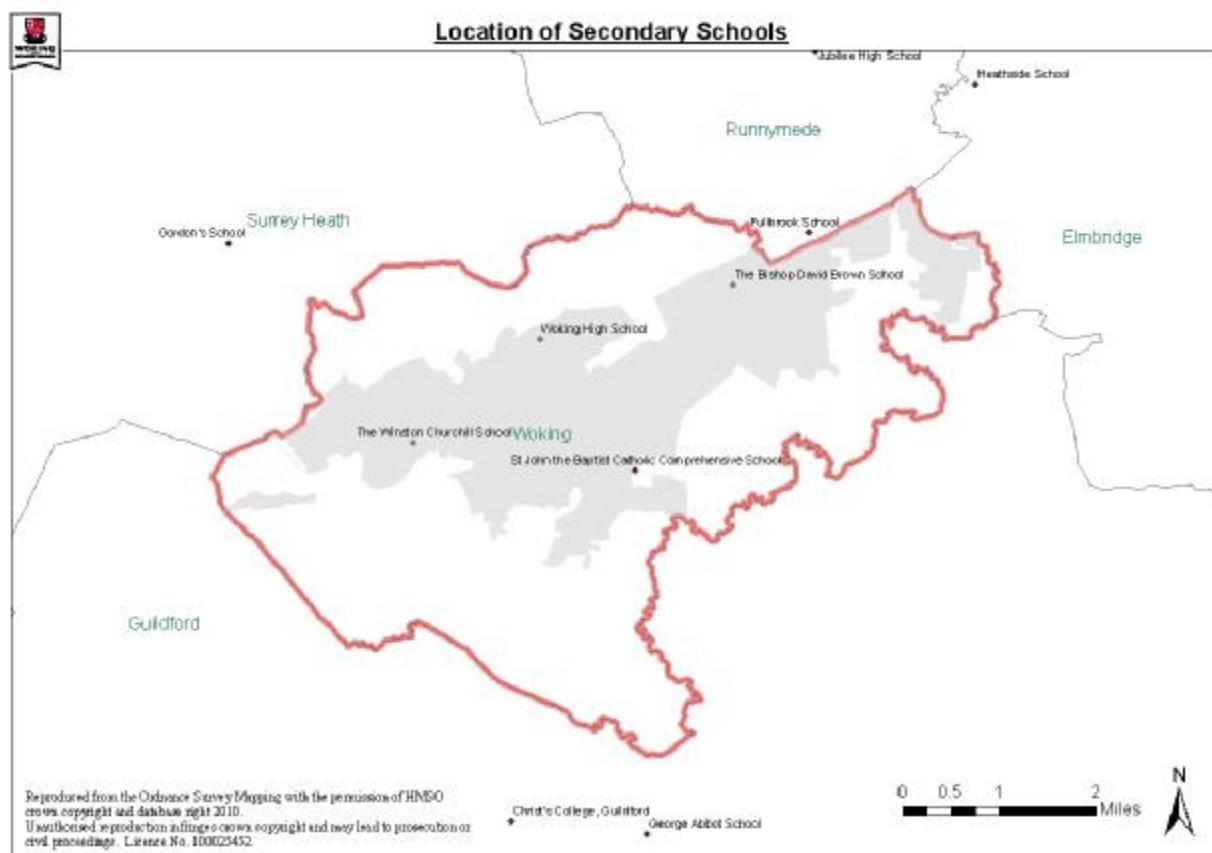
Summary of primary school provision

- 7.43 The likely scale of additional demand for primary school places locally means that this is a significant issue for Woking. It is essential that sufficient school places are provided to meet the additional need created as a direct result of new development. Policies to prevent the erosion of existing school sites should be included within the Core Strategy and the Site Allocations DPD should highlight which schools will be prioritised for new development.

Secondary age provision in Woking

Existing provision and future need

- 7.44 Woking Borough is a single secondary school place 'planning area' and has 4 secondary schools, which are identified on the map below. These schools have a combined PAN of 810, which is equivalent to 27 forms of entry.



- 7.45 Table 7.9 provides historical information on the total number of available secondary places in year 7 in Woking (the PAN), compared with the actual number of year 7 places that were taken up. This provides the number of spare places in the Borough (a negative figure shows a shortage of places). Parental preferences are given to indicate the demand for places each year.

Table 7.9: Historical total number of available secondary places in year 7 in Woking (PAN)

Year	PAN	Highest Ranking Preference	Pupils in Year 7	Spare Year 7 places	11-16 Places	Total NOR	Surplus Places	% Surplus Places
2005	870	927	839	31	4260	4227	33	0.8
2006	870	931	818	52	4290	4207	83	1.9
2007	810	884	820	-10	4020	4205	-185	-4.6
2008	810	939	839	-29	4080	4169	-89	-2.2
2009	810	905	850	-40	4050	4201	-151	-3.7
2010	810	905	860	-50	4050	4249	-199	-4.9

- 7.46 In November 2010 there were 4,249 students on roll in Woking's secondary schools. As shown in Table 7.10, with the exception of Bishop David Brown, the Borough's secondary schools were operating above capacity in 2010, with additional demand being met through increasing class sizes.

Table 7.10: November 2010 secondary school provision and spare places

	PAN	No of places	Year 7 spares	Year 8 spares	Year 9 spares	Year 10 spares	Year 11 spares
Bishop David Brown	120	600	-3	8	14	13	38
St John the Baptist School	180	900	-15	-20	-15	-13	-24
The Winston Churchill School	300	1500	-4	-13	-5	-8	-5
Woking High School	210	1050	-28	-30	-28	-30	-31
Totals	810	4050	-50	-55	-34	-38	-22

Source: Schools Organisation in Surrey 2010 - 2020

- 7.47 Secondary demand follows primary demand. Surrey CC estimates of the future need for secondary places is based on taking the historic transfer ratio from Year 6 to Year 7 in the borough, and applying this to our estimated numbers for future Year 6 cohorts. The requirements for secondary places will be different than for primary places as parents often choose maintained education for primary phase but private provision for the secondary phase. Table 7.11 estimates (as at November 2010) the numbers of pupils that will require a secondary school place in Woking from 2011 – 2020. This is compared to the total number of available places in secondary schools in Woking in the future (the PAN). The 'spare' places refer to the projected demand compared to the total number of available places.
- 7.48 Table 7.11 provides an estimation of the likely number of year 7 students requiring places at secondary schools within Woking every year until 2020. The table shows that by 2020 there will be a shortfall of 146 year 7 school places.

Table 7.11: November 2010 forecast of Woking secondary numbers

Year PAN	PAN	Pupils in Year 7	Spare Year 7 places	Total NOR	11-16 Places	Surplus Places	% Surplus Places
2011	810	792	18	4218	4050	-168	-4.1
2012	810	854	-44	4240	4050	-190	-4.7
2013	810	821	-11	4248	4050	-198	-4.9
2014	810	896	-86	4299	4050	-249	-6.1
2015	810	894	-84	4341	4050	-291	-7.2
2016	810	898	-88	4449	4050	-399	-9.9
2017	810	958	-148	4559	4050	-509	-12.6
2018	810	975	-165	4724	4050	-674	-16.6
2019	810	964	-154	4801	4050	-751	-18.5
2020	810	961	-151	4872	4050	-822	-20.3

Source: Schools Organisation in Surrey 2010 - 2020

Options for increasing capacity

- 7.49 By the end of the forecast period it is anticipated that there will be a need for about 150 extra pupils at the intake year (year 7). This is equivalent to 5 additional forms of entry.

A form of entry is equivalent to 30 pupils or 1 'class'. Adding a single form of entry equates to 5 extra classrooms in the secondary setting as pupils move through the school. Surrey County Council is planning expansions at the Bishop David Brown School to meet pressure for two forms of entry in the Woking area. Given the constrained sites of the other secondary schools in Woking, further consideration is required to determine how the remaining 3 forms of entry will be provided.

School	Additional Year 7 places
Bishop David Brown	60
Woking Secondary School tbc	60
Woking Secondary School tbc	30
Total	150

- 7.50 It should be noted that a number of children who are resident in Woking Borough (particularly in the east of the Borough) attend secondary schools outside of the Borough, for example, Heathside School in Elmbridge and Fullbrook School in Runnymede. It is therefore essential that the capacity of those schools is also taken into consideration when planning for future demand.

Delivery

- 7.51 Surrey County Council is giving further consideration is required to determine how the remaining 3 forms of entry will be provided. The Council will continue to monitor the situation as set out in the annual Education Organisation Policies and Context document and make representations to the county council for additional provision as appropriate²⁷.

Summary of secondary school provision

- 7.52 As with primary school provision, the likely scale of additional demand for secondary school places locally means that this is a significant issue for the Council's LDF in terms of ensuring that school places are provided to meet additional need created as a direct result of new development. Policies to prevent the erosion of existing school sites will be included within the Core Strategy and the Site Allocations DPD should highlight which schools will be prioritised for new development.

Primary / Secondary Pupils yielded from Housing

- 7.53 Housing targets throughout the period 2010 to 2027, taken from Woking Borough Council Core Strategy, indicate that there will be an additional 4,964 net dwellings in the Borough throughout this period. Surrey CC has historically excluded 1-bed properties from calculations of this nature because of the negligible pupil yield from these property types. Whilst this position is under review for the purposes of this paper they will be excluded from calculations. The Core Strategy has indicated that 19% of these dwellings will be one-bed properties. Therefore the number of new dwellings where pupils would be yielded between 2010 and 2027 is 4,021. The Council's projections currently run from 2011 to 2021 therefore assuming an even profile the number of houses in the period of 2011 – 2021 is 2234. Estimations of pupil numbers arising from these new dwellings is based on the following yield factors as published in the Surrey Education Formula:

²⁷

http://www.surreycc.gov.uk/sccwebsite/sccwspages.nsf/LookupWebPagesByTITLE_RTF/Future+provisio n+of+school+places?opendocument

Primary = 0.25 pupils per dwelling
 Secondary = 0.18 pupils per dwelling

7.54 Surrey CC therefore estimate the following numbers of pupils to be generated from additional housing in Woking up to 2021 as the following:

Number of primary pupils to be generated by housing= $0.25 \times 2234 = 559$. This equates to primary classes $559/30 = 19$ classrooms.

Number of secondary pupils to be generated by housing = $0.18 \times 2234 = 402$. This equates to secondary classes = $402/30 = 13$ classrooms

Private school provision

7.55 Surrey traditionally has a high number of students attending private schools. There are six independent schools in Woking Borough, generally providing for children aged 5 – 13, and one providing for 5 – 16 year olds. Some of these schools also provide nursery sessions. These schools have a total capacity to provide for 1,573 pupils, and currently have 1,425 children registered²⁸.

7.56 The recent recession and current economic climate is likely to result in an increased demand for state school places, in the short-term. The effects of the economic situation on state school provision are difficult to quantify and therefore the forecasts presented above do not take into account any assumptions about changes in demand as a result of this.

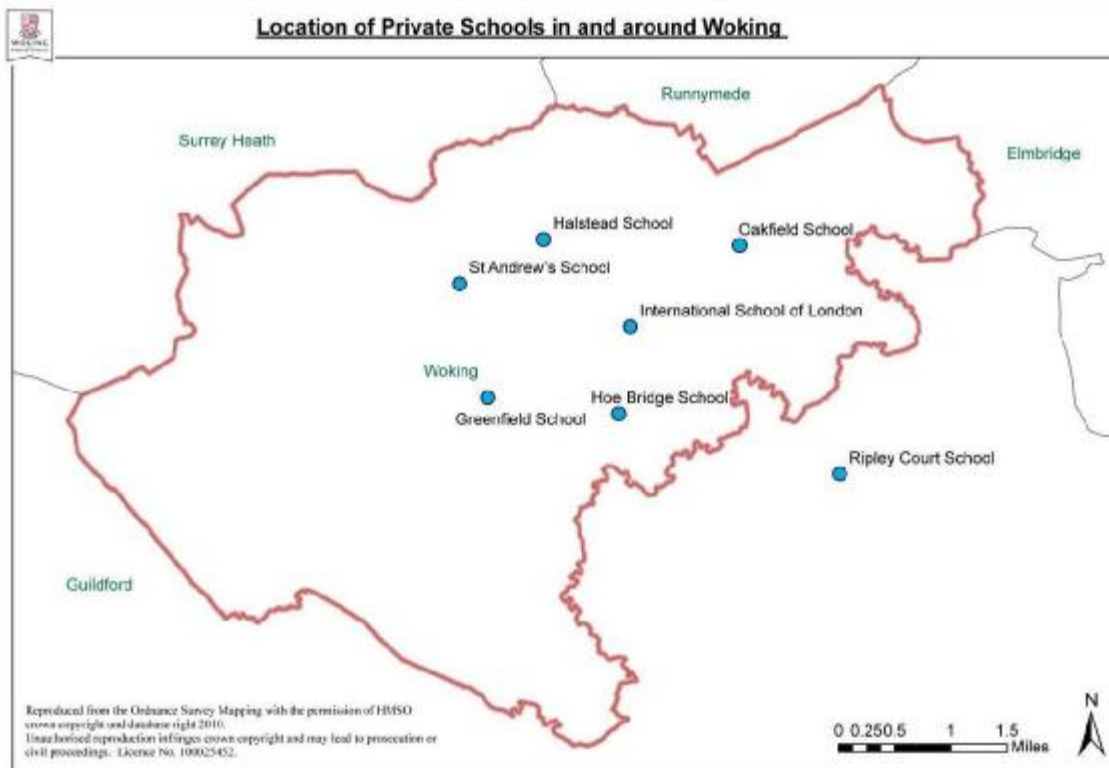
7.57 Table 7.11 shows current capacity of private schools in the Borough. It is considered unlikely that there will be significant increases in demand in the immediate future due to current capacity levels and the current economic climate. Future iterations of this IDP will include a detailed assessment of likely future capacity.

Table 7.11: Private school capacity

School	Provision	Capacity	No. of registered children
Greenfield School	5 – 11 years, mixed sex	189	172
Halstead School	3 – 11 years, girls	217	177
Hoe Bridge School	2 – 13 years, mixed sex	471	472
International School of London	3 – 13 years, mixed	165	126
Oakfield School,	3 – 16 years, mixed	181	168
St Andrew's School,	5 – 13 years, mixed	350	310
<i>Total</i>		<i>1,573</i>	<i>1,425</i>

Source: EduBase January 2011.

²⁸ Source: EduBase January 2011



Cost of provision

- 7.58 Surrey County Council has developed a formula for the collection of developer contributions. The formula is based on pupil yield.

Primary / Secondary Pupils yielded from Housing

- 7.59 Housing targets throughout the period 2010 to 2027, taken from Woking Borough Council Core Strategy, indicate that there will be an additional 4,964 net dwellings in the Borough throughout this period. SCC has historically excluded 1-bed properties from calculations of this nature because of the negligible pupil yield from these property types. Whilst this position is under review for the purposes of this paper they will be excluded from calculations. The Borough has indicated that 19% of these dwellings will be one-bed properties. Therefore the number of new dwellings where pupils would be yielded between 2010 to 2027 is 4021. The Council's projections currently run from 2011 – 2021 therefore assuming an even profile the number of houses in the period of 2011 – 2021 is 2234. Estimations of pupil numbers arising from these new dwellings is based on the following yield factors as published in the Surrey Education Formula:

Primary = 0.25 pupils per dwelling

Secondary = 0.18 pupils per dwelling

- 7.60 We can therefore estimate the following numbers of pupils to be generated from additional housing in Woking up to 2021 as the following:

Number of primary pupils to be generated by housing = $0.25 \times 2234 = 559$. This equates to primary classes $559/30 = 19$ classrooms.

Number of secondary pupils to be generated by housing = $0.18 \times 2234 = 402$. This equates to secondary classes = $402/30 = 13$ classrooms

Costs per place for primary / secondary provision

- 7.61 The costs of a primary and secondary place have been calculated in the following way. DCSF Cost Multipliers have been used to estimate the expected cost per pupil of typical school building projects for both primary and secondary schools. In 2008/09 the capital cost of a primary school place was £12,257 and for a secondary school £18,469. These figures are commonly used by Local Authorities to estimate school building projects. The figures are based on 2008/09 prices and therefore need to be index linked. Based on the Building Cost Information Service figures the cost of general school building projects decreased by 8.6% between Q3 2008 and Q3 2011 (£/m²). A location factor of 1.12 is applicable to projects in Surrey to reflect the higher costs in the South East when compared to the national average. The following calculations therefore provide an up to date cost per place for a primary and secondary school place. It should be noted that the following per place indices do not factor in the costs of land acquisition, site abnormalities or any other exceptional costs that might be incurred. However, they are deemed a reasonable benchmark for typical school building projects. This methodology has been used by other Local Authorities that have produced a draft charging schedule to date – e.g. Redbridge, Shropshire, Newark and Sherwood.

$£12,257 \times 0.914 \times 1.12 = £12,547$ per primary place (£376,417 per class)

$£18,469 \times 0.914 \times 1.12 = £18,906$ per secondary place (£567,180 per class of pupils)

Estimated Developer Contributions for Primary / Secondary School Provision

- 7.62 Based on the above information we would expect the total cost of school provision needed due to housing growth in Woking 2010 –2021 to be the following:

Primary Places - £376,417 x 19 = £7,151,923

Secondary Places – £567,180 x 13 = £7,373,340

Therefore an estimated total developer contribution of £14,525,263 is required over the period 2010-2021.

- 7.63 Furthermore, projections include both estimates of pupil numbers as a result of birth rates and of children yielded by housing. Where births are flat then additional demand is largely attributable to increases in housing. Births are estimated by using data from the Office of National Statistics on the female population in the area and anticipated fertility rates. In areas where fertility rates are levelling out, births will tend to level out also. Woking appears to be an area where this is the case. In such circumstances it is reasonable to deduce that the majority of the pressure for places is because of new housing planned or delivered in the area.

Ongoing Funding and calculating the funding shortfall

- 7.64 Surrey County Council needs to demonstrate that it cannot meet this need from existing sources of funding. Not all schemes will be developed and fully costed. Generally speaking feasibility costs have been sought for primary and secondary schemes in Woking. These are summarised in the 'Woking Basic Need programme' row in the table below. There are no schemes for Early Years currently in the capital plan therefore these are not yet reflected in the costs. It should be noted that SCCs capital programme is an evolving programme and that the figures below are based on the capital programme as of March 2011.

7.65 The Government have confirmed basic need funding for primary and secondary school places in 2011/12 of £16.37m. They have also recently confirmed Surrey's one off allocation of the additional £500m that has been allocated to Local Authorities in 2011/12 to deal with basic need. This totals £11,327,339. There has been no confirmation of funding for 2012/13 though it is expected to be similar to the £16,37m allocated in 2011/12 and is assumed in the table below. The Government have allocated no capital funding for the provision of early years places. Whilst the future is uncertain, the below attempts to demonstrate that without any costs put in for EY places, there is a small funding gap in 2011/12 rising to a much higher gap in Woking in subsequent years. It is the intention that all S106/PIC money is allocated this autumn and therefore developer contributions will be essential to contribute to future growth.

	2011/12	2012/13
Woking Basic Need programme including demountables	£2,660,000	£6,000,000
Total Surrey Basic Need programme including demountables	£29,770,000	£59,690,000
Woking Basic Need requirement as a proportion of Surrey Basic Need programme	8.94%	10.05%
Total Surrey Basic Need grant funding from Government	£27,697,339	£16,370,000
Funding Gap based on Surrey Basic Need Programme and Basic Need Grant	£2,072,661	£43,320,000
Share of funding gap in Woking	£185,295	£4,353,660

8.0 Early years education provision and Children's Centres

- 8.1 The Childcare Act 2006 places a duty on local authorities to focus on “sufficient sustainable and flexible childcare that is responsive to parents’ needs”. As part of the national 10 Year Childcare Strategy, paid maternity leave has increased to 9 months, and was planned to increase to 1 year by 2010, however these planned were withdrawn in October 2009. As part of these changes, parents were able to access 15 hours a week of free entitlement to early education for their 3 and 4 year olds. These changes in national policy will have an effect on childcare settings.
- 8.2 As well as the provision of school places, Surrey CC has a duty to ensure there are sufficient Early Years (EY) places for all 3 and 4 year old children across Surrey. In practice, many 4 year olds attend schools, so the majority of EY places are for 3-year-old children. SCC does not have a duty to be the provider of these Early Years places. There are some maintained nursery schools and some primary schools have maintained nurseries attached to them. There are also a number of Children's Centres established across Surrey. The majority of Early Years settings are run by private providers. There should be sufficient infrastructure for EY settings to provide sufficient places for all 3 year olds in Surrey.
- 8.3 Birth rates have increased across Surrey since the Millennium. There is detailed evidence of the increased number of 4 year olds requiring school places in Surrey. The shortage of primary school places is set out in paragraph 2 above. It is clear that if there is an increasing number of 4 year olds owing to increased births, then there is a commensurate increase in 3 year olds the previous year. Therefore proposed developments will yield Early Years children, and the effect of these children should be mitigated if the development is to be permitted.

Definitions

- 8.4 Parents can access the Early years free entitlement of 15 hours of free early education through various providers, such as:
- Day nurseries,
 - sessional pre-school playgroups,
 - extended day preschool playgroups,
 - nursery units of independent schools,
 - nursery classes in Surrey maintained schools,
 - Surrey maintained nursery schools
 - and some childminders.

Evidence base

- Surrey Childcare Sufficiency Assessment 2010
- Audit of childcare and early education provision 2010
- Early years provision strategy (forthcoming)

- 8.5 Map x below shows the location of publically funded early years education facilities and Children's Centres in the Woking locality.

Early years provision

- 8.6 SCC's latest Audit of childcare and early education provision 2010²⁹ assesses pre-school, out of school and early education settings and places. A setting is described as offering full day care if it runs for four or more hours continuously and a sessional setting is a morning or afternoon session of no more than four hours. The data for full day care, extended play group and sessional settings are provided by OfSTED or supplied by the service provider to SCC.
- 8.7 Within Woking, early years education covers foundation stage curriculum for children aged 3 – 5 years (i.e. from the beginning of nursery or pre-school to the end of reception year in primary school).
- 8.8 In Surrey, children aged 3 and 4 are grant funded a part time early education place. Parents can chose to pay their early education provider to access more than 15 hours a week of early education, for example to top this up to school hours or full-time provision.

Current provision in Woking

- 8.9 There are currently 1,195 early education places in Woking provided by the private, voluntary and independent sector.
- 8.10 Of the 1,195 early education places³⁰:
- 296 full day nursery offering early education
 - 210 extended day preschool group offering early education
 - 559 sessional group offering early education
 - 157 nursery unit of independent school offering early education
 - 17 network childminder offering early education
- This is equivalent to a 49% penetration rate.
- 8.11 In addition to the above there are 406 local education authority (LEA) nursery places which gives a penetration rate of 65% (private, voluntary and independent plus LEA). There are also 116 reception places, giving a total penetration rate for early education for Woking Borough of 70%.

Provision standards

- 8.12 As well as the provision of school places, Surrey CC has a duty to ensure there are sufficient Early Years (EY) places for all 3 and 4 year old children across Surrey. In practice, many 4 year olds attend schools, so the majority of EY places are for 3-year-old children. Surrey CC does not have a duty to be the provider of these Early Years places. There are some maintained nursery schools and some primary schools have maintained nurseries attached to them. There are also a number of Children's Centres established across Surrey. The majority of Early Years settings are run by private providers. There should be sufficient infrastructure for EY settings to provide sufficient places for all 3 year olds in Surrey.

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http://www.surreycc.gov.uk/sccwebsite/sccwspages.nsf/LookupWebPagesByTITLE_RTF/Audit+of+childcare+and+early+education+-+north-west+area+2010?opendocument

³⁰ Surrey CC Audit of Audit of childcare and early education - north-west area 2010 (early education figures)

The need for additional Early Years places

- 8.13 Birth rates have increased across Surrey since the Millennium. There is detailed evidence of the increased number of 4 year olds requiring school places in Surrey. The shortage of primary school places is set out in section seven. It is clear that if there is an increasing number of 4 year olds owing to increased births, then there is a commensurate increase in 3 year olds the previous year. Therefore proposed developments will yield Early Years children, and the effect of these children should be mitigated if the development is to be permitted.

Early Years children yielded from housing

- 8.14 The methodology for estimated developer contributions is the same as for primary and secondary places outlined in section seven. The average pupil yield is published in the Surrey Education Formula. The average pupil yield of Early Years children is 2/7 that of the average primary yield – $2/7 \times 0.25 = 0.07$. Housing targets throughout the period 2011 to 2021, taken from Woking Borough Council housing trajectories, indicate that there will be an additional 2234 dwellings in the Borough throughout this period. This figure excludes 1-bed properties. This gives the total number of early years children to be yielded by development as $2,234 \times 0.07 = 156$.

Cost per place for Early Years provision

- 8.15 The cost of providing additional infrastructure for early years settings can be derived from the historic costs in Surrey of doing so. An early years setting is not as complex as a school, and so the cost of provision of a place for one child at an early year setting is less than the proportionate cost of a primary school place. The cost of provision of an early years place in Q3 2009 was £9,615. Again this figure should be indexed to Q3 2011 using the same methodology described in section seven. There was a 4.2% increase in build costs based on BCIS figures for general school projects which means that the cost in Q3 2011 for an early years place is £10,019.

Estimated developer contribution for Early Years Provision

- 8.16 Developer contributions for EY provision over the period 2010-2021 is therefore estimated in the following way:

$$156 \times £10,019 = £1,562,964$$

Early Years Infrastructure to be provided

- 8.17 An analysis of the current position regarding early years infrastructure needs is to be found in the Early Years Sufficiency Analysis. New housing will yield additional early years children. Where additional early years places are required in an area, additional infrastructure will be required. SCC Early Years Service will identify a suitable location for this infrastructure and invite bids from prospective providers to run these new settings.

Children's Centres

- 8.18 Sure Start Children's Centres offer children under five and their families a wide range of services and support that are tailored to meet the needs of the communities they serve

therefore services will vary from each centre a summary of activities and services are as follows.

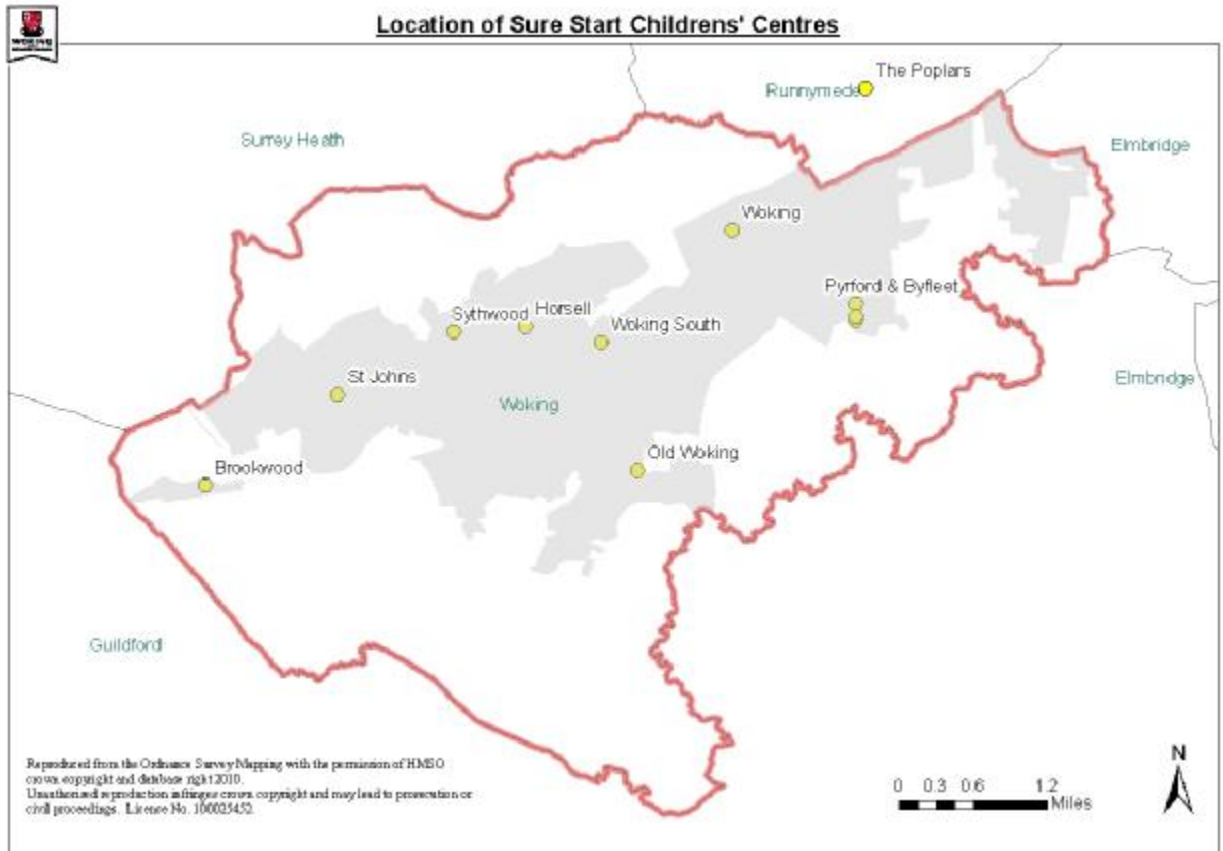
- Play and Learn sessions where parents stay, have fun with their children and become involved with their children's learning are run from each centre. Free information, advice and guidance are offered on employment and training opportunities with links to Job Centre Plus, Surrey Family Information Service and family learning.
- Health information including antenatal and postnatal advice and support, breast feeding, nutrition and help with giving up smoking are offered in partnership with health.
- Parenting support, which includes delivery of parenting courses are available across the centres.
- Outreach services are available for targeted support.

8.19 Childcare and early education is offered from Sythwood Children's Centre and Woking Children's Centre, the other Woking Children's Centres signpost to other local childcare providers and Surrey Family Information Service.

8.20 There are currently 67 Sure Start Children's Centres across Surrey with access to two mobile Sure Start Children's Centre buses which are available to offer targeted services to families who may have difficulty accessing the centres; from March 2012 this will be reduced to 59.

8.21 There are currently eight Children's Centres in Woking³¹. As part of the rationalisation of the Children's Centre programme it is proposed that where joint governance arrangements are in place, these reach areas will be amalgamated. In Woking it is proposed that the two reach areas covered by Sythwood School, which include Sythwood Children's Centre based at the school and Woking South Children's Centre, which operates from the YPOD Centre Chobham Road Woking will be merged. Negotiations are in process to incorporate Old Woking Children's Centre which operates from Woking Community Centre, Sundridge Road Woking under the Governance of Sythwood School resulting in Woking having 6 Children's Centre by March 2012. Activities will continue to be run from all sites and this will not impact on the services provided for families. Funding for Sure Start Children's Centres is through the Early Intervention Grant (EIG) from the Department of Education and is not guaranteed beyond March 2014.

³¹ The link provides contact details of all Woking Children's Centres
www.surreycc.gov.uk/sccwebsite/sccwspages.nsf/LookupWebPagesByTITLE_RTF/Sure%20Start%20Children's%20Centres%20in%20Woking?opendocument



Summary

- 8.22 Over the lifetime of the Core Strategy it is anticipated that provision will need to be made for an additional early years places.
- 8.23 The role of the LDF in delivering additional early years childcare provision is limited but there is scope for development management policies that could prevent the loss of existing childcare facilities and allow the conversion of properties for childcare uses where there is significant demand.

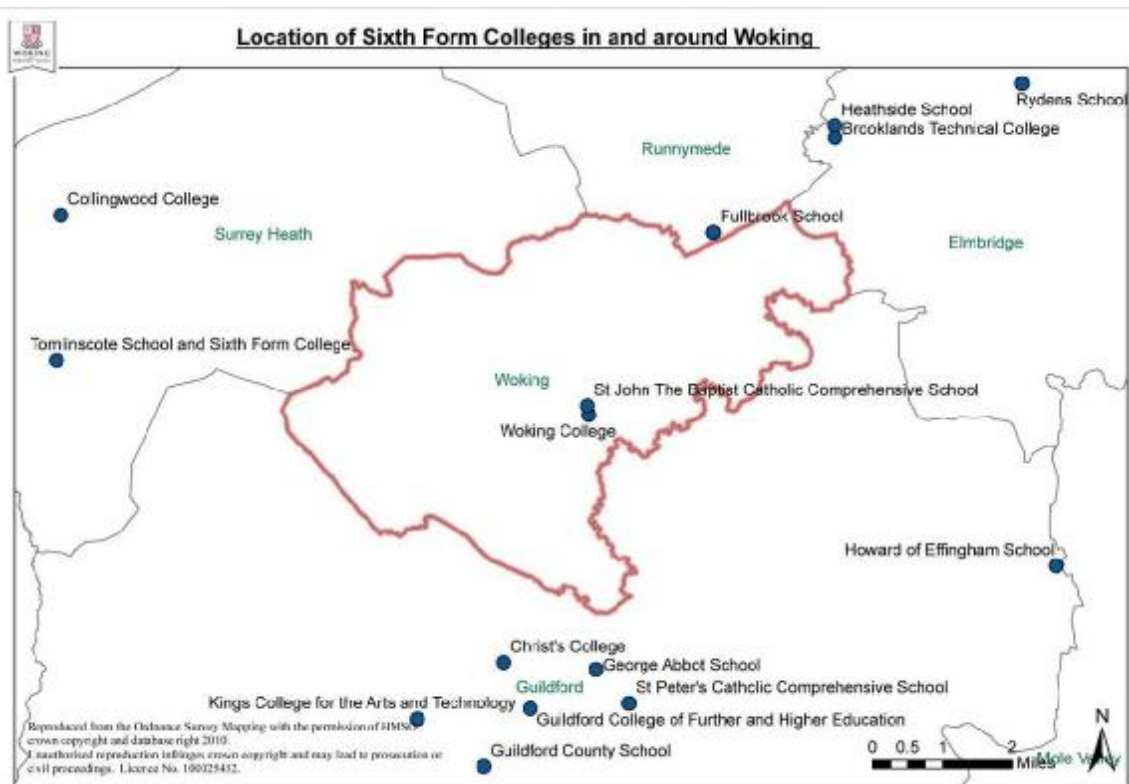
9.0 Further Education provision

- 9.1 Further Education (FE) is the term used to describe post-compulsory education in the UK, and is distinct from that which is provided by universities (Higher Education, or HE). It should be noted, however, that the Education and Skills Act 2008 raised the age of compulsory education to the age of 18 from 2015. The range of education choice for young people is being increased, for example, through the introduction of diplomas.
- 9.2 FHE may be provided in general colleges, sixth form colleges, sixth form colleges within secondary schools, specialist colleges or adult education institutes.

Evidence base

- Surrey 14 – 19 Learning Plan 2010 - 2015
- Surrey Infrastructure Capacity Study 2009

- 9.3 There are two sixth form colleges in Woking Borough, which are both located in Old Woking:
- St John the Baptist (Catholic Comprehensive School)
 - Woking College.
- 9.4 It should be noted that a number of learners from Woking will travel outside of the Borough boundary to attend sixth form colleges and vice versa. However, this IDP will only consider sixth form provision within the Borough boundary.
- 9.5 It is important to understand that the way in which students chose which college to study at is very different to schools provision. Students will chose their college based on a number of factors including the range of courses on offer, cost and accessibility. There is therefore no simple cause and effect between the secondary school that a student attends and the sixth form college they will apply to. This makes projecting the number of students requiring spaces at sixth form colleges in the future difficult to predict. In order to maintain or grow the number of students, sixth forms must therefore 'market' themselves to potential students. Despite the difficulties in projecting future demand, it can be seen that the Borough's population is growing and that demand for sixth form places within the Borough will continue to grow too.
- 9.6 Funding mechanisms for sixth form provision are complex and are currently the responsibility of the Learning and Skills Council (LSC). Funding allocations are currently being cut for both young people and adult learners, which will have a significant impact on the colleges, the type of students they attract and courses they can offer. Government funding is awarded per student year on year, and so it is difficult for colleges to plan too far in advance.



St John the Baptist

- 9.7 St. John the Baptist school (known locally as SJB) also offers sixth form education for 300 Year 12 and 13 students. SJB is a Catholic school and gives priority to students who have been baptised in the Catholic Church. Students who attended the school between Years 7 and 11 are automatically eligible for acceptance at the sixth form.
- 9.8 The Council is not aware of any plans to expand sixth form provision at SJB.

Woking College

- 9.9 Woking College is a sixth form college based in Old Woking, on land adjacent to St John the Baptist school and sixth form college. Over the last few years, the college has doubled in size from 450 students in 2003/04 to a current capacity of 964 students aged 16-19 in 2010/11.
- 9.10 In addition to running courses for 16-19 learners, the college also runs a number of part time adult education courses, serving between 300 – 350 adult learners. The majority of these courses are ESOL³² which serves to meet a particular need of the Woking community.
- 9.11 Woking College currently rents some space at the Maybury Centre which serves the local community in that area. In addition to the provision of traditional courses, the

³² English for Speakers of Other Languages

college performs a wider role in the community, specialising in language skills for Asian women and women with mental health issues.

- 9.12 There is limited additional teaching space within the existing site to accommodate additional learners in the future. Short-term, the construction of a new pavilion on the site would help to free up space within the main building which is currently being used as changing facilities for conversion to use as class rooms. It should be noted that any such proposal would be subject to detailed planning considerations.
- 9.13 There are issues with accessibility to the main college site in Old Woking. The site is a 15 minute walk from Woking Station through Woking Park and few bus services are direct to the site, with many students having to change busses in the town centre. This affects students (both young and adult learners) ability to attend courses, and consequently the development of the college.

Future plans

- 9.14 Future provision is planned for by the LSC and the college.
- 9.15 The college buildings themselves are old in age and appearance and are coming to the end of their serviceable life. Considerable investment will be needed in the future to improve them and bring them up to environmental standards.
- 9.16 Woking College currently has no sports hall provision on site and has ambitions to address this in the future in order to improve the health and well-being of students and bring about the opportunity to increase the range of courses on offer.
- 9.17 Woking College has expressed an interest in moving to a new site within or in close proximity to Woking Town Centre in the future. Relocation to a new site would address the college's current capacity issues, and help it to develop by locating in a more accessible area of the Borough where there is significantly improved public transport. It should be noted, however, that the current site is within the Green Belt and this will need to be addressed when considering any future plans. The Council will therefore continue to work closely with the college to ensure that a suitable site is available to meet its future needs.

10.0 Health

10.1 This section of the IDP considers the provision of health related infrastructure:

- Public health
- Primary healthcare
 - General Practitioners
- Secondary healthcare
 - Hospitals
- Ambulance services.

10.2 It is important to note at this early stage that the Coalition Government is proposing a number of significant healthcare reforms through the Health and Social Care Bill which was laid before Parliament in January 2011. These reforms will necessarily have an impact on local healthcare provision, and may, for example, see health commissioning devolved to GP Consortia. It is also proposed that Strategic Health Authorities (SHAs) and Primary Care Trusts (PCTs) are abolished and a new NHS Commissioning Board will set outcomes and allocate resources. In addition, local authorities will play a greater role, with the public health responsibilities of PCTs being transferred to upper tier authorities. The details of the reforms are being hotly debated at present and it is likely that amendments will be made to the Bill before it is enacted. As such, it is not yet possible for the Council or the agencies responsible for healthcare locally, to know with certainty the spatial implications that these reforms may bring.

Evidence base

- Public Health White Paper 2010
- Health and Social Care Bill January 2011
- Surrey Joint Strategic Needs Assessment 2009
- NHS Surrey Strategic Commissioning Plan 2010-15
- NHS Surrey Operating Plan 2010/11
- Surrey Infrastructure Capacity Study 2009
- South East Coast NHS Trust Estates Condition Survey 2008
- South East Coast Ambulance Service Business Plan 2010 – 15
- NHS Dental Statistics for England 2009/10

Public Health

10.3 The term ‘public health’ relates to the prevention of illness and promotion of health and well-being. There are three domains of public health: health improvement (e.g. people’s lifestyles), health protection (such as the control of infectious diseases) and healthcare services (including service planning, efficiency and audit).

10.4 Preventative healthcare methods produce better health and well-being outcomes for the population and there is compelling evidence that preventative healthcare costs less to the public purse than treatment.

10.5 Currently, public health in Surrey is delivered by Surrey PCT in partnership with a number of other local agencies.

- 10.6 As outlined above, the Government is proposing a number of reforms to the public health service. The public health and health improvement responsibilities of PCTs will transfer to upper tier local authorities (i.e. Surrey County Council). Public Health Directors will be appointed jointly by a new public health service (Public Health England). It is proposed that ring-fenced public health grants will be allocated to local authorities from April 2013. The budget will be used to fund public mental health, drug, alcohol and tobacco misuse, community safety and violence prevention and social exclusion. Upper tier authorities may choose to devolve some or all of this budget to districts and boroughs.
- 10.7 It is not yet clear what the spatial and land use and infrastructure implications of these proposals will be. The Council will monitor the situation closely.

Primary healthcare

- 10.8 Primary healthcare services are generally regarded as frontline services to treat illness and injury, including mental illness. They are often the first point of contact and are delivered by a range of independent contractors including general practitioners (GPs), opticians, pharmacists, optometrists, speech and other therapists, community nurses, health visitors and community midwives and dentists.
- 10.9 The NHS definition of primary care includes: NHS Direct, NHS Walk-in Centres, GP Practices, Dentists, Opticians and Pharmacists.
- 10.10 Primary Care Trusts are responsible for primary care and play a major role in commissioning secondary care. PCTs currently control around 80% of the NHS budget. In Surrey, the PCT is Surrey PCT. According to the Department of Health, around 90% of people's first point of contact with healthcare will be via their GP surgery.

General Practitioners

- 10.11 The main form of primary care in Woking Borough is GPs. The JSNA 2009 indicates that Surrey has more GPs per 100,000 people than the England and South East regional averages. Table 10.1 below provides a comparison of provision. The table shows that the number of GPs/ population has increased since 2008, as have the average practice sizes. Average patient list sizes are seen to have fallen in number and practice staff: patient ratios have decreased during the same period.

Table 10.1: Comparison of GP provision (2008 and 2010)

	England average 2008	England average 2010	South East SHA average 2008	South East SHA average 2010	Surrey average 2008	Surrey average 2010
No. of GPs per 100,000 population	66.6	67.8	64.5	66	66.7	68.9
Average practice size	6,555	6,610	7,103	7,186	8,311	8,563
Average GP list size (FTE)	1,759	1,475	1,802	1,515	1,754	1,451

	England average 2008	England average 2010	South East SHA average 2008	South East SHA average 2010	Surrey average 2008	Surrey average 2010
Practice staff: patient ratio	135.2	133.2	134.8	126.2	119.2	89.9

(Source: JSNA 2009 – Workforce Statistics, NHS Information Centre 2009, and PCSS 2011)

Existing provision

- 10.12 There are 14 GP Practices in Woking Borough, accommodating 72 GPs. There are three GP Practice ‘clusters’ in the Borough – Woking Central, Woking-wide and West Byfleet. Table 10.2 sets out the number of GP’s at each practice, and practice/ list sizes.

Table 10.2: GP surgeries and patient lists March 2011

Surgery	Practice Code	PCSS Download 31/03/11	Number of GPs	GP Head-count	Average no. patients per GP (list size)	Average no. patients per GP (headcount)
West Byfleet Health Centre Commissioning Group						
Dr. Cummin & Partners (Now Dr. Lynch & Partners), West Byfleet Health Centre, Madeira Rd	H81034	7936	4	3	1984	2645
Parishes Bridge Medical Practice, West Byfleet Health Centre, Madeira Rd	H81036	11099	7	6	1586	1850
Dr. Lawrence & Partners (Now Wey Family Practice), West Byfleet Health Centre, Madeira Rd	H81050	9253	5	6	1851	1542
Sub totals		28288	16	15	1768	1886
Central Woking Commissioning Group						
Sunny Meed Surgery, Heathside Road	H81019	8786	4	6	2197	1464
York House Medical Centre, Heathside Road (with Goldsworth Park Health Centre, Denton Way)	H81024	12763	6	9	2127	1418
South View Surgery, Guildford Road/ Westfield Surgery, Holmes Close	H81041	8893	5	6	1779	1482
Hillview Medical Centre, Heathside Road (with Goldsworth Park Health Centre, Denton Way)	H81061	11285	5	7	2257	1612
Sub totals		41727	20	28	2086	1490
Woking Wide Commissioning Consortium						
St. Johns Health Centre, Hermitage Road	H81025	12159	3	7	4053	1737
Heathcot Surgery, York House	H81032	17341	7	9	2477	1927

Surgery	Practice Code	PCSS Download 31/03/11	Number of GPs	GP Head-count	Average no. patients per GP (list size)	Average no. patients per GP (headcount)
Sheerwater Health Centre, Devonshire Avenue, Sheerwater	H81123	2942	1	3	2942	981
The Old Vicarage, Pirbright[1]	H81129	3183	2	2	1592	1592
The Maybury Surgery, Alpha Road	H81643	2056	2	2	1028	1028
Dr. R. J. Pool, High Street, Old Woking	H81664	2447	1	1	2447	2447
The Practice, College Road, Maybury	H81641	3521	1	1	3521	3521
Sub totals		43649	17	25	2568	1746
Total		113664	53	68	2145	1672

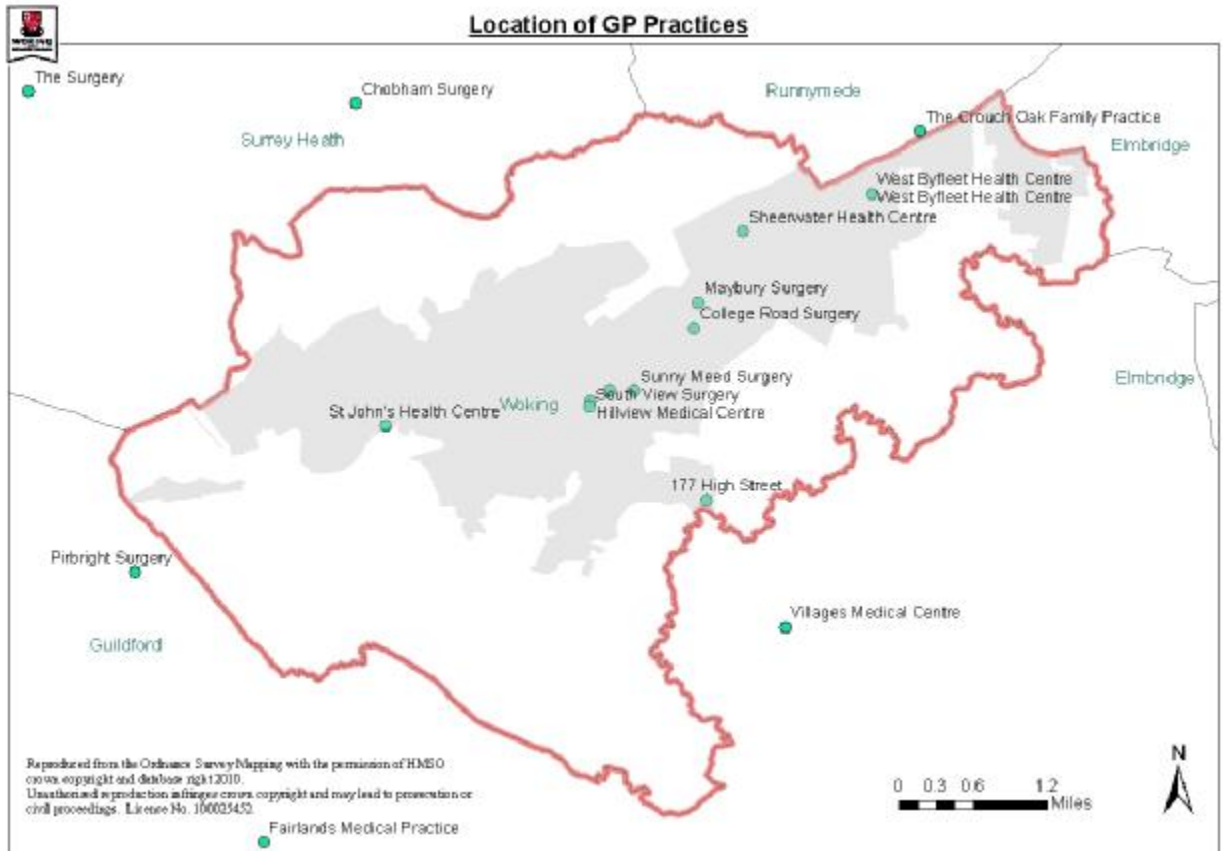
(Source: Primary Care Support Service, June 2011)

- 10.13 It can be seen that the total number of patients registered is greater than Woking's resident population. This suggests that some patients registered within Woking live outside of the Borough. Some patients may move outside of the Borough but remain registered with the same GP. It is also the case that GP catchments in Woking extend past the local authority administrative boundary.
- 10.14 This information in Table 10.2 has been used to provide a comparison with other areas as set out in Table 10.3. This shows that Woking has fewer GPs per 100,000 population than the national, regional and county averages. Woking's average practice size is larger than the national and regional averages and smaller than the county average. Average patient lists are higher than the national, regional and county averages.

Table 10.3: Comparison of GP provision (at 30/12/2008)

	England average 2010	South East SHA average 2010	Surrey average 2010	Woking average (March 2011)
Number of GPs per 100,000 population	67.8	66	68.9	59.8
Average practice size	6,610	7,186	8,563	8,118
Average GP list size (FTE)	1,475	1,515	1,451	1,672
Practice staff: patient ratio	133.2	126.3	89.9	Not known

(Source: JSNA 2009 – Workforce Statistics, NHS Information Centre 2009 and Primary Care Support Service, June 2011)



Provision standards

- 10.15 The Department of Health provides the standard of 1,800 people as the number which would necessitate an additional GP. Woking's average list size in 2011 was 1,672, which suggests that across the Borough there is adequate GP provision.
- 10.16 However, this hides local variations as highlighted in the table which shows that some areas are under or over-provided for against the standard, however, this needs to be considered in the context of the special local health and accessibility needs of communities.
- 10.17 The Newham Strategic Services Development Plan 2006 – 16³³ recommends space standards of:
- 55.6m²/ 1,000 population for a basic GP surgery
 - 66.7m²/ 1,000 population for a primary care centre
 - 83.3m²/ 1,000 population for a one stop primary care centre.

Future requirements

- 10.18 Over the lifetime of the Core Strategy (2011-27), Woking's population is forecast to increase by 11,500. The new population will be distributed across the urban area of the Borough, with the exception of a Green Belt release(s) in the latter part of the Plan period.

³³ The standards within the Newham Strategic Services Development Plan 2006 – 16 have been recognised as best practice by ATLAS (part of the HCA).

10.19 Assuming an even distribution would raise the number of registered patients to 125,164 (this assumes that no additional residents from neighbouring boroughs will register with one of these practices). This would raise the average patient list to 1,840, which above the 1,800 threshold to necessitate additional GP provision.

10.20 It is therefore considered that additional GPs will be required over the Plan period. The PCT do not currently have any plans for additional GP provision in Woking Borough.

Impact of national healthcare reforms

10.21 The three Woking GP clusters have proposed to form a 'pathfinder consortia', with Woking Borough Council providing the corporate and administrative support required to make this very local level consortia viable. At the time of publication, discussions on this issue are at an early stage. The Council will keep a watchful eye on developments and make provision for the infrastructure to support reforms as they become clear.

Secondary Healthcare

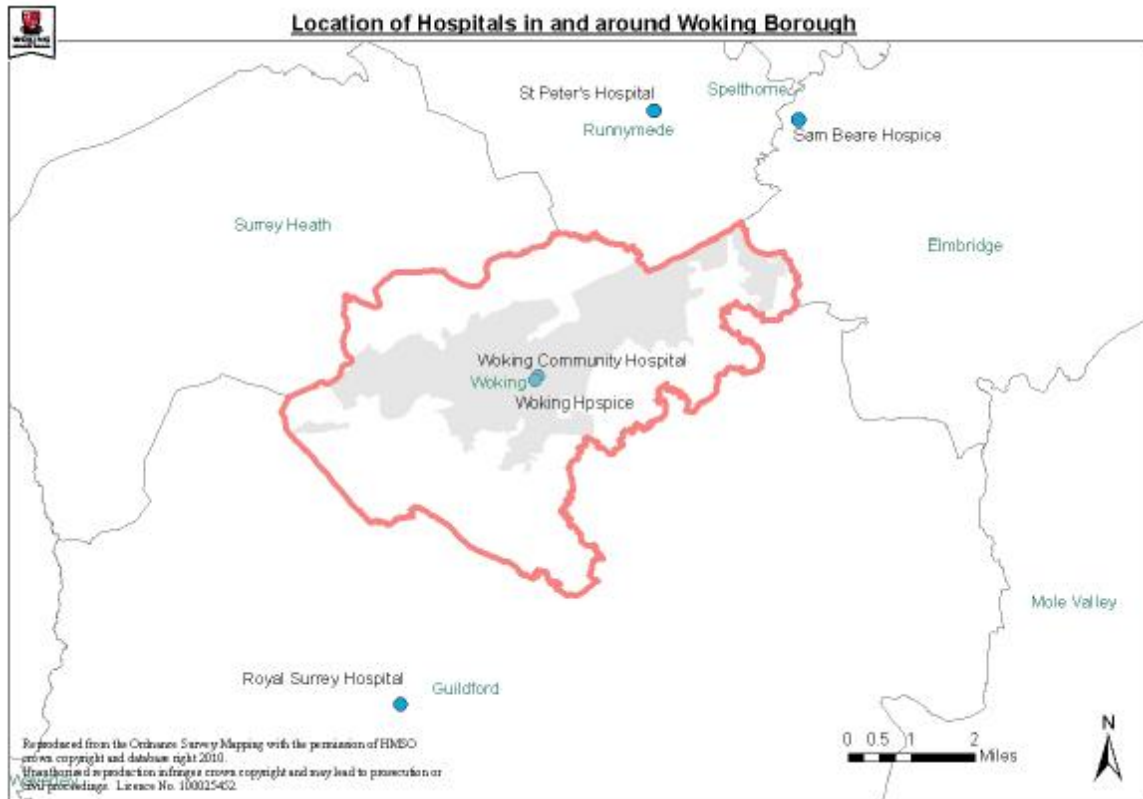
10.22 Secondary healthcare means acute care, which may either be elective or emergency. This section sets out the information on the key secondary care provisions within Woking, however, it should be noted that planning for secondary healthcare involves a number of different agencies and provision cuts across several local authority boundaries. It is therefore considered that secondary healthcare provision planning should continue to take place at the county or other sub-regional level.

Hospitals

10.23 Surrey's hospitals are managed by five acute trusts; however, some hospitals outside the county (such as Kingston and St. George's) also provide secondary care to patients in Surrey. Tertiary medical services are also commissioned from various central London hospitals.

10.24 NHS South East Coast is the Strategic Health Authority (SHA) covering Surrey. It manages a £6bn service including hospitals, primary care, mental health and the South East Coast Ambulance Service (SECAmb).

10.25 The majority of secondary healthcare in Woking is delivered by Ashford and St. Peter's Hospital Trust. Services provided by the hospital are generally purchased by the PCT, and so it is the needs of the PCT which dictate much of the service planning and delivery of the hospitals.



Ashford and St. Peter's Hospitals NHS Trust

- 10.26 The Ashford and St. Peter's Hospitals NHS Trust comprises the two hospitals, which are based in Ashford and Chertsey, respectively. The hospitals provide acute care to a diverse population catchment of around 400,000.
- 10.27 Surrey PCT provides around 86% of the Trusts income (Hounslow PCT provides around 8%).
- 10.28 The Trust has seen a rise in patients, including A&E visits, over the period 1999 – 2008 which is partially attributed to an increase in population. The hospitals run around 300,000 out-patient appointments, admits over 57,500 patients annually and delivers around 4,000 babies. In 2008/09 there were around 100,000 visits to the Trusts A&E departments and Walk-in Centres.
- 10.29 The Trust has developed a number of new models of care to cope with increased demands for services. These include chronic pain walk-in clinics which avoid the need for hospital admission and using medical advances to increase the number of day patients (i.e. those not requiring an overnight stay). In addition, St. Peter's has increased its capacity through the opening of two new wards within its existing estate (in 2006) and has started work on a new mortuary (2008).
- 10.30 A number of specialist services are also provided at remote sites in order to facilitate patient access.
- 10.31 Increasingly, many of the services that have traditionally been provided in a hospital setting are now being provided through the primary care level at community hospitals and GP surgeries, blurring the distinction between primary and secondary care. It is also

the case that hospitals are treating more patients without the need to expand facilities through increasing operating hours and day surgery, for example.

- 10.32 Future health needs are assessed by the PCT and Surrey County Council in a Joint Strategic Needs Assessment (JSNA), which seeks to identify and understand the populations health needs in the short (3-5 years) and long-term (5 - 10 years).
- 10.33 Surrey PCT uses population projections to forecast service needs. The type of new homes being built will, however, also have an impact – housing that attracts young people will generate different healthcare needs to housing that attracts the elderly, for example.
- 10.34 A further significant driver for secondary healthcare provision is the prevalence of deprivation. Although Surrey is a generally affluent area, pockets of deprivation exist and the most deprived area in the county is within Woking Borough.
- 10.35 Healthcare agencies report that the biggest impact on healthcare services is the ageing of the population, who will place greater demands on the health service, for example through increased incidence of long-term medical conditions, and increasing incidence of dementia.
- 10.36 The Surrey Infrastructure Capacity Study 2009 found that there is a fundamental conflict between the principles of place making in the planning system and the mechanisms for commissioning and providing healthcare services. Forecasting future need is not as simple as the cause and effect of increased population on services and facilities – healthcare providers (i.e. hospital trusts) compete for the delivery of services, which has significant spatial implications. In addition, there is increasing commercial sensitivity around the identification of sites for future healthcare requirements.
- 10.37 In 2010, Runnymede Borough Council approved plans for the redevelopment of the St. Peter's campus over a 20 year period which will include:
- Consolidation and redevelopment of infrastructure for acute hospital, mental health and drug and alcohol services
 - Clear circulation route for busses, cars, cyclists and pedestrians
 - Redevelopment of staff accommodation to a single location
 - Centralised visitor parking area.
- 10.38 The hospital website currently contains details of plans for redevelopment of part of the site to include new car parking, re-location of the bus stop and the provision of new emergency generators and power supply upgrades during 2011.

Woking Community Hospital

- 10.39 NHS Surrey commissions community healthcare services from two organisations; Central Surrey Health and Surrey Community Health. Between them they manage and provide healthcare at 12 community hospitals in the county. Surrey Community Health provides a range of community health services to patients across north west, south west and east Surrey. It manages eight community hospitals across Surrey, including Woking Community Hospital.
- 10.40 Woking Community Hospital is located on Heathside Crescent, in the south of the town centre. The hospital provides the following healthcare services:
- Dental Access Centre - provides dental treatment for emergency cases.

- Family Planning and Well-Woman Clinics.
 - Geriatric medicine service - two specialist wards to care for both male and female patients who are over 65 years old.
 - Walk-in Centre and Minor Injuries Unit – a nurse-led service.
 - Inpatient mental health services – provided by Surrey and Border Partnership NHS Foundation Trust. Willow ward provides End of Life care for people with continuing care needs associated with their dementia.
- 10.41 Admissions data for Woking Community Hospital is not publically available; however, admissions across the eight Surrey Community Health hospitals give an indication of capacity and demand for this type of hospital service. From April 2008 to December 2008, there were 1,736 patients admitted to SCH's hospitals. In the same period for 2009, 2,085 patients were admitted and in the first nine months of 2009/10 an additional 349 patients were admitted compared to the same period in the previous year. Representing a 20% increase in activity. This increase in activity is coupled with a reduction in the average length of stay which is reflected in both step up referrals from the community and step down referrals from acute hospitals.
- 10.42 In terms of future capacity and planned provision, in November 2010 NHS Surrey announced at its public Board meeting plans to enhance the role of four of its community hospitals. Plans aim to improve outcomes for patients by providing more healthcare services nearer to where they live, and reducing costs. Early thinking proposes offering enhanced services at hospitals in Woking, Caterham Dene, Farnham and Haslemere. They would offer:
- 24/7 consultant led in-patient care
 - urgent treatment centres
 - point of care testing
 - rapid assessment and diagnostics
 - integration with social care
 - ambulance destination for non-life threatening conditions (category B and C calls).
- 10.43 Discussions are currently at an early stage.

Woking and Sam Beare Hospices

- 10.44 Woking Hospice, Hillview Road, was opened in 1996 to provide palliative care and support for patients and their families living in central Surrey. The Sam Beare Hospice is based within Weybridge Hospital and re-opened in 2006 under the management of Woking Hospice to provide palliative care and support for patients and their families living in north Surrey.
- 10.45 Woking and Sam Beare Hospice estimate that they help over 1,500 patients and their families every year.
- 10.46 Woking Hospice has ten single rooms for in-patient care. Sam Beare has a ten bed ward. The average length of stay is between two and three weeks – the hospices do not have the facilities to offer longer-term care.
- 10.47 There is also a day care unit at both hospices which enables patients to access respite care, social activities, treatments, and bathing. In addition, the hospices provide a home based palliative care service through community nurses.



- 10.48 The cost of running the hospices is £5.4m every year. Some funding for this is received from the NHS (around 16% of operating costs); however, there is a strong reliance on donations and charity fund raising activities.
- 10.49 In 2009, Woking Hospices day care unit was closed due to severe funding shortages. Woking Borough Council resolved to provide the gap funding at £60,000 per annum between 2009 and 2013 in order to address the issues on a short-term basis.
- 10.50 At the time of publication, the Council was not aware of any plans additional hospice facilities in the Borough.

Mental health

- 10.51 Mental illness is the largest single cause of disability in society and is estimated to cost the English economy at least £77bn every year. There are an estimated 222,000 people with common mental health problems in Surrey. People with mental health problems are one of the most socially excluded groups, with over 74% of people with mental health problems living on benefits with few opportunities to gain full time employment. People with severe mental health problems are five times as likely to suffer from diabetes, four times more likely to die from cardiovascular or respiratory disease, and 20 times more likely to have HIV or hepatitis.

- 10.52 The Woking Community Strategy identifies as a priority “promoting emotional and spiritual well-being by encouraging support structures that help individuals live life to the full” and mental health needs in Sheerwater are highlighted in the Woking Priority Communities action plan. The mental health indicator (for adults under 60 suffering mood and anxiety disorders) shows that Maybury and Sheerwater has the second poorest overall scoring in Surrey.
- 10.53 Surrey and Borders Partnership NHS Foundation Trust³⁴ provides mental health, learning disability and substance misuse services in Surrey and North East Hampshire, serving a population of around 1.3 million people. Services include:
- Learning Disabilities
 - Adult Mental Health
 - Children and Young Persons Mental Health
 - Older Persons Mental Health
 - Drugs and Alcohol
 - Eating Disorders
 - Fetal Alcohol Spectrum Disorder
 - Forensic Mental Health
 - Prison Inreach Mental Health
 - Psychological Therapies.

Evidence base

- Surrey and Borders Partnership Annual Plan 2010 (July 2010)
- Surrey and Borders Partnership Estates Strategy 2006-10

- 10.54 There is currently limited information available regarding mental health infrastructure in the Borough. It is expected that consultation on this draft document will clarify and provide additional information.
- 10.55 The Council is aware that more housing support is needed to enable people to live independently, particularly floating support for those with low level support needs and ‘move on’ accommodation for those who are leaving accommodation with high levels of support who need to develop independent living skills. Please refer to section 11 of this report for more information on supported accommodation.
- 10.56 Many services report concerns about GPs, and other statutory providers, not referring or sign-posting to non-health services. Some VCFS organisations report they would value more access to venues for holding groups and report those using services often have difficulty getting to venues because of the high cost of public transport. This is particularly the case where people are housed outside of town centres.
- 10.57 CornerHouse Mental Health Resource Centre, Maybury is a public and voluntary sector partnership. SBP provides the building, and SCC contributes significant financial support and CornerHouse facilitates the provision of non-statutory mental health services. CornerHouse provides office space, administrative support and meeting rooms for a number of local community mental health and well-being organisations and groups.

³⁴ <http://www.sabp.nhs.uk/>

10.58 At the time of publication, the Council is not aware of plans for any additional provision that would have land use implications in Woking Borough.

Ambulance services

10.59 Ambulance services form part of the definition of secondary healthcare, however, they are delivered by different Trust organisations and so are considered separately in this report.

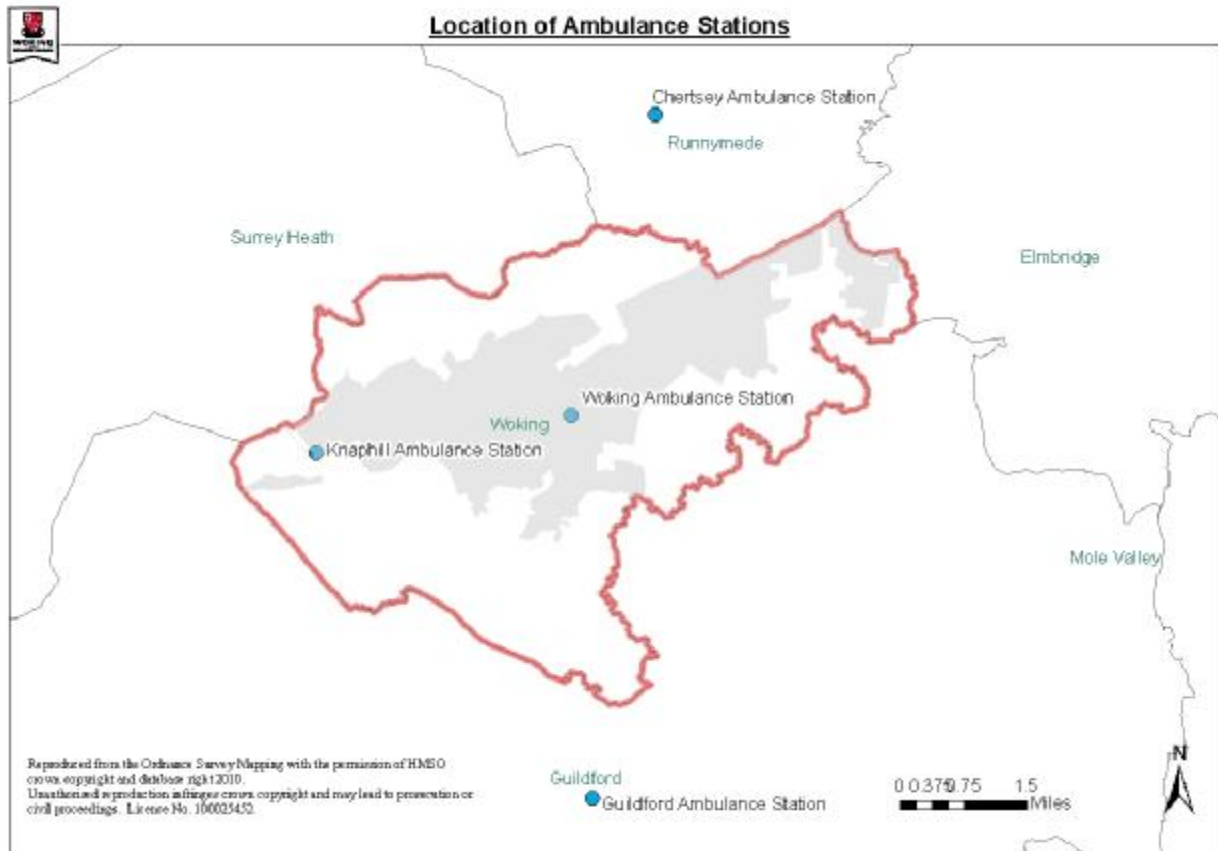
10.60 The South East Coast Ambulance Service (SECAMB Service) Foundation Trust covers Kent, Sussex and Surrey.

10.61 The Trust serves a population of around 4.3 million. In addition to this, it should be noted that the service is also used by visitors to the area, and that patients may be transported to and from hospitals in other areas, and these are factors which must be taken into account when planning for the service.

10.62 In 2008/09 the SECAMB Service responded to over 500,000 emergency calls, equivalent to approximately a call every minute.

10.63 In Surrey the SECAMB Service operates from a matrix of depots, 19 ambulance stations, response posts and locality operational locations. Surrey Ambulance HQ is based in Banstead. Woking Borough falls within the Chertsey Operational Dispatch Area (St. Peter's Hospital in Chertsey being the closest acute hospital for the majority of Woking's population).

10.64 There are two ambulance stations in Woking Borough; Bagshot Road, Knaphill and Woking Community Hospital, Heathside Road in the town centre.



Existing capacity

- 10.65 The SECamb Service has to approve a five year capital investment programme. As part of this, the estate is assessed to identify 'black spots' and investment priorities. The NHS Estates Condition Survey 2008 graded assets in four categories:
- A – Physical condition as new, is expected to perform to its full normal life cycle and meets all statutory/ mandatory requirements.
 - B – Physical condition is operationally safe, exhibits only minor deterioration but action may be required within the next financial year for it to meet statutory requirements.
 - C – Physical condition means it is in need of substantial repair or replacement within 3 years, functional stability is unsatisfactory.
 - D – Physical condition runs serious risk of imminent breakdown, unacceptable present condition.
- 10.66 The Survey found that Surrey's ambulance estate is of the poorest condition with the majority of the estates assets assessed as being 'C', C/D' or 'D'. The majority of assets (70% of which are ambulance stations) were built before 1974 when responsibility for the service transferred from local authorities to the NHS. Of particular interest for Woking, the Survey found that:
- Chertsey Ambulance Station - B/C.
 - Knaphill Ambulance Station - C
 - Woking Community Hospital – Not known.

Future demand and capacity

- 10.67 In line with national trends, A&E activity is increasing annually in the SECAMB Service Area. Based on population growth projections, housing allocations (identified in the South East Plan), epidemiology and healthcare trends, the Trust state that demand for ambulance services are likely to continue to increase by around 5% a year.
- 10.68 The majority of SECAMB Service's budget comes as a result of a service level agreement with the Primary Care Trusts (totalling £135.5m in 2009/10) with the remainder (£10.2m in 2009/10) coming from a number of other service level agreements for the provision of non-emergency transport.
- 10.69 Although it can be seen that much of the ambulance services estates is in need of significant repair, SECAMbs are committed to a form of service transformation in Surrey which will see delivery focussed around four depots located at Chertsey, Godalming, Redhill and Banstead. This will mean a move away from traditional ambulance stations and towards a matrix of response and standby posts which connected to patient activity. Future investment in ambulance service infrastructure is likely to be focussed in these areas, with localised ambulance stations being suspended after the setup of response and standby posts.
- 10.70 At present there are no identified ambulance service infrastructure projects within Woking Borough, however, in light of the above, the Council will seek to work with the SECAMB Service NHS Foundation Trust in order to ensure that its land use requirements are taken account of throughout the lifetime of the Core Strategy.

11.0 Social and community infrastructure

- 11.1 The provision of adequate social and community infrastructure is essential because it has a direct bearing on the well-being of the people. Community facilities play an important role in the development of a sustainable community. They provide a place for people to meet and offer services that are essential for education, health and well-being; they support community cohesion and benefit the general quality of life of residents. The provision of community facilities is particularly important in view of our ageing population and reliance on third and faith sectors to provide services to the community.
- 11.2 For the purpose of this IDP, the definition of social and community facilities includes:
- Supported accommodation
 - Community facilities (centres for the community, village and community halls)
 - Youth provision,
 - Indoor sports facilities,
 - Public realm, and
 - Public art.

Supported accommodation

- 11.3 Supported accommodation is where support and/or personal care are provided by a landlord or carer. The provision of adequate supported accommodation is an important element of the Borough's social and community infrastructure, providing suitable and affordable homes for some of the most vulnerable members of the community. Vulnerable groups include those with physical disabilities, mental health needs, learning disabilities, young people leaving care, single homeless people, rough sleepers, people with alcohol or substance misuse problems, young single parents and the frail and elderly.
- 11.4 Supported accommodation covers a range of accommodation and adapted properties including:
- Sheltered housing (also known as retirement housing) – where residents (usually over 55) have their own self-contained homes which are adapted for the needs of the elderly, and access either to an alarm service or warden/manager service. 'Managed' schemes usually have some shared or communal facilities.
 - Extra care housing (ECH) - (sometimes called very sheltered housing) – where residents (usually the elderly) have their own self-contained homes but benefit from a wide range of extra facilities and services including provision of hot food and personal care, often provided by the facilities own care staff. In some instances nursing care can be provided, and some schemes are built in conjunction with a nursing home.
 - Specialist supported accommodation - to support the needs of various groups requiring support services.
 - 'Move on' accommodation - for those with support needs who need to develop independent living skills.
 - 'Adapted accommodation' - to provide for the needs of those with disabilities.
- 11.5 In addition to supported accommodation, a variety of housing related support services are available to provide a range of domiciliary care or floating support (which provides personal care or other support services). Personal care is needs assessed by adult social services for people over the age of 18 with learning, physical disability, sight or hearing loss. Various funding streams can be accessed to provide support services including the Disabled Facilities Grant (DFG) allocations and Supporting People

Funding, the latter being predominantly delivered by the voluntary and community sector and housing associations.

- 11.6 In addition to the supported accommodation set out above, short stay accommodation is also available in the form of respite accommodation, rehabilitation/re-ablement accommodation, residential/nursing care homes and adult placements with another family.

Evidence base

- Surrey Accommodation Strategy 2009
- West Surrey Strategic Housing Market Assessment 2009
- Housing Strategy 2011
- Surrey County Council Extra Care Housing Initiative 2008
- Joint Strategic Needs Assessment 2009

Responsibility for care provision

- 11.7 Provision of personal care and/or nursing care (with the exception of continuing care) is the responsibility of Adult Social Services. If, following a care assessment care is recommended, the Local Authority (Surrey County Council (SCC)) has a duty to help ensure suitable care is made available.

Strategic Housing Market Assessment (2009)

- 11.8 The SHMA identified a number of issues specific to Woking:
- An estimated 5,019 households in Woking have one or more members of their household with a special need: 13% of all households.
 - It is estimated that 43.5% of all special needs households contain only older people.
 - Special needs households are more likely to be living in social rented housing. Some 33% of households living in Council owned housing contain a special needs member. 15.1% of owner-occupied (no mortgage) households contain a special needs member.
 - 17% of households that include people with special needs are living in unsuitable housing (854 households).
 - Special needs groups have average income and savings levels noticeably below the average for non-special needs households.

Population trends

- 11.9 In Woking, there is expected to be an additional 4,600 older people (aged 65+) between 2010 and 2027, an increase of 33%. This is the highest expected increase in any age cohort, however within this age group the largest increase will be in the number of people aged over 75. These demographic trends are a key driver for change and underpin the need for Surrey County Council and their partners to refresh and update their strategies for providing care to frail older people. Older people form the largest group receiving services from Adult Social Care, and the numbers in need are increasing, particularly among the 75+ age cohort.

Supporting people to live independently

- 11.10 Nationally there has been a strategic shift from providing residential care to providing housing with care and support. Local authorities therefore have to ensure that there are sufficient supported living accommodation options available to those who need them.

Existing capacity

- 11.11 Woking Housing Strategy (2011-201) identified that in Woking there is an undersupply of supported housing schemes to meet the needs of single homeless people, rough sleepers, people with alcohol problems and young single parents.
- 11.12 The Strategy also proposes a major review of sheltered and supported housing stock and how the supply of stock has been rationalised, with 492 units being made available to other priority groups including general needs. It is acknowledged that there is a mismatch between the supply of adapted accommodation and the needs of individual people with disabilities. There is high demand for the Disabled Facilities Grant in the borough, with an in-house occupational therapist employed to ensure that people are supported to access accommodation appropriate to their needs.
- 11.13 Table 11.1 sets out current accommodation for people receiving Adult Social Services in Woking³⁵.

Table 11.1: current provision for people receiving Adult Social Services in Woking

	Residential		Community		Total no. of adults ASC provide service for
	RES	Nursing	Supported Living (S/L)	Other community accommodation	
Adults with a learning disability	33	0	45	135	213
Adults with physical or sensory disability	1	4	1	246	252
Adults with mental health needs/ substance misuse	10	0	1	176	187

³⁵ 'Adults' refers to people aged 18-64 years

Data sources:

LD: SWIFT adult social care database extracted 20/1/10

PSD: SWIFT adult social care database extracted 2/11/09

MH: SWIFT adult social care database extracted 20/1/10

Current Supply

Older People's accommodation

- 11.14 There are a number of sheltered housing schemes and care homes in the Borough, but fewer ECH schemes. One relatively recent scheme is Tudor Court, a 21 unit development in the Town Centre. This scheme was designed for the over 55's and built by McCarthy and Stone as a traditional sheltered housing scheme for sale. It is now run by Greenoak Housing Association. It is hoped that the scheme will assist in addressing issues of under-occupation of family housing.

Accommodation for other groups

- 11.15 In addition to the homeless hostel in York Road, several move on accommodation facilities are available in the Borough. A new facility has recently opened at Grove House – a collaboration between YMCA, the York Road Project and Woking Borough Homes Ltd (WBHL). This 24 bed residential facility provides transitional supported accommodation for young people.
- 11.16 Sheltered properties make up 9.8% of current council housing stock, with supported units comprising 4.4%. This equates to approximately 342 and 153 units respectively.

Future needs

- 11.17 Tables 11.2 and 11.3 show the need for accommodation and non-accommodation based services to 2013. Table 11.2 shows that with the exception of accommodation for older people with support needs, there is a shortage of accommodation for all other client groups. For non-accommodation based services there is a deficit of provision across all client groups.
- 11.18 An evaluation in 2007/08 of some of the ECH provision in Surrey found that more than 50% said that ECH had significantly improved their quality of life. Given this background SCC Executive approved in principle the broad direction of moving towards ECH as an alternative to residential care. Demand for additional ECH units in Woking to satisfy SCC demand for the period 2007/08 to 2011/12 was estimated at 38 units. Given the local vision to house older people in ECH rather than residential/nursing care provision the demand for further ECH provision to 2027 is likely to be considerable, although demand for traditional residential care homes may stagnate or even fall as a consequence.
- 11.19 A large number of Surrey's older citizens are owner occupiers who source and self-fund services. ECH is likely to suit an increasing proportion of the self-funding population of Surrey, and the private sector is gearing up to invest in this market. Surrey County Council wish to see ECH facilities developed that target mixed communities offering them all a range of ownership and mixed tenure solutions.
- 11.20 Through the Surrey Joint Accommodation Assessment, the following **additional supported accommodation services** have been identified for completion by 2013:
- The delivery of an additional ECH scheme for older people, either social rented or mixed tenure. There is currently a big demand for Brockhill Extra Care Sheltered Housing scheme.
 - The delivery of a specialist supported accommodation scheme for vulnerable young people.

- Additional 'move on' accommodation for those with support needs who need to develop independent living skills. 12 units are proposed to be delivered on the Moor Lane site in Westfield.
 - To work towards a percentage of units within new developments being specifically adapted for those with disabilities. 5 to 10 units are proposed to be delivered on the Moor Lane site.
- 11.21 In addition to the above, a number of other key priorities have been identified to assist with housing and support services for vulnerable people:
- Additional floating support for those with a need for 'low level' support as part of a preventative strategy. Woking has identified the need for support for up to 210 people in the borough - 5 times the current level of provision.
 - The development of a list of adapted accommodation and to ensure that adaptations are advertised as part of a Choice Based Lettings system.
 - To expand the assessment function of the Supported Living Accommodation Panel to encompass all client groups, not just those with learning disabilities and mental health issues.
 - To improve the efficiency and speed of the DFG applications process and reduce waiting times.

Delivery

- 11.22 Delivery will be through new development, but also the implementation of the Housing Strategy which proposes a review of Woking's existing sheltered and supported housing stock.

Funding supported accommodation

- 11.23 A clearer understanding of the gaps in existing provision is required to inform new development priorities. It is well known that the development of supported housing can be problematic in terms of both funding and site location. During the year work will commence with partner agencies to define supported housing needs. Once a clear case exists the HCA would be approached for capital funding support.
- 11.24 Provision of supported accommodation is also provided by the private sector. This means that those with support needs, particularly young people, need support accessing housing benefit and Job Seekers Allowance. Reliance on the private sector is going to be an increasing challenge moving forward, with likely reductions to housing benefit further to the Government Comprehensive Spending Review, creating difficulties with affordability.

Funding support services

- 11.25 A number of Woking's Housing Services are funded by Surrey County Council's Supporting People (SP) grant, including Homelink and the Housing Options Floating Support Worker. The funding stream was established to ensure that effective housing related services are delivered to adults who need support to live independently.
- 11.26 The SCC Joint Accommodation Strategy (JAS), which was prepared in conjunction with all Surrey local authorities, is used to inform the allocation of SP funding by setting out local priorities and actions to provide housing for people with care and support needs. Woking Housing Strategy incorporates these actions and supports the priorities of the JAS.

- 11.27 In Surrey, the SP budget has reduced from its initial £20 million in April 2003 plus administration costs, to £16.22 million in 2011/12, with the Administration Grant of £426k removed as part of the emergency budget measures in June 2010. Over the last year, in anticipation of budget cuts the Supporting People team has reviewed all services and some re-alignment of service provision has taken place to ensure that funding is directed to areas of greatest need. It is expected that there will be a further reconfiguration of service provision particularly in response to the national personalisation agenda. The Council remains committed to directing services and resources towards those most in need and will be working with SCC's Supporting People team to help ensure services to vulnerable people can be protected as far as possible.
- 11.28 Further cutbacks in Supporting People funding from April 2012 have resulted in a review being carried out to look at the options for sustaining the future development of Homelink, the Council's Home Improvement Agency (HIA) in the longer term. As part of this review the opportunities for developing a West Surrey local authority cluster are being explored. The Council part funds Homelink together with Surrey Supporting People. The mandatory Disabled Facilities Grant (DFG) available per annum is £650,000 and a discretionary DFG available is £75,000.
- 11.29 The Council will continue to work with Surrey County Council to ensure local demand for supported housing remains a priority for revenue investment. During 2010/11 the Council was successful in securing £25,000 to part fund a floating support worker to assist vulnerable tenants and those faced with homelessness. The need for floating support in the Borough remains very high and the Council will continue to look for new funding opportunities to deliver additional support.

Table 11.2: Accommodation based services

WOKING Client Group totals Accommodation Based Service	2010				2011				2012				2013			
	People in Need	Units needed	Net Supply	Net Surplus Units	People in Need	Units needed	Net Supply	Net Surplus Units	People in Need	Units needed	Net Supply	Net Surplus Units	People in Need	Units needed	Net Supply	Net Surplus Units
Older people with support needs	223	229	1023	794	230	236	1023	787	241	247	1023	776	249	255	1023	768
Older people with dementia/mental health problems	54	55	0	-55	55	56	0	-56	57	58	0	-58	59	61	0	-61
Frail elderly	54	55	49	-6	54	55	49	-6	54	55	49	-6	54	55	49	-6
People with learning disabilities	66	64	16	-48	66	64	16	-48	66	64	16	-48	66	64	16	-48
People with physical or sensory disability	24	23	0	-23	24	23	0	-23	24	23	0	-23	24	23	0	-23
Socially excluded	469	268	159	-109	469	268	159	-109	468	268	159	-109	468	268	159	-108
Total	889	695	1247	552	897	703	1247	544	909	716	1247	531	919	726	1247	521

Table 11.3: Non accommodation based services

WOKING Client Group totals Non Accommodation Based Service	2010				2011				2012				2013			
	People in Need	Units needed	Net Supply	Net Surplus Units	People in Need	Units needed	Net Supply	Net Surplus Units	People in Need	Units needed	Net Supply	Net Surplus Units	People in Need	Units needed	Net Supply	Net Surplus Units
Older people with support needs	57	47	0	-47	59	48	0	-48	62	51	0	-51	64	52	0	-52
Older people with dementia/mental health problems	14	13	0	-13	14	13	0	-13	15	14	0	-14	15	14	0	-14
Frail elderly	14	13	0	-13	14	13	0	-13	14	13	0	-13	14	13	0	-13
People with mental health issues	64	49	0	-49	64	49	0	-49	64	49	0	-49	64	49	0	-49
People with learning disabilities	118	101	12	-89	118	101	12	-89	118	101	12	-89	118	100	12	-89
Socially excluded	449	287	30	-257	449	287	30	-257	448	286	30	-257	447	286	30	-256
Total	716	510	41	-469	718	512	41	-470	721	514	41	-472	722	515	41	-474

Community facilities

- 11.30 A community is a group of people who have things in common. Communities can be defined by location (such as a street or a neighbourhood), race, ethnicity, age, occupation, a shared interest (such as local businesses or hobbies) or affinity (such as religion, faith or belief) or other common bonds. Community facilities provide a publicly available place for these people to meet together³⁶. Community facilities form part of the social infrastructure that supports the borough.
- 11.31 The Council has recently published a comprehensive audit of social and community facilities³⁷ in the Borough including:
- Centres for the community
 - Day centres
 - Youth clubs
 - Village halls
 - Scout huts
 - Church halls (if available for hire or used for community activities)
 - Schools halls (if available for hire or used for community activities).
 - *Libraries (covered elsewhere in this report)*
 - *Cemeteries (covered elsewhere in this report)*
 - Conference facilities (where subsidised to allow community groups to use them)
 - Theatre, museums.
- 11.32 It is not intended to repeat the details of that report in this IDP, but the key findings are presented.

Evidence base

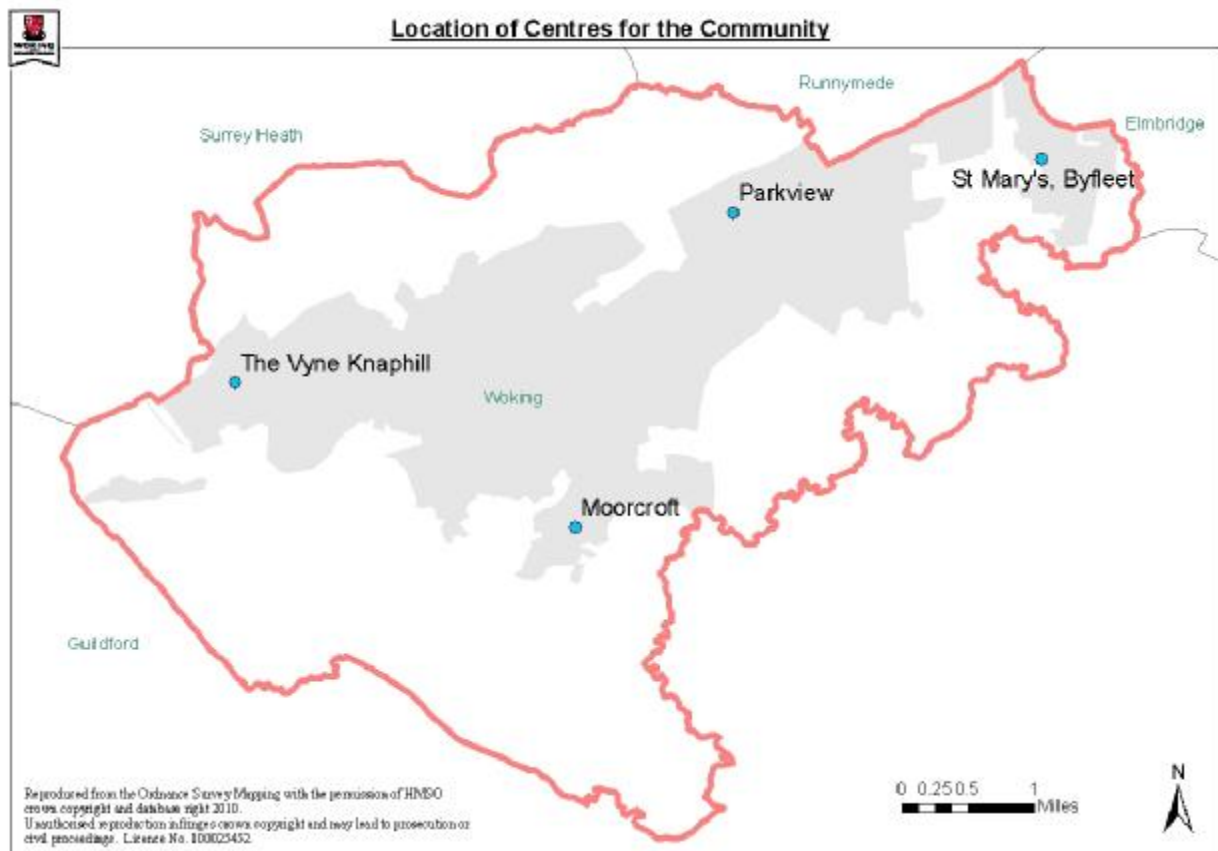
- Social and community facilities Audit 2011

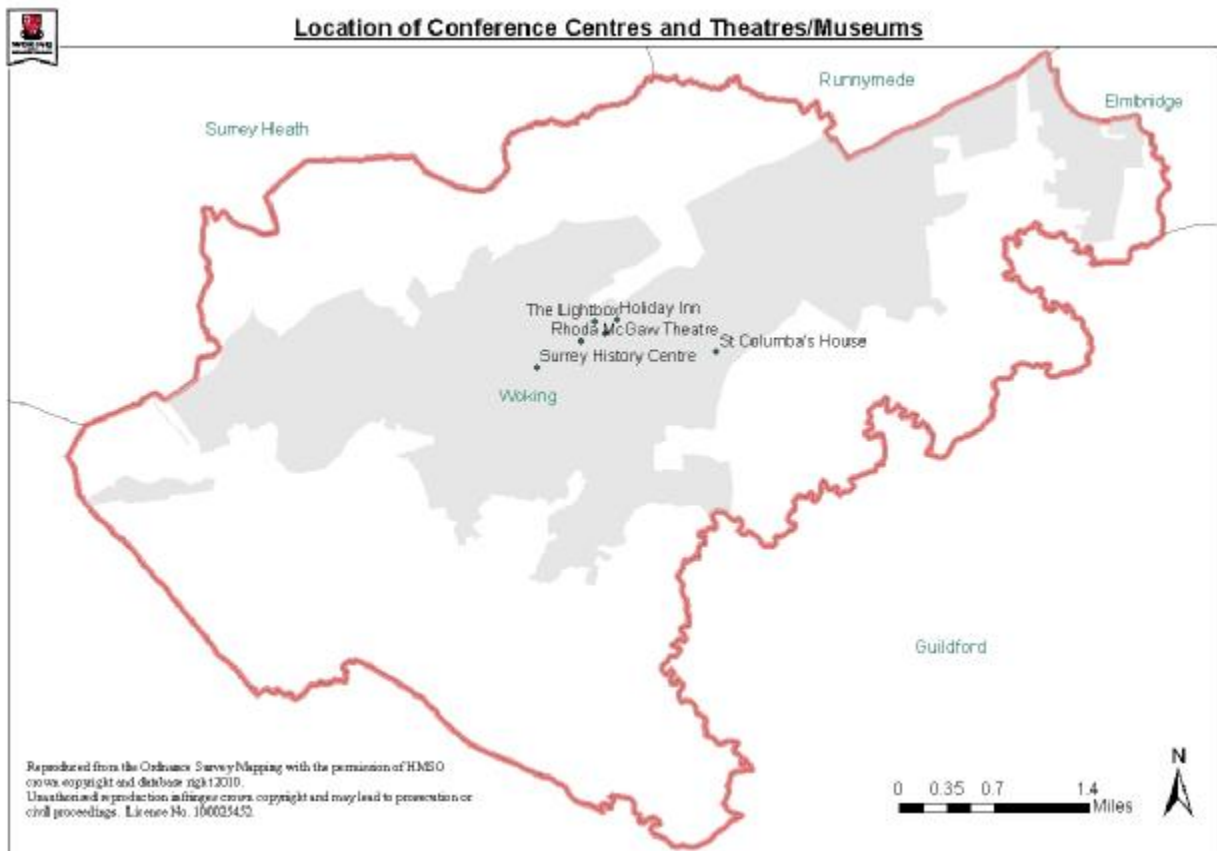
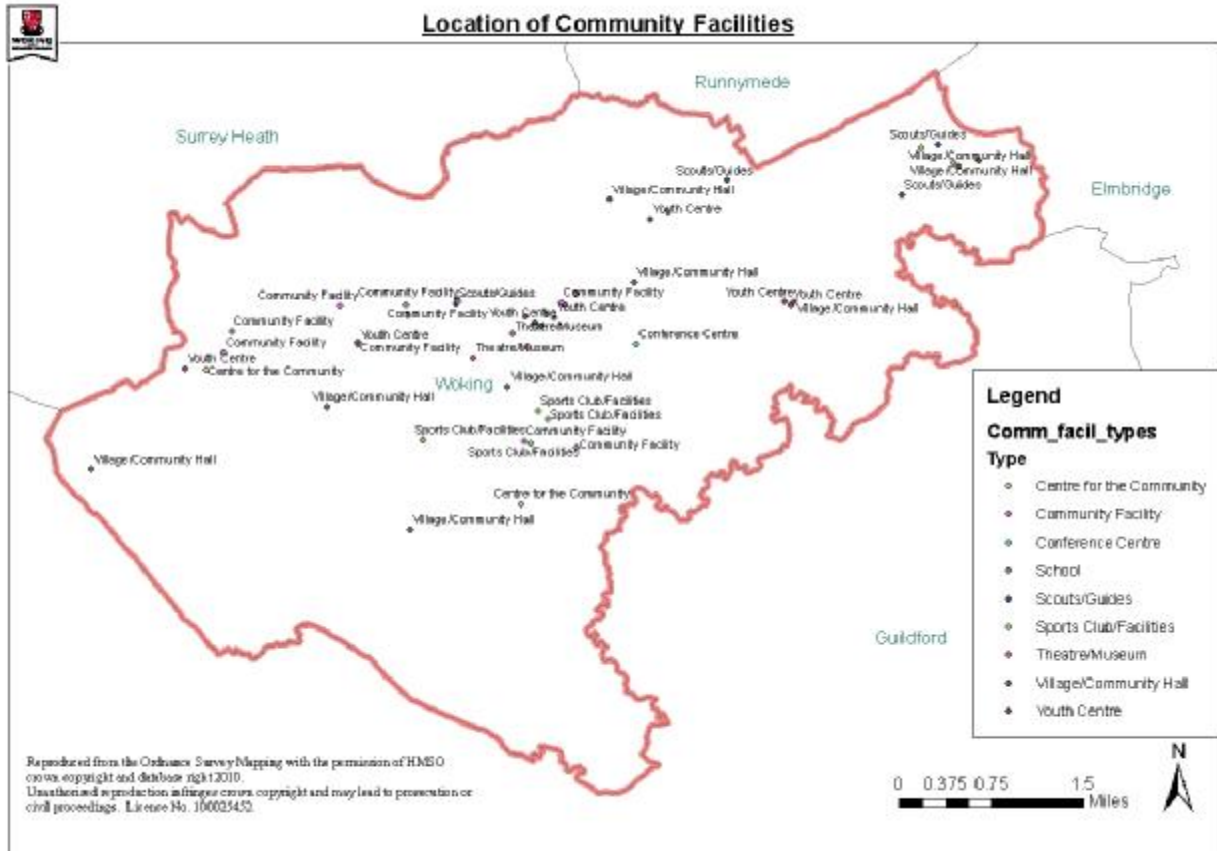
- 11.33 The Council has established a Community Assets programme in response to the identified need for investment in aging community facilities across the borough. The programme seeks to acknowledge the importance that the voluntary, community and faith sector plays in providing opportunities for residents and visitors to Woking in the provision of a vast array of social, cultural and learning opportunities the resultant outcome being an enhanced quality of life experience – whether related to place, person or both.
- 11.34 The programme therefore seeks to support those groups who are able to meet the on-going running costs of their organisations, but who are not able to secure the significant levels of capital funding required to improve and/ or enhance their facilities to meet the groups / organisation's needs. For those communities where such community networks are not in place, it is the Council's intention to continue to directly invest itself in these areas to help strengthen the communities concerned.

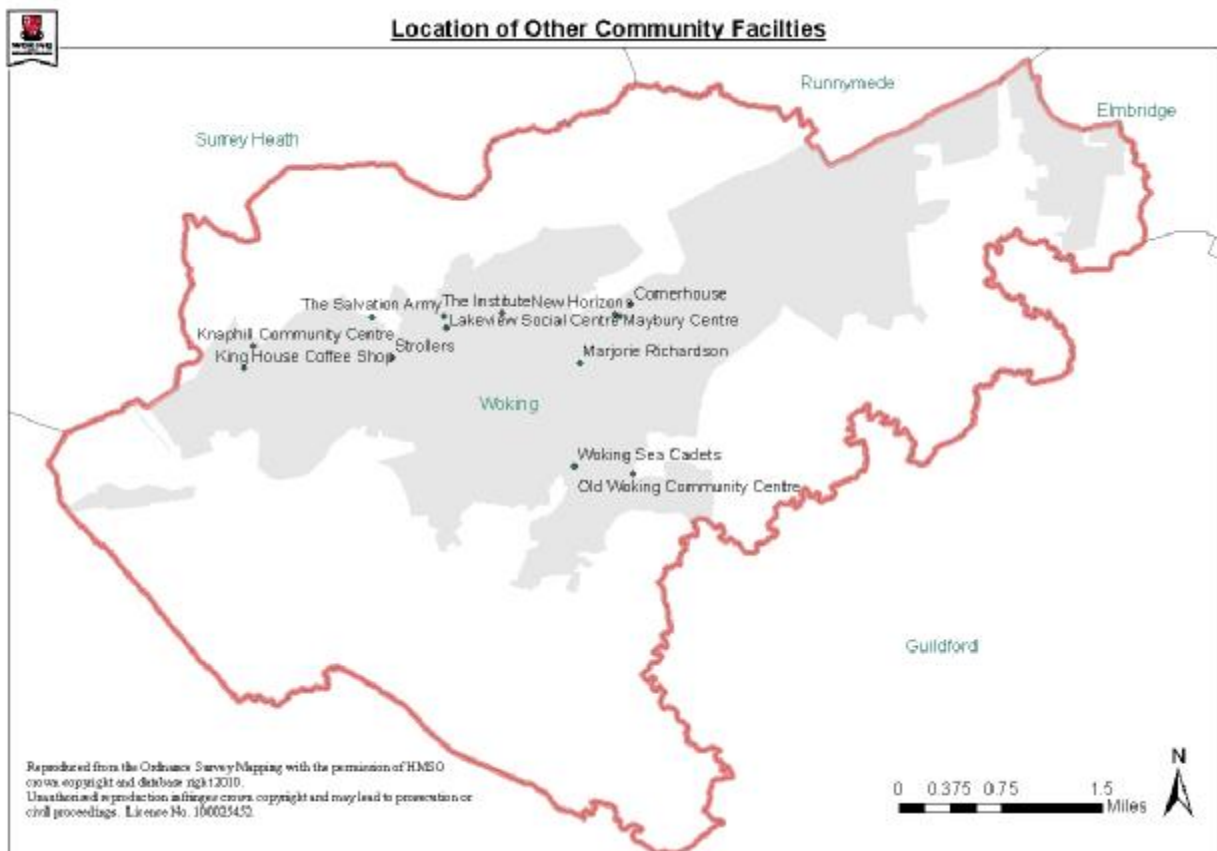
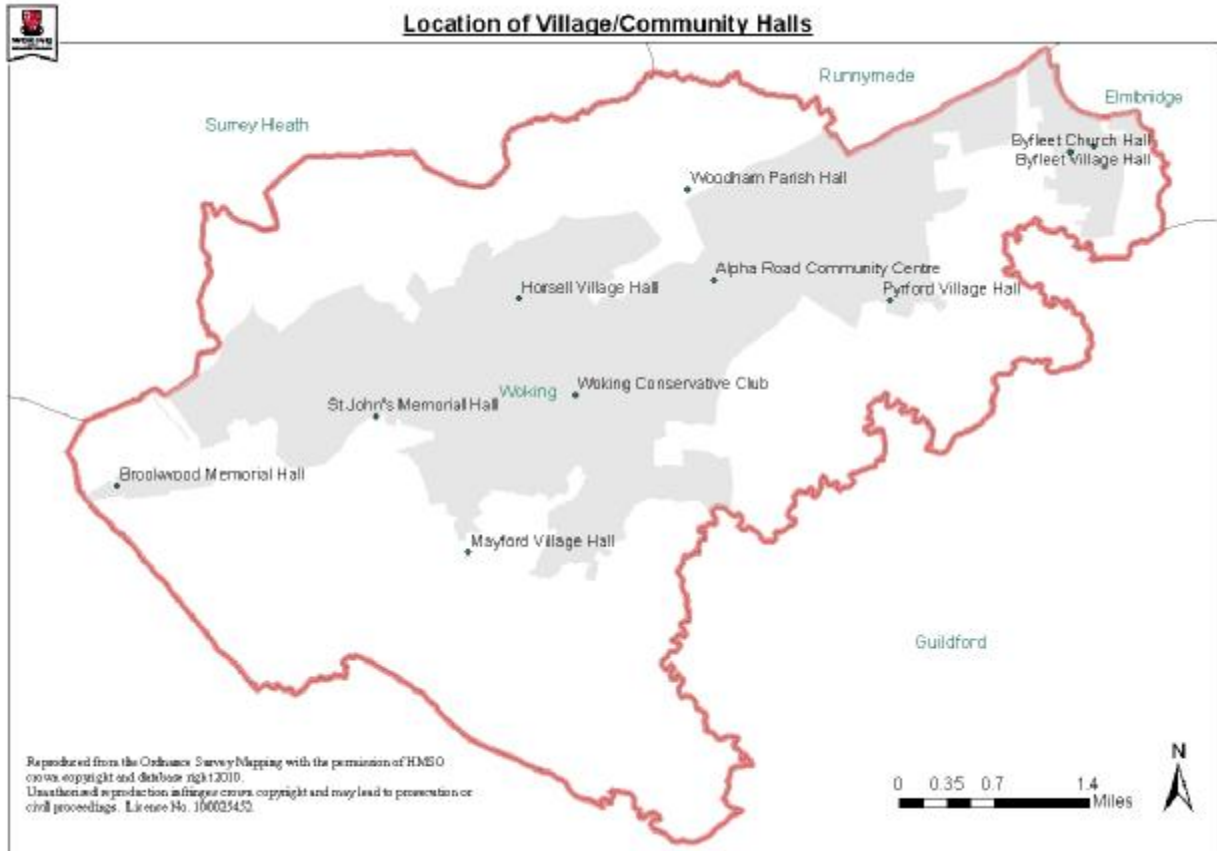
³⁶ Not all communities physically meet. Many communities carry out community activities on the internet and never physically meet. As this community generally is made up of individuals residing in their own homes, it is not necessary to consider the 'online' community or their spatial requirements in this study.

³⁷ www.woking.gov.uk/planning/policy/ldf

- 11.35 Funding for capital investment is in the interim being met from loans and or the New Homes Bonus, whilst the longer term intention is to establish a Community Assets Fund funded from capital receipts or from elsewhere. Clearly in the future the Council, as Local Planning Authority, will be able to seek contributions from developers under the Community Infrastructure Levy (CIL), and this levy, together with other funding sources approved by the Council will be able to finance such community assets.
- 11.36 It is also worth noting that the Council operates a Community Lettings Policy, the purpose of which is to allow not for profit organisations access to the Council's assets at a community rent. All such arrangements allow for the issue of a lease on a full repairing and insuring terms or with the Council undertaking repairs and insurance but recovering the cost from the group, thus insuring that the property assets are adequately maintained.
- 11.37 Key findings of the social and community facilities audit are:
- Overall, there is not a lack of provision of social and community facilities in the Borough. The key issues are concerning how the facilities are managed, marketed, utilised and maintained.
 - However, some facilities are operating at capacity and require more space.
 - Some facilities are operating under capacity.
 - There is significant potential for the development of 'community hubs' in the Borough – particularly in Maybury, Sheerwater, Byfleet and Pyrford.
 - New development and changes in the demographic profile of the Borough will put pressure on existing social and community facilities.
 - The success of social and community facilities is reliant on volunteering.





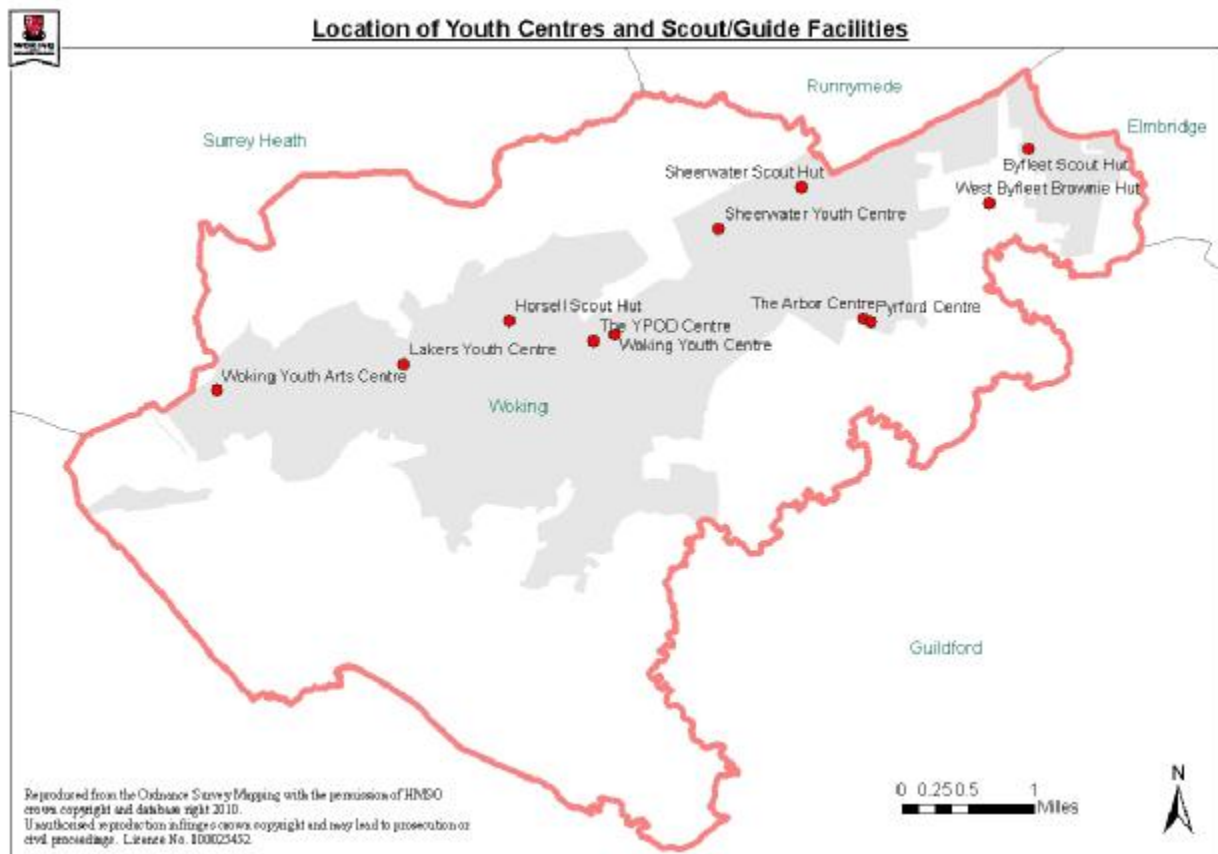


Youth provision

- 11.38 Provision of adequate social and community infrastructure to support Woking's young people is essential. Community facilities such as youth clubs provide a place for young people to meet and socialise in a safe environment and is important for a number of socio-economic reasons.

Evidence base

- Social and community facilities Audit 2011



Capacity and planned provision

- 11.39 There are currently four youth clubs in the Borough located in Sheerwater, Woking Town, Knaphill and Goldsworth Park. A key issue for young people is the ease and expense of public transport. Poor accessibility means that some young people are excluded.
- 11.40 Surrey County Council is launching a new way of supporting children, young people and their families in Surrey from April 2012. As the national funding situation worsens, Surrey County Council needs to find new ways to live within its means, and so is radically redesigning what, and how, services for children and families are delivered.

- 11.41 Over the next few years demands will increase and change, but resources will be strained, so a leaner, fitter set of services must be developed. Surrey County Council is aiming to be 'fit for the future' by continually improving what it does, but also doing less of some things and stopping doing some things altogether.
- 11.42 This context provides a unique opportunity for partnership working to reshape services for children and young people, with tough decisions ahead.
- 11.43 Surrey County Council has now confirmed what services they are planning for young people in Woking after April 2012 to improve their outcomes specifically to address areas relating to:
- More young people participating in education, training and employment
 - More young people safe from crime and anti-social behaviour
 - More quality youth work delivered locally.
- 11.44 Planned services include six key areas of deliverability:
- SCC Youth Centres – to look to a 3rd sector partner to deliver a youth work programme within SCC owned and maintained buildings, and for the such buildings to be more fully utilised in meeting the needs of young people and for local communities to be involved in their governance. SCC intentions are to maintain all of the existing four centres in Woking (Sheerwater, Woking Town, Knaphill and Goldsworth Park).
 - Neighbourhood Skills Centres – to be located in Youth Centres and run in partnership with providers of education, they will offer foundation opportunities for vocational learning directly to employment or in preparation for further education opportunities.
 - Youth Support Service – a new integrated service to increase participation in education, training and employment and to increase the number of young people diverted from the youth justice system.
 - Youth Preventative Framework – provision of a devolved budget for the commissioning of local preventative youth services in accordance with an assessment of local need and local priorities.
 - Small Grants – budget to be made available to support small organisations who rely on volunteers and who work to deliver outcomes for young people consistent with local needs and priorities.
 - Surrey Outdoor Learning and Development (SOLD) – centres at Thames Young Mariners, High Ashurst and Henley Fort will continue to be available to young people in Woking through schools, youth clubs and youth organisations. The Duke of Edinburgh Award Scheme will also be retained.
- 11.45 SCC have been running Neighbourhood Skill Centre pilots across the county with four pilots taking place within existing youth centres in Spelthorne, Camberley, Guildford and Tadworth.

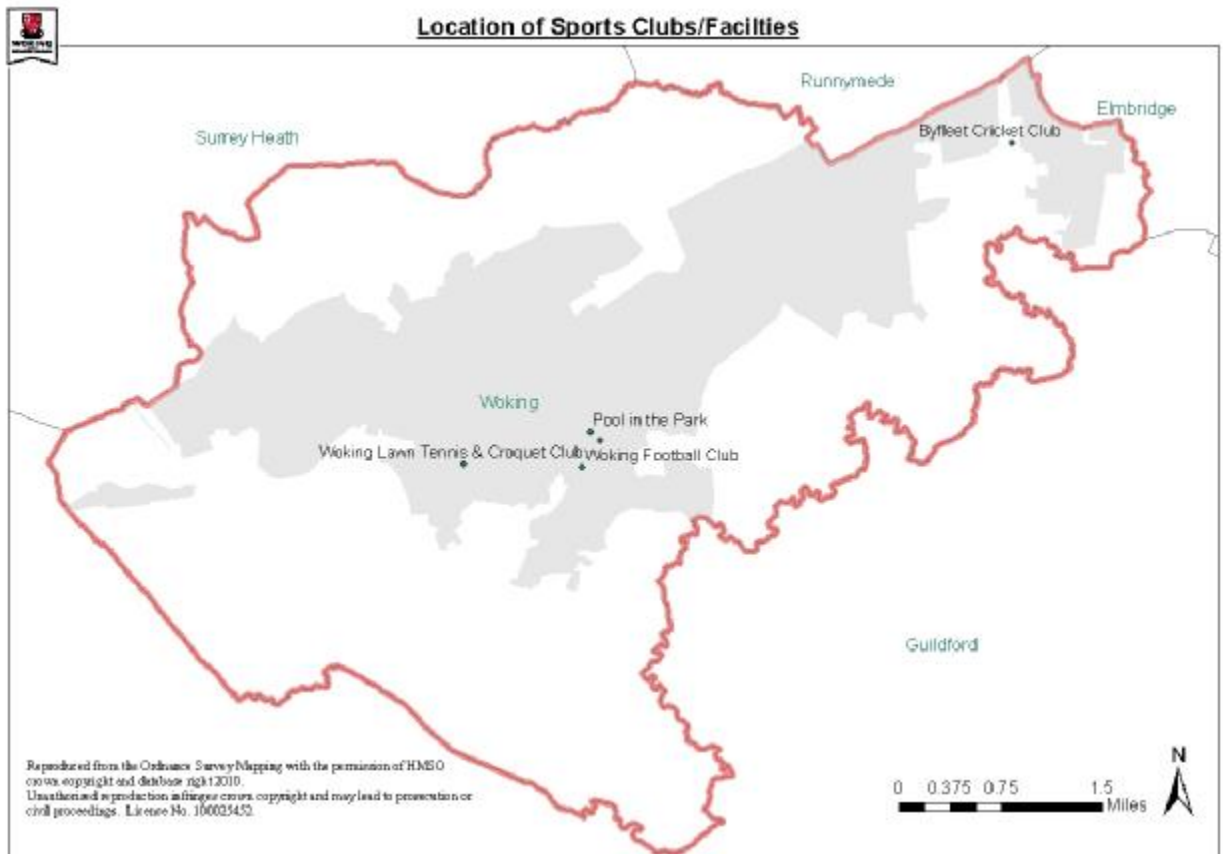
Indoor sports provision

- 11.46 Indoor sports facilities are important for the health and well-being of the population. For the purpose of this IDP, indoor sports will be defined as: swimming pools and sports halls/ courts.

- 11.47 In Woking, the primary provision for indoor sports is Woking Leisure Centre and Pool in the Park. These are both owned and managed by the Council.
- 11.48 There are also a number of private health and fitness clubs which have gyms, swimming pools and other indoor sports facilities. In addition, many local schools have indoor sports facilities, however, few of these are made available for wider community use.

Evidence base

- PPG17 Audit (2005 and 2008)
- Sports Development Plan



Capacity and planned provision

Woking Leisure Centre and Pool in the Park

- 11.49 Woking Leisure Centre has two multi-purpose exercise rooms - a ten court sports hall (the Wurlitzer Hall) and the Evolve Fitness Suite.
- 11.50 Pool in the Park has three swimming pools – a 25m competition/ fitness pool, a 16m teaching pool and a Leisure Lagoon. The estimated water space for these three pools combined is 780m².

Leisure services procurement

- 11.51 In 2009, the Council agreed to undertake a joint market test of its leisure services with Guildford Borough Council. Following a competitive procurement process, the Council selected GLL (Greenwich Leisure Limited), in partnership with Freedom Leisure Limited (both established trusts), to operate all Council-owned sports and leisure facilities starting on 1 November 2011.
- 11.52 The decision, which was taken by the Council on 14 July 2011, will result in Woking Leisure Centre, Pool in the Park, children's holiday activities and Borough pitches and pavilions, managed by the partnership on behalf of the Council. The partnership has stated they will make improvements to the existing services, with investment approaching £2 million and a saving nearing £6 million for the Council over the lifetime of the contract, which is for a 10-year period with provision for two, 2-year extension periods.
- 11.53 Planned investment at Woking Leisure Centre and Pool in the Park includes:
- 3G football pitches
 - a larger and more appealing gym with views across Woking Park
 - increased space to cater for the high demand in some activities
 - improved crèche facilities
 - improved bar and catering facilities.

Public realm

- 11.54 Public Realm are those parts of a village, town or city (whether publicly or privately owned) that are available, free of charge, for everyone to use or see, including streets, squares, parks, gardens, and a wide variety of incidental open spaces. There is a tendency to undervalue these areas, which provide the backdrop to people's daily lives. For a development to be successful, the detailing of a scheme and its public realm areas needs to be of a consistently high standard. Good quality public realm is more than aesthetically pleasing, it can also provide amenity for local residents, contribute to a reduction in fear of crime, aid movement in and between places, enhance biodiversity, create local distinctiveness and sense of place, and improve quality of life.

Evidence base

- Draft Woking Town Centre Streets and Spaces Strategy 2008

- 11.55 The Council's Draft Town Centre Streets and Spaces Strategy seeks to provide direction to the Council and developers on opportunities for the suitable creation, enhancement and repair of the public realm network of streets and spaces throughout the town centre. The strategy will ensure that all the improvements which can be achieved through individual developments are strategically coordinated, so they add up to a coherent, well planned and attractive whole, including:
- A choice of safe, attractive and accessible routes into the heart of the town centre at all times of the day, evenings and at weekends.
 - A linked network of coherent public spaces which have quality and create identity and a sense of place.
 - A legible street pattern, with active frontages, which enhances character and function but can respond to changes in retail, commercial and social needs.

- Ease of access and parking whilst increasing pedestrian priority.
- A unified selection of high quality surface material finishes street furniture and other landscape material for use in all public realm works and sites for public art.

- 11.56 To date, the Council has not undertaken any public realm audits for the other centres in the Borough.
- 11.57 Further work regarding the costs of delivering public realm improvements needs to be undertaken, including how these costs are assessed and where appropriate allocated through a tariff contribution.
- 11.58 Woking Town Centre Management Limited is a joint venture partnership between Woking Borough Council and Moyallen, established to promote and develop the retail offer in Woking Town Centre. Operating as Woking Town Centre Management Limited, the Partnership controls both central shopping centres; The Peacocks and Wolsey Place providing 700,000 sq ft of retail, leisure and restaurant space within the heart of the town.
- 11.59 With one development project delivered in 2010, a second phase is currently under construction with an anticipated Easter 2012 completion. The second phase of construction work has started on the re-configuration and extension of the Wolsey Place Shopping Centre. The project will include a new double height frontage for the Mercia Walk entrance to Wolsey Place, the reconfiguration of the former Cafe Giardino into two retail units, the addition of one new retail unit in Peacock Walk, the refurbishment of the Mercia Walk canopy and the introduction of a new partially glazed canopy over Peacock Walk between the Peacocks Shopping Centre and the new Wolsey Place development. In addition, Woking Town Square will be transformed by new quality stone paving, tapered steps, improved ramp access, public seating and a high level of low level planting and trees.

Public art

- 11.60 Public art has many potential benefits for the community, including: enhancement of the built environment; humanisation of public spaces; stimulation of discussion and debate; increasing the use of open spaces, reducing vandalism by encouraging a sense of pride and ownership; and helping to build our cultural heritage by introducing permanent public art features.

Evidence base

- Public Art Strategy 2007

Existing provision

- 11.61 Woking currently has the following public art assets, the majority of which are located within Woking Town Centre.
- Gloucester Square Fountain by William Pye. A bronze fountain on stone and brick base. Commissioned by WBC/LET as a planning benefit of the Peacocks development.

- ‘Romping Badgers’ by Reece Ingram. A figurative stone sculpture. Commissioned by WBC/LET as a planning benefit of the Peacocks development.
- Town Gates, by Alan Dawson. Colour coated metalwork on brick piers. Commissioned by WBC as a planning benefit of Barclays Bank development.
- Town Square War Memorial. A stone memorial with figurative bronze angel sculpture. Commissioned by former Urban District Council.
- ‘Martian’ Sculpture by Michael Condron. A stainless steel sculpture with hard landscape works and art metal inserts. Commissioned by WBC.
- Jet aircraft installation. Post mounted decommissioned aircraft. Commissioned by WBC.
- High Street Mural by R. Hoare & A. Potter. A board mounted painted mural depicting a scene of Victorian shops in High Street. Commissioned by WBC/ BR/ local traders.
- Station Subway Mural. A mosaic tile mural depicting locomotives. Commissioned by WBC as a planning benefit of Railtrack development.
- Victoria Way Subway Mural. A mosaic tile mural depicting scenes from H. G. Wells – ‘War of the Worlds’. Commissioned by WBC for Centenary of the novel set in Woking.
- Victoria Arch Mural by R. Hoare & A. Potter. Cold enamel individual mural panels on cut metal depicting historic images of Woking with floodlighting to each panel. Commissioned by WBC for Centenary.
- Victoria Way Market Fence Mural. A photomosaic of perspex panels of traders. Commissioned by WBC.
- Sparrow Park, Bubble Fountain. A stone fountain in a landscaped area. Commissioned by WBC.
- Woking Park Fuel Cell Mural by Allan Potter. Cold enamel on aluminium panels. Commissioned by WBC.
- Woking Park Statue of William Groves.
- The Anchor next to Centrium on Victoria Road was commissioned by Barratts as a fulfilment of their public art contribution for the development. It was created by artist Vincent Jack from Farnham.
- Launching Pegasus, on Broomhall Common, opposite the Brewery Road car park. The winged horse was sculpted from a 250-year old Oak, (irretrievably damaged by a Tornado in November 2007). It was commissioned by Horsell Common Preservation Society (HCPS) as a gift to the community of Woking and was created AD-Tree Pirates based in Somerset.
- Recycled bicycles planted with flowers are located roundabouts on Victoria Way and Brookhouse. They were commissioned by the Council to promote the first Tour Series cycling event in 2009 but became permanent features to reflect and support the Council’s endorsement of cycling.
- Woking Park Ockenden Sculpture. A composite resin sculpture on plinth celebrating the work of the Ockenden Project;

Future provision

11.62 New public art is generally funded through developer contributions secured through s106 planning obligations. There are currently commitments for:

- New Central development at Guildford Road/Bradfield Close - a water feature and other public art provision is proposed as part of the landscaped area.

Further public art provision in the external space adjacent to the Lightbox is an aspiration of the Council.

11.63 The Council's Public Art Strategy was adopted by the Council in April 2007. The strategy provides guidance on the opportunities for future investment and commissioning of public art in Woking Borough. Specifically, the strategy sets out broad locations for public art across the borough, for example, gateways, along cycle and walking routes, greenspaces, along the canal and river side and in the town and local centres.

11.64 The strategy sets out that developers will be required to make a financial contribution of between one and five per cent of the total development cost towards public art. The Council is in the process of setting up a Public Art Foundation which would manage the monies pooled for public art in the borough.

11.65 An example of the application of a 1% tariff for public art:

(Net build cost per dwelling (£1,200/m²) x Average dwelling floorspace (90m²)) = £108,000 x 0.01 = Average public art contribution of £1,080 per dwelling.

12.0 Public services

12.1 For the purpose of this IDP, the definition of public services includes:

- Waste management and disposal
- Libraries
- Cemeteries
- Fire and rescue
- Police.

Waste management and disposal

12.2 Waste is generally categorised into three waste streams; construction and demolition, commercial and industrial, and municipal. The first two waste streams are primarily dealt with by the private sector and therefore this section focuses on municipal waste.

12.3 Municipal waste in Woking is collected by Woking Borough Council and is disposed of by Surrey County Council, recycling is collected by the Council's contractor Biffa Waste Services. Surrey's Joint Municipal Waste Management Strategy (JMWMS) was adopted in 2010.

12.4 Surrey County Council is the waste planning authority for the whole of Surrey. The Surrey Waste Plan was adopted in May 2008³⁸ and provides the planning framework for the development of waste management facilities in the county for a ten year period. It comprises of:

- Core Strategy
- Waste Development and Waste Development Control Policies DPD
- Key Diagram
- Key Development Criteria
- Site Maps.

Evidence base

- Surrey Infrastructure Capacity Study, 2009
- Surrey Waste Plan 2008
- A Plan for Waste Management (JMWMS) 2010
- Waste and recycling provisions for residential developments guidance, 2009

Existing capacity

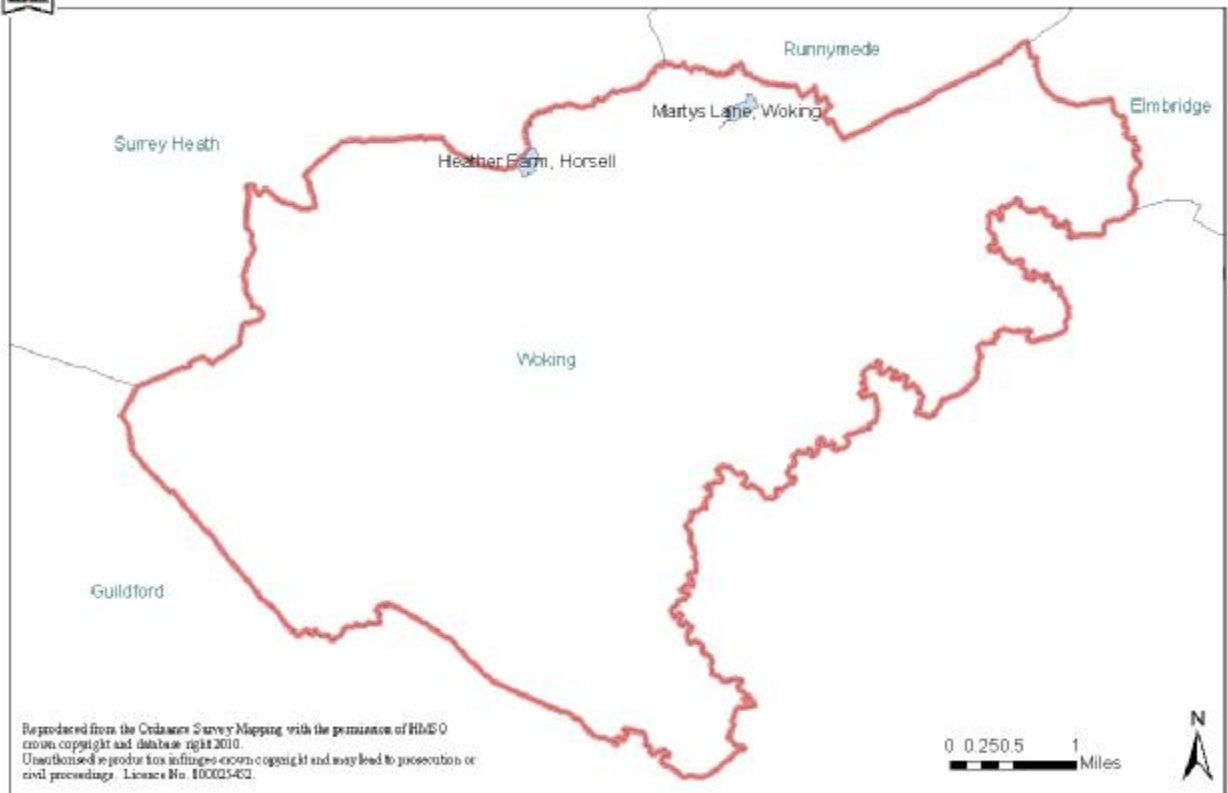
12.5 In 2009/10 in Woking, 17,849 (55.15%) tonnes of refuse was collected from fortnightly kerbside collections from 40,041 homes, and 14,515 tonnes of recycling waste (44.85%). Separate food waste collections were introduced across the Borough in 2010/11. Garden waste is also collected on a fortnightly basis; however, this is a chargeable service.

12.6 There are no waste treatment facilities or landfill sites in Woking Borough. The residual waste from Woking collections is taken to a waste transfer station at Slyfield Industrial Estate, Guildford. Co-mingled recyclables collected from the kerbside are delivered to a Material Recovery Facility (MRF) operated by Grundon at Leatherhead.

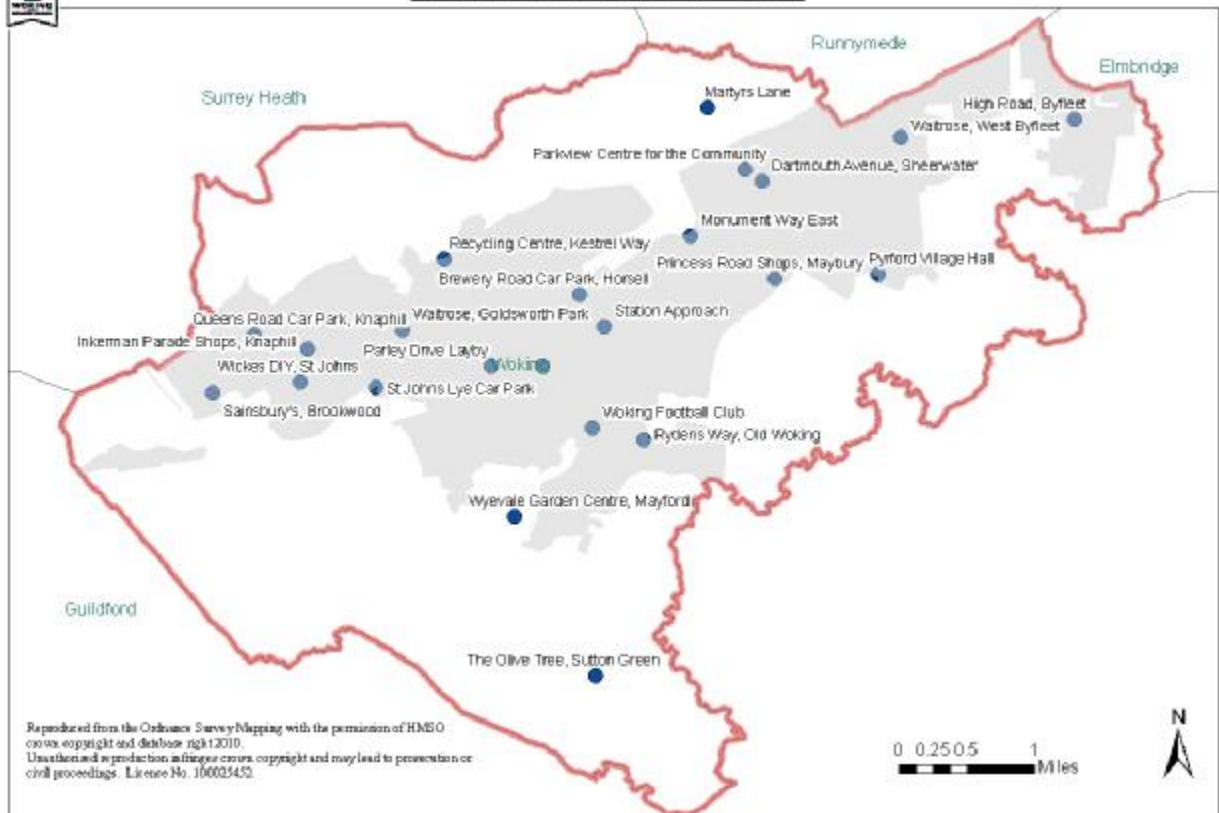
³⁸ And subsequently amended by order of the High Court in March 2009



Location of Waste Sites



Location of Recycling (Bring) Sites



- 12.7 In addition, Woking also has 23 recycling banks or 'bring sites' as shown on the map. These are currently under review by the Surrey Waste Partnership.
- 12.8 In Woking there is one civic amenity site (or community recycling centre) at Martyrs Lane which underwent refurbishment in 2010/11 to increase capacity and to enable a wider range of waste that can be disposed of at the site.
- 12.9 The civic amenity site at Martyrs Lane is allocated for recycling, storage, and materials recovery and processing. The following household waste can be deposited:
- Construction waste (limits on quantity)
 - Automotive
 - Wood
 - Electrical
 - Glass
 - Household hazardous waste
 - Household organic waste
 - Garden waste.
 - Metals
 - Other recyclables
 - Paper
 - Plastics
 - Textiles and clothing.
- 12.10 The site is 0.36ha in size and situated in the Green Belt. To the east of the civic amenity site is a former landfill of 7.42ha. There are currently no additional plans for the site over the life of Woking's Core Strategy.
- 12.11 There is also a civic amenity site close to the Borough boundary at Slyfield, in Guildford Borough. Also close to the Borough boundary, at the former Wisley Airfield, planning permission has been granted for a waste plant that will process 30,000 tonnes of rubbish a year and a composting facility.

Future demand and provision

- 12.12 Trends in the levels of household waste have been almost continuously upwards in the last 20 years, however, in the last five years the upward trend has reduced, and the last two years has seen substantial reductions in household waste volumes. This is consistent with the national picture. The Surrey Waste Partnership (responsible for preparing the JMWMS) has a target to reduce municipal waste by at least 30,000 tonnes by 2013/14 and to increase the amount of waste recycled, re-used or composted to 70% by the same year (compared to a national target of 45% by 2015).
- 12.13 The former mushroom farm at Heather Farm, Horsell was identified for use for waste recycling, storage, materials recovery and processing (excluding thermal treatment). The site is 6.46ha in total. Although designated for waste uses in the Surrey Waste Plan 2008, the site is now in the ownership of Horsell Common Preservation Society and will be used for community and conservation purposes linked to the Horsell Common SSSI and Special Protection Area.
- 12.14 Following the change in land ownership at Heather Farm it is extremely unlikely that this site will be put forward for waste use, although the site remains in the Surrey Waste Plan.
- 12.15 The Surrey Waste Plan includes sites across the County with potential for waste management facilities. In Woking Borough, the sites are:

- Avro Way, Brooklands Trading Estate, Byfleet Woking/Elmbridge
- Byfleet Industrial Estate, Oyster Lane, Byfleet Woking
- Monument Bridge East Industrial Estate, Woking
- Goldsworth Park Industrial Estate, Woking
- Sheerwater Industrial Estate, Woking.

12.16 It is expected that some appropriate sites will become available throughout the plan period and that the waste management industry will bring them forward for development.

12.17 It is important that new developments are designed in a way which provides adequate space for bin storage. The Council has published guidance on this matter³⁹. The key points are as follows:

- Proposed waste and recycling management arrangements for developments are required to be submitted to and approved in writing by the Local Planning Authority prior to any development taking place. Such details as may be agreed shall be implemented and retained thereafter. This will ensure space on site is secured for storage of waste receptacles, confirm the appropriate number and style of receptacles will be supplied by the developer and secure details of how the collection will work in practice.
- In the interest of amenity and to ensure a more satisfactory form of development, no development shall take place until details of the siting and means of enclosure of refuse bin storage areas have been submitted to and approved in writing by the Local Planning Authority. The bin stores and facilities shall then be provided in accordance with the details so approved prior to the first occupation of the development and retained thereafter.
- Developers are expected to contribute all the costs of waste and recycling infrastructure where the need for those facilities arises directly from the development.
- Developers will be required to cover all the costs of providing new bins and home composters required by the residential development.
- New developments should provide safe and convenient facilities for residents to recycle and dispose of their waste.
- Facilities for waste and recycling collection should be designed into new developments.
- An integrated approach to waste and recycling collection helps contribute to sustainable waste management and waste minimisation.

12.18 Surrey County Council has stated that the additional waste generation from new dwellings in the Borough will be far outweighed by current trends demonstrating substantial reductions in household waste volumes and consider that additional waste provision may need to be provided.

³⁹ <http://www.woking.gov.uk/environment/wasterecycle/householdwaste/goodpracticeguide.pdf>

Libraries

(Awaiting confirmation from SCC on developer contribution formula)

- 12.19 Public libraries meet the wide social, educational, cultural and information needs of communities, ensuring they are both economically and socially successful. Libraries provide free access to books, information, Information technology (IT) and opportunities for learning. The future delivery of the library service nationally has been under review over the last year due to cuts in public spending.
- 12.20 In Surrey, a public value review of library services was carried out in 2010-2011 during which all aspects of the service were reviewed and a strategy developed for the library service. The Public Value Review and recommendations were agreed by Cabinet on 1 March 2011. The review report states that the Government is currently supporting 36 libraries authorities to explore new ways of delivering the service more efficiently through the Future Libraries Programme. Ideas being explored include transferring control of some library services to communities to run, merging services provided by different authorities into one cross-boundary service and locating libraries in retail stores. Some of these ideas are already in development in Surrey e.g. use of IT, developing a model of community partnered libraries and greater sharing of services across boundaries.

Standards for library provision

- 12.21 Surrey County Council has a statutory duty to provide a 'comprehensive and efficient library service', for all persons desiring to make use of it under the Public Libraries and Museums Act 1964. The precise size and scope of the service is not specified, and there is no national strategy guiding the library service. Recommended standards for libraries were provided by the Museums, Libraries and Archives Council, however this organisation is currently being wound up and transfer of its functions has not yet been communicated. The MLA standard proposes a minimum of 30m² of public lending space per 1,000 population. Catchment areas for libraries are not firmly defined, although as a general rule it is recommended that the population should be no more than 2 miles away from a static library.
- 12.22 Surrey's library service currently operates a network of 52 libraries, and members can borrow books from any of these and then return them to any branch they choose. Although many customers are loyal to just one branch, it is often the case that, for convenience, people choose to use the library nearest to where they work or shop and as a result, library customers often use more than one library branch.

Current usage

- 12.23 In 2009, almost half of all residents in Surrey visited a public library, placing Surrey in the top quartile when compared with other counties. The service has 220,396 'active'⁴⁰ borrowers, out of a total of just under 400,000 registered members. There has been a 6.5% reduction in the number of active borrowers in Surrey since 31 March 2005. The decline nationally (England and Wales) has been more severe at 12.5% over the same period. Usage patterns for libraries in Woking Borough in 2009/10 are set out in Table 12.1 below.

⁴⁰ Based on the annual national survey of library use for National Indicator 9.

Table 12.1: Library usage patterns

Library	Total Book Issues	Including audio-visual	Rate of decline over last 3 years
Woking	353,346	380,249	- 19.2%
Knaphill	73,422	380,249	+ 116.3%
West Byfleet	51,102	54,232	-16.7%
Byfleet	29,969	31,417	-12.5%

Current level of provision

12.24 There are four libraries within the Borough located in Woking Town Centre, Knaphill, West Byfleet and Byfleet. Table 12.2 sets out the floorspace provision for the four libraries.

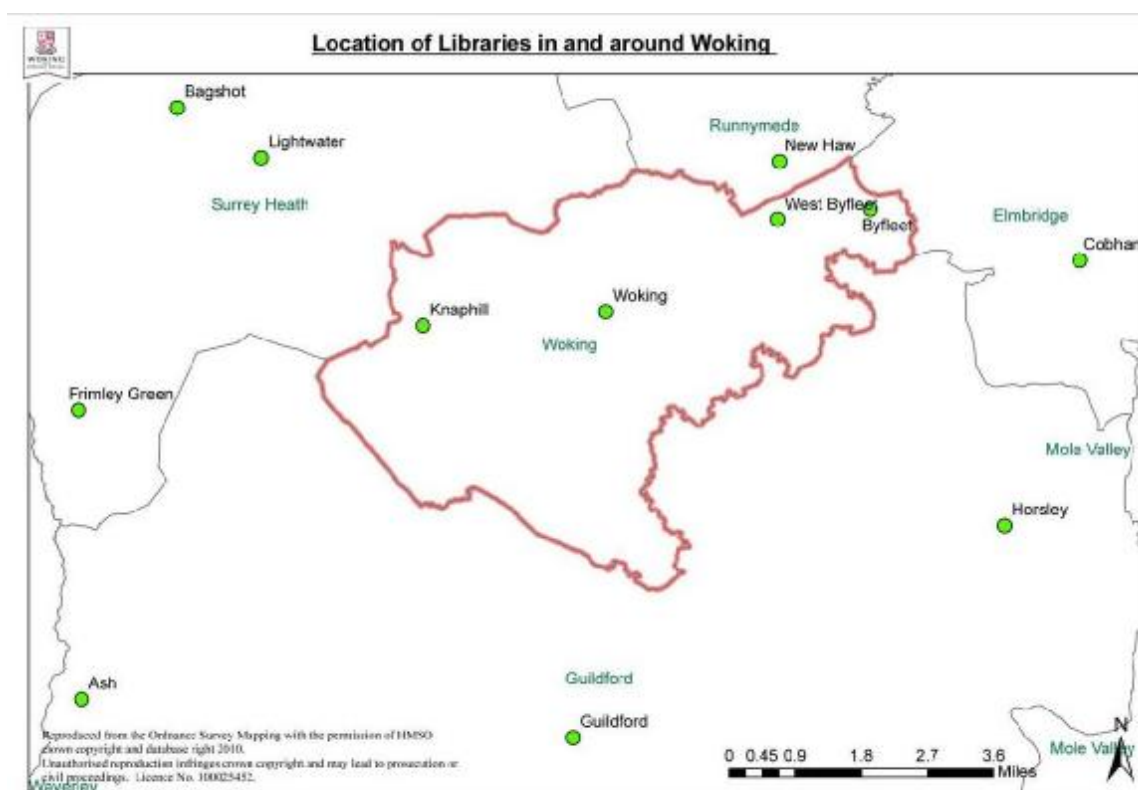
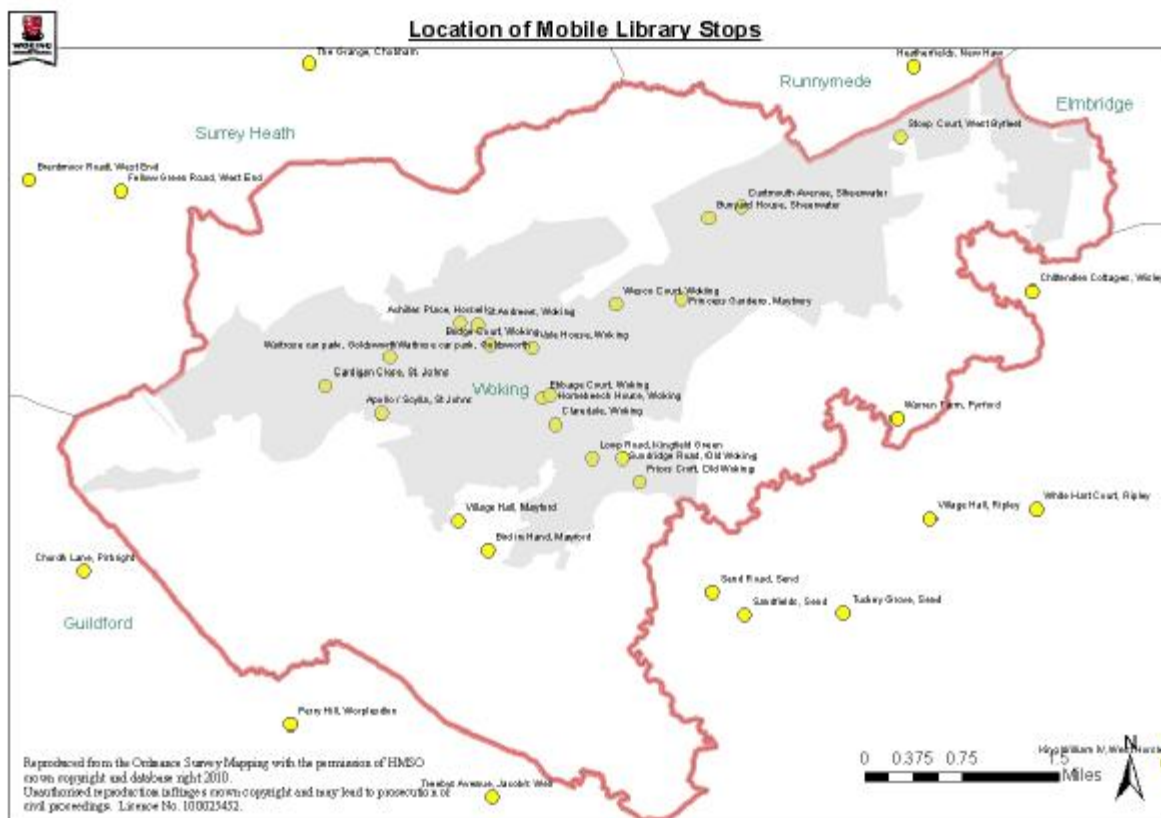


Table 12.2: Library floor area

Library	Lending area m ²	Non-public areas m ²	Total area m ²
Woking Town Centre	1,509	331	1,839
Knaphill	241	79	320
West Byfleet	159	32	191
Byfleet	191	50	241

Source: SCC library services

12.25 Mobile library services are currently provided in Woking Borough through public stops and services to residential homes and sheltered housing. The public stops are sited in Goldsworth Park, Kingfield Green, Mayford, Onslow, Sheerwater, St Martha's, West End, Horsell, Maybury, Old Woking, Pyrford, St John's, West Byfleet and Woking.



12.26 The following sections set out in more detail for each library:

- The qualitative provision of existing facilities
- Current provision against MLA standard
- Potential plans for future provision, if any.

Woking Town Centre library

12.27 The Town Centre library has not been refurbished but is currently in good internal and external condition, notwithstanding the need for normal wear and tear replacements. Opening hours are Monday to Saturday. In addition to a very good stock of books the library also contains DVDs, newspapers, large print and talking books, music CDs, public internet terminals, a photocopier, fax service, printer, supernova, scanner, CD/DVD rewriter, digital printing kiosk, bus information desk and events and activities. Events and activities include services for children and teenagers and health and well-being talks and workshops.

12.28 Against MLA standards Woking Library is 374m² under-provided and should have 1,883m² of lending space. However this standard is based on resident population and the library services a wide customer base, including businesses and shoppers. Woking is currently the busiest library in Surrey.

12.29 In 2007/2008, several improvements to meet the demands of the forecast additional resident and workplace population were identified for Woking Library including - additional book stock (£43,500) and ICT upgrades and enhancements (£50,000) giving a total cost of £93,500. These improvements have not been implemented.

12.30 On 04/10/2010 planning permission was granted for the change of use of the library entrance area to provide a restaurant and the formation of a new library entrance through extensions adjacent to Gloucester Walk and provision of a new library mezzanine floor to provide staff facilities. The proposed library reconfiguration has been

planned to maintain its current level of service, despite a slight reduction in floor area of just under 7m².

Knaphill library

- 12.31 The current library at Knaphill relocated to a fully refurbished facility in April 2007. The library currently opens Tuesday to Saturday and is shut on Thursday afternoons. In addition to a good stock of books the library also contains DVDs, newspapers, large print and talking books, 5 public internet terminals, a photocopier, fax service, printer and events and activities. In addition to library activities and events the library is also used for a police surgery which takes place approximately once a month.
- 12.32 Against MLA standards Knaphill library is 50m² undersized. Despite this the new library has experienced a significantly higher level of usage than the old facility. Library Services consider that this facility is adequate to serve the local population at this time.

West Byfleet library

- 12.33 West Byfleet library building, currently leased from Woking Borough Council, is of an unusual round design, and is located in the centre of a busy public car park. The library currently opens on Tuesday, Thursday, Friday and Saturday. In addition to a good stock of books the library also contains DVDs, newspapers, large print and talking books, public internet terminals, a photocopier, fax service, printer, coffee machine and events and activities.
- 12.34 Against MLA space standards West Byfleet library is currently on target. In 2007 Library Services identified several improvements that will be required for West Byfleet Library, in order that it is able to meet additional demand created by new development. These included - additional book stock (£5,000), an additional internet terminal workstation (£2,650), hardware, software and workstation for assistive technology (£2,290) and ICT upgrades (£14,500), giving a total cost of £24,440. There are no firm plans to implement these improvements at present.

Byfleet library

- 12.35 Byfleet library underwent a complete refurbishment approximately 18 months ago. Improvements have included a replacement roof, works on the plumbing and heating systems, works to bring the library up to the required accessibility standards of the Disability Discrimination Act and works to improve the interior of the buildings. The Library currently opens on Tuesday, Friday and Saturday. In addition to a good stock of books the library also contains DVDs, newspapers, large print and talking books, public internet terminals, a photocopier, fax service, printer, a local family history centre and events and activities. In addition to library activities and events, the library is also used by the scrabble club, bridge club and Heritage society.
- 12.36 Byfleet library is currently 20m² undersized against MLA standards. In March 2011 the Public Value Review recommended that 11 less cost effective libraries should be made more sustainable by engaging the energy of the community in delivering services through the formation of community partnerships and volunteering. Byfleet was one of the 11 libraries chosen. The local management of community partnered libraries will be transferred to local organisations. However, the libraries will remain within the County network and be fully supported by the provision of buildings, books and other resources, Information technology and advice and guidance. A consultation within these communities has been launched looking for potential partnerships with an initial review date of 30th June.

Mobile library

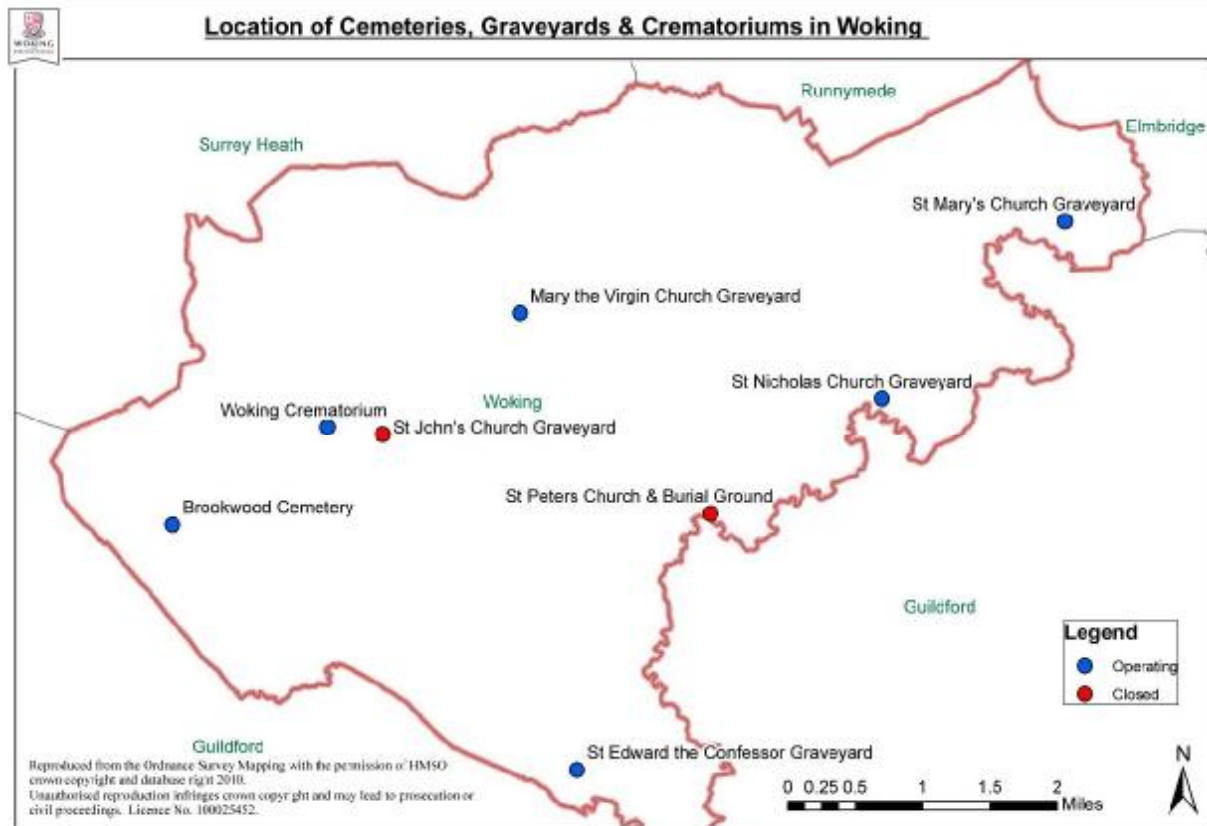
- 12.37 The mobile library service serves communities that are more than two miles from a static library. Any stops which achieve an average of less than ten book issues per visit are considered for withdrawal. The length of each visit is determined by the formula of 1.5 book issues per minute. Sheltered housing complexes receive a visit of at least 20 minutes every four weeks. Residential homes are served by a single dedicated mobile library. Exchange of stock is made every three months. In 2007 the following need for additional mobile library facilities was identified - new library for additional and extended stops (£80,000) and additional book stock (£20,000), giving a total cost of £100,000.
- 12.38 The mobile library service has suffered a prolonged and steep decline in use, hence the decision by Surrey County Council to close the service from 30th September 2011. The service is to be replaced with an alternative personalised service for people who cannot access the usual library service. The development of this service is currently under consultation with users.

Demand for facilities in the future

- 12.39 Woking currently has around 424m² less library floorspace than is recommended by MLA standards to serve its population. New residential and commercial development and the consequent rise in the resident population and number of workers will impact the demand for library services. The projected rise in the resident population alone, to 2027, is estimated at 11,500 and as labour supply is projected to grow at a slower rate than total employment Woking is expected to be a net importer of over 12,000 employees by 2026. Based on current MLA standards, the increase in resident population alone would result in an overall shortfall in lending space by 2027 of approximately 769m².
- 12.40 This shortfall in lending space however needs to be considered in the light of a reduction in the number of 'active' borrowers and the rapidly changing nature in which library services are being accessed through increased public interest in and use of virtual services. The government is consistently turning all forms of public activity over to on-line access and libraries already have a key role in providing equipment training and skills for people to access these services. Information technology rather than the need for larger libraries is the key area where current provision will be under pressure, although space will be required for IT suites and wi-fi lounge spaces. These resources will have to expand to meet demand and be accessed from anywhere providing a 24/7 virtual library service. Given their increasing scope, libraries and library sites present and future, will be key in the development of community hubs where a range of useful and relevant services to residents are supplied from one central location.
- 12.41 The aging population, and provision of services through 'Library Direct', which will provide ways for people to use the service who cannot access a static library will also be under pressure. Work in gaining and improving literacy for children and adults is also increasing as is the involvement of libraries in personalized social care. In terms of locational coverage, Maybury and Sheerwater is a priority area for Surrey County Council. This area is currently served by the mobile library service, but given the closure of this service it is considered that development of a community partnership library facility within a pre-existing community building should be considered. This type of provision may be a more cost effective option for service delivery, rather than a mainstream library, given the proximity of the area to Woking Town Centre.

Cemeteries

- 12.42 There is a statutory duty under the Local Government Act 1972 and the Cremation Act 1902 and 1952 for the disposal of the dead; however this does not have to be provided by a local authority. Section 214 of the 1972 Act gives the Council the power to provide for the disposal of the dead or contribute towards the expenses of another provider (where provision is made for local residents), however where existing provision exists the Council is under no obligation to do either.



Current provision within the borough

- 12.43 Provision for burial and creation within Woking Borough is provided by the following facilities. In addition, use is made by former residents of facilities in neighbouring boroughs and sometimes further afield.

Woking Crematorium

- 12.44 Woking Crematorium was the first crematorium built in the UK in 1878, although the first cremation did not take place on the site until 26th March 1885 due to local opposition. The site currently occupies approximately 4.9 ha of space and the buildings are Grade II listed.
- 12.45 This facility is able to accommodate demand from the local area with the majority of clients being former residents of the Borough. There is no differential in charges for residents and non-residents.

Brookwood Cemetery

- 12.46 Brookwood Cemetery is a privately owned cemetery and covers a total area of 143ha. Opened in 1854, it remains the largest cemetery in the UK and was listed as a Grade I Historic Park and Garden in June 2009. Since opening, over 235,000 people have been buried there. Due to its size, there is considerable capacity remaining at the cemetery. Reduced prices exist for residents of the Borough, and for some burial plots, people living within a 17 mile radius of the site.

Church graveyards

- 12.47 There are a number of churches within the Borough providing burial grounds. In many cases provision comprises a closed cemetery surrounding the church which is only used for burial for family members with existing family plots, and a new open cemetery, usually adjacent or close to the closed one. Some graveyards which are closed for burial have gardens of remembrance for the interment of cremated remains. The following churches have open cemeteries which are usually reserved for parishioners:
- St Mary's Church, Byfleet (there is approximately 30 years of supply). The Church also owns additional land nearby originally allocated for burial which is currently in sport/recreational use.
 - St Nicholas Church, Pyrford.
 - St Mary the Virgin Church, Horsell (there is still approximately two years capacity with the graveyard surrounding the church, and an estimated 10 years supply of land for the interment of cremated remains).
 - St Edward the Confessor, Sutton Park. There are three sections to the graveyard – the original cemetery which is only used for existing family plots, the burial ground given by the Duke of Sutherland which is almost half full, and a new consecrated burial ground purchased by the church approximately six years ago but currently used for recreational purposes. This is thought to have an estimated capacity of 1,500 plots. This graveyard is for use by Catholics from the parish and neighbouring parishes.

Closed cemeteries

- 12.48 There are five closed cemeteries in the borough which are open for recreation in addition to visits by the bereaved. These include:
- St Peters Church, Old Woking
 - Burial Ground, Old Woking
 - St Mary's Church, Byfleet
 - St Nicholas Church, Pyrford
 - St Johns Church, St Johns.
- 12.49 Cemeteries (closed and operating) have a role in recreation provision. PPG17 gives recommended thresholds for public access to cemeteries for recreation of 5,000m for cemeteries greater than 20ha and 800m for cemeteries of less than 20ha. Brookwood cemetery alone provides access for approximately half the borough.

Memorial gardens

- 12.50 A number of churches have memorial gardens for the interment of cremated remains.

Current provision adjacent to the borough

Crematoria

- 12.51 Generally any member of the public is able to choose a crematorium irrespective of where they live. Due to their location, the following crematoria are sometimes used by residents of the Borough. In most cases fee charges are the same for residents and non-residents of the respective Borough.
- Guildford Crematorium
 - Aldershot Crematorium
 - East Hampstead Park Cemetery and Crematorium (Near Bracknell)
 - South West Middlesex Crematorium, Feltham.

Cemeteries

- 12.52 There are a number of cemeteries surrounding the borough. In most cases fees are double for non-residents of the borough.
- Stoke Cemetery, Guildford Borough
 - Send Cemetery, Guildford Borough
 - Chobham Cemetery, Surrey Heath Borough

Cremation verses burial

- 12.53 Cremation did not become popular until after the Second World War. However it was not until the late 1960's that Cremation became the principle means of disposal of human remains. For the last decade, rates of cremation in the UK have remained relatively stable with around 70% of deaths followed by Cremation, although the figure has recently risen to 73%. In the UK, only a few groups including Muslims, Orthodox Jews, Greeks and Russians actively oppose cremation.

Adequacy of supply over the lifetime of the Core Strategy

- 12.54 The facilities in the Borough are considered adequate to serve the needs of residents for the period of the Core Strategy. In addition, residents are also able to access facilities in neighbouring Boroughs although costs may differ.

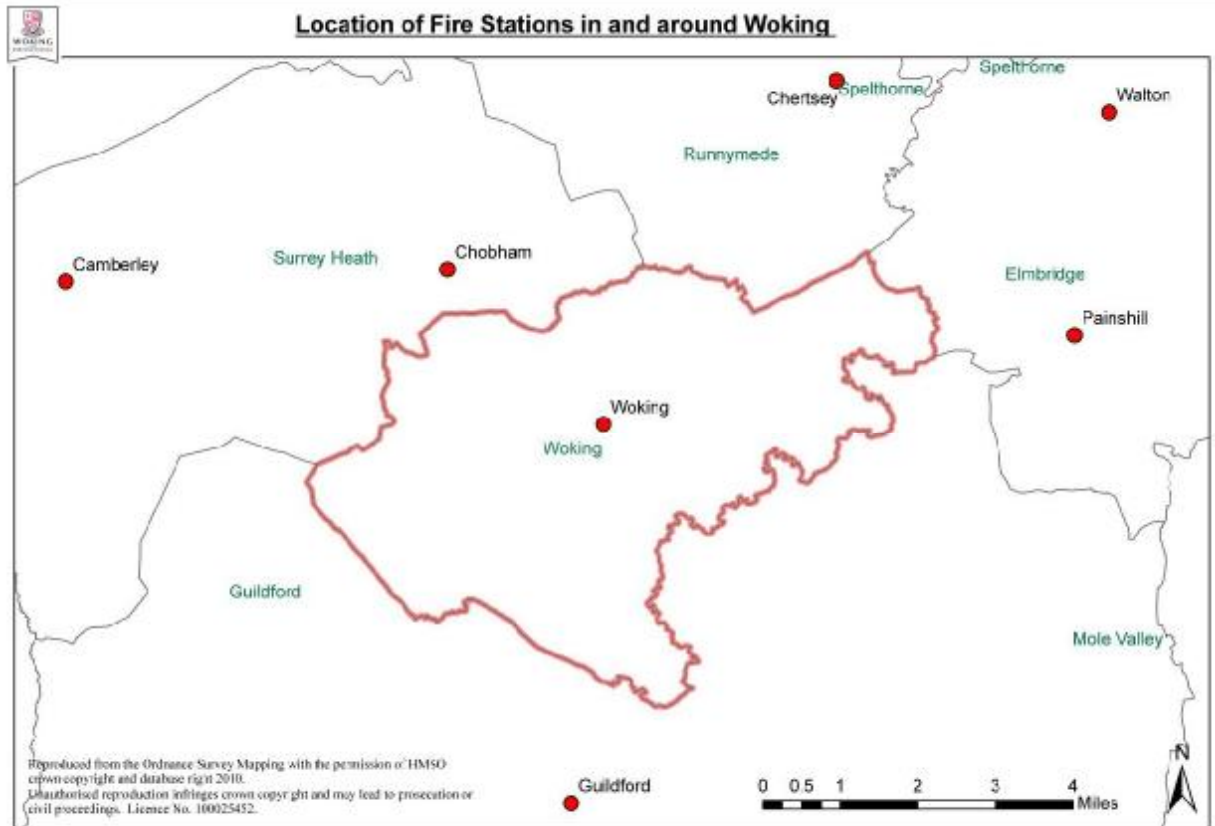
Fire and Rescue

- 12.55 Surrey Fire and Rescue Service (SFRS) provide emergency response services and community safety advice across Surrey County. Fire stations are managed by Surrey County Council and SFRS work with the Council's Estates Planning and Management team to prioritise repairs, maintenance and refurbishments.
- 12.56 Service delivery is divided into three geographical areas each with dedicated area teams. Woking is covered by the West Area Team in addition to Guildford, Surrey Heath and Waverley.

Evidence base

- Draft Public Safety Plan 2011-20
- Surrey Study of Emergency Fire Cover 2010

- SFRS Woking Borough Plan 2010-11
Surrey Infrastructure Capacity Study 2009



Current provision

- 12.57 Woking Borough contains one fire station located on Victoria Way in the town centre. The current location is not considered ideal due to the constraints of the footprint and its location on a busy intersection. A conditions assessment was carried out by Mouchells in January 2009, commissioned by Surrey County Council Estate Planning and Management (SCC EPM) as part of preparatory work for a PFI bid. The fire station currently has two fire engines and one Landrover.

Response standards

- 12.58 In 2004, the Government withdrew the national standards for fire cover that determined the response to fires based on the risk to property from fire. In 2006 SFRS introduced the use of 'Surrey Response Standards' that prioritise the service's response to people instead of buildings; promoting a major step-changes in the way the service plans the use of its resources. The Surrey Response Standard is one fire engine in eight minutes or two fire engines in 12 for 75% of the population. The SFRS 2008/9 Safety Plan states that 'prevention is better than cure' and emphasises that the service wants to try and protect buildings and prevent as many incidents as possible, which will involve reinvesting staff capacity.
- 12.59 Surrey County Council set a target to improve the percentage coverage based upon rationalising fire station locations. The draft Public Safety Plan (PSP), which has been

through public consultation, with the final plan due for approval by the Surrey County Council Cabinet on 21st June, is proposing a revised standard that moves away from the use of population as this does not recognise the significant risk that of road network. Currently the proposal is for one fire engine within 10 minutes and one within 15 minutes on 80% of occasions. The modelling has assessed the correlation between population and risk and whilst that correlation is apparent, the correlation between population and where people are killed or injured is not significant.

- 12.60 It is also worth noting that although population growth is recognised as a factor in assessing need, particularly relating to traffic density, the current levels of growth have to be set against a reducing trend in the number of incidents attended from over 15,000 in 2001/02 to less than 12,000 in 2009/10.

Future needs

- 12.61 SFRS employed ORH, a specialist planning and modelling consultancy for healthcare and emergency services, to assist with planning for future resources and to verify the standards of emergency cover in Surrey. The ORH work uses a sophisticated modelling programme that analyses historical incident activity (over seven years) to predict future workload and optimised locations for fire and rescue. The work has contributed to the Public Safety Plan which sees Woking with one fire engine instead of two. The standard of emergency cover proposed is met by this configuration due to the support provided by fire engines from surrounding stations.
- 12.62 There are currently no plans to relocate Woking Fire Station, although within the timeframe requested the potential for relocation will exist. The Fire Authority is willing to consider potential changes to the location of any of their fire stations.

Surrey Police

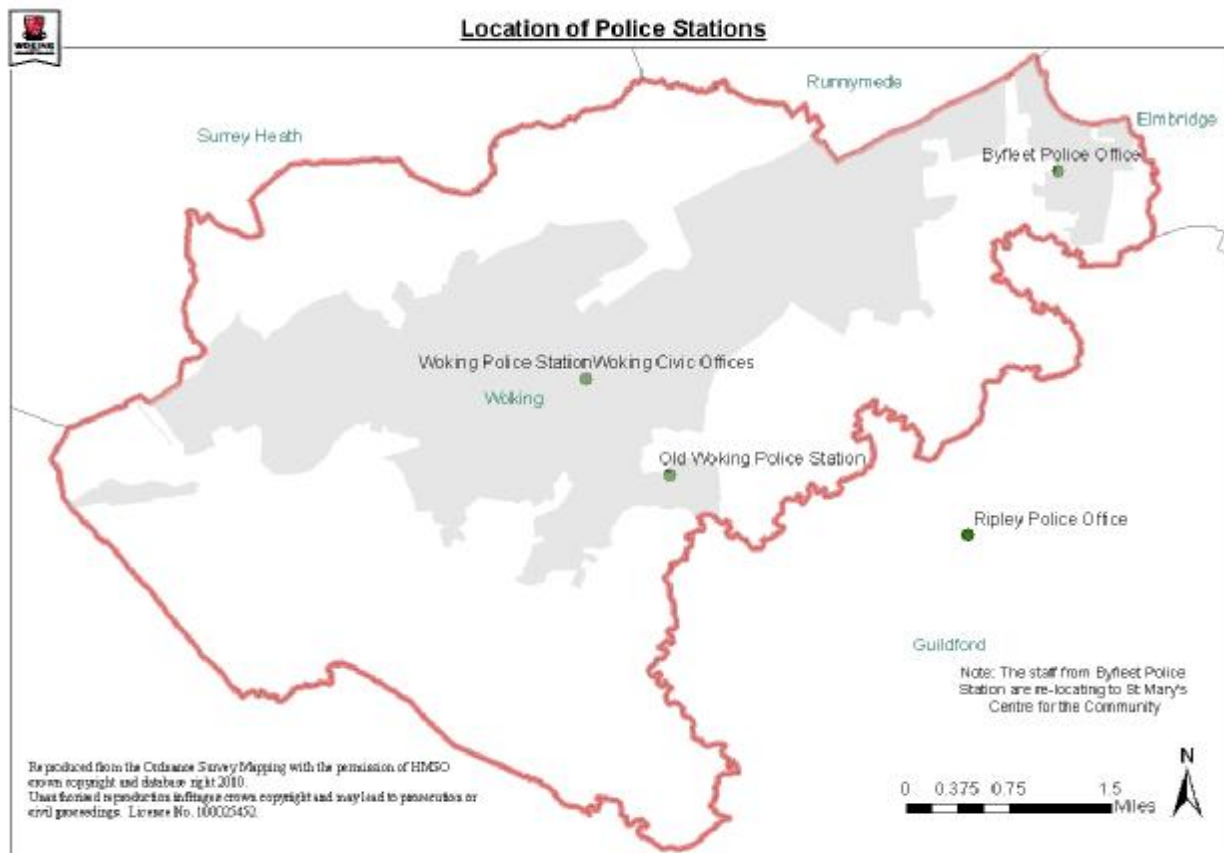
- 12.63 Surrey Police Authority (SPA) is an independent body which sets the budget and operational targets and priorities for Surrey Police.

Evidence base

- Surrey Infrastructure Capacity Study 2009
- Surrey Police Authority Business Plan 2011
- Local Policing Plan 2011-14

- 12.64 Woking has one police station (Byfleet village police station has recently closed). Surrey Police headquarters is located in Guildford. Woking's Police neighbourhood officers regularly hold 'surgeries' in public locations (such as supermarkets) and community buildings (such as churches and libraries) in various locations around the Borough.
- 12.65 In January 2008, a number of police personnel, mainly the Police Neighbourhoods teams, relocated to Woking Borough Council's Civic Offices in the town centre. Woking is believed to be one of the first local authorities in the South East to implement this partnership approach model of working which sees the Council's Community Safety and Neighbourhood Officers working together with the police and PCSOs in a shared office space.

- 12.66 Surrey Police do not have service standards which set a number of police officers per head of population (or number of households) as staffing numbers are dependent on a number of socio-demographic factors. However, in 2007/08, staffing levels showed that there was an average of 1 police officer per 547 population, and 1 police officer per 222 households across the county. Planning for an increase in police staffing as a result of increased population arising from new residential development is complex and will, for example, depend on the type of homes being built and where. It is therefore not possible to state how many additional police staff will be required over the Plan period, but this will be kept under review.
- 12.67 Government funding for policing is being cut by 20% over the next four years. Surrey Police has set out its programme for delivering its services in a time of serious resource constraints in the Local Policing Plan 2011-14. This includes moving from a traditional geographic structure to one which seeks to be more effective and efficient through staffing changes (a reduction in the number of senior officers and reorganised support functions) and the rationalisation of the police estate, while at the same time increasing the number of front line officers.
- 12.68 In addition, the police will also undergo a change in governance structures in 2012, with police authorities being replaced by directly elected Police and Crime Commissioners.
- 12.69 The rationalisation of the police estate will have specific spatial implications for Woking Borough over the coming years in terms of the potential release of public sector assets and the developing use of community facilities.



13.0 Utility services

- 13.1 This section provides an analysis of the following utilities:
- Gas supply
 - Electricity supply
 - Combined heat and power (CHP) supply
 - Water supply
 - Waste water treatment
 - Telecommunications.
- 13.2 All utilities services are provided by private companies on a sub-regional basis, which are not coterminous with any public sector boundaries. Each industry has a Regulator which controls their charges to the consumers, and seeks to establish pricing regimes for five-year periods.
- OFGEM – regulates gas and electricity markets.
 - OFWAT – regulates water and sewerage providers.
 - OFCOM – regulates the media and communications industry.
- 13.3 Regulators' main concern is price control for existing customers. Given that housing completions are difficult to predict, ensuring that the funds for investing in providing for additional infrastructure to serve new households are available may mean ensuring that infrastructure is provided ahead of need. This would raise prices and is not generally supported by regulators.
- 13.4 Provided that the utility companies and the regulators agree at the beginning of the price-setting process that investment is needed within the five year period to support additional growth, the investment can be tied into the rolling programme of asset replacement. However, any requirements for utility investment which arise after the conclusion of the price setting exercise have to be financed by external sources, such as developer contributions or specific grants.
- 13.5 The following utilities providers service Woking Borough:
- Gas supply – Scotia Gas
 - Electricity supply – EDF Energy (UK Power Networks)
 - Combined heat and power – Thameswey Energy (not regulated)
 - Water supply – Veolia Water (Three Valleys)
 - Waste water treatment – Thames Water.
- 13.6 By nature, private utility companies are cautious about revealing their investment plans. Further information about regulators, price setting and investment can be found in the Surrey Infrastructure Capacity Study 2009.

Evidence base

- Surrey Infrastructure Capacity Study 2009
- Woking Utilities Infrastructure Report 2010
- Climate change and decentralised, renewable and low carbon energy evidence base 2010 and 2011
- Scotia Long Term Development Statement 2008
- Veolia Central Water Resource Management Plan 2010
- Thames Water Asset Management Plan 5

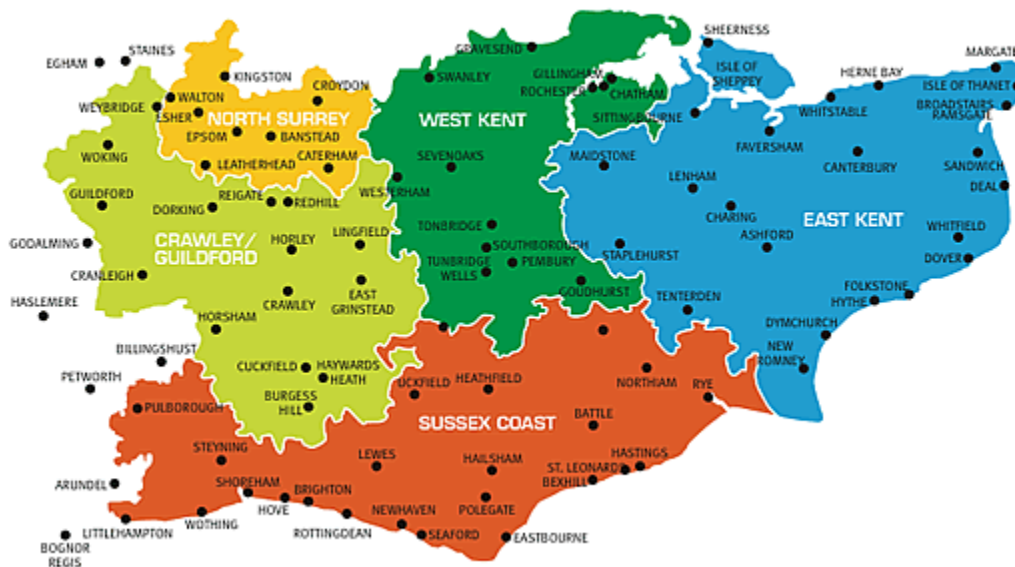
Gas supply

- 13.7 There are eight gas distribution networks (GDNs) which cover separate geographical regions of Britain. There are also a number of smaller networks which are owned and operated by Independent Gas Transporters (IGTs). These networks are protected by Ofgem.
- 13.8 Scotia Gas Networks (SGN) is responsible for both the transmission and distribution infrastructure in the whole of Surrey. The gas within the mains is not necessarily owned or supplied by SGN. It should be noted that while SGN is responsible for the entire area's supply and distribution network currently, there may be 'networks' (connected in the County to SGN's Distribution Network) developed, owned and operated by IGTs (Independent Gas Transporters).
- 13.9 The Scotia Long Term Development Statement for Scotland Gas Networks and Southern Gas Networks sets out the assessment of the long term development of the company's two gas transportation systems (Scotland Gas Networks and Southern Gas Networks) in terms of future demand and the consequences for investment in the Networks.
- 13.10 Long-term demand forecasts are based on Demand Statements provided to Scotia by Xoserve and subject to detailed and complex modelling.
- 13.11 Scotia is continually developing its distribution systems through investment in mains, services and associated plan and machinery.
- 13.12 There are no major infrastructure projects planned for Woking Borough in the Long Term Development Statement 2008.
- 13.13 In terms of responding to the future needs generated by the strategic sites in Surrey, the gas company would have to take the site through the connections process to determine if it will require reinforcement (an upgrade to the means of supply) and to determine if the cost would be carried by the developer or would be absorbed by Scotia Gas Networks.

Electricity supply

- 13.14 There is a national system for electricity generation and distribution. Power is taken from the National Grid at various interface substations. The power is then distributed by two firms - EDF Energy (UK Power Networks) and SSE Energy across Surrey via lines and cables to their own grid substations which in turn distribute on a more local basis via a network of primary substations.
- 13.15 EDF Energy covers the whole of the Woking area as part of its 'Hub 2 South East England' region. EDF has reported that they are adjusting to the recession by adjusting the forecasted load growth across the majority of the network (with the exception of London City and the Thames Gateway) over the next few years. The network capacity in Surrey is considered to be sufficient to cater for existing customer demand and there are no gaps in existing provision.

Hub 2 South East England



- 13.16 EDFs asset replacement programme for Surrey 2009-2020 provides an opportunity to consider future requirements arising from new customers as a result of new developments. In particular, it provides an opportunity to consider connections to green and renewable energy sources.
- 13.17 In Surrey, the majority of asset investment is driven by the need to replace plant that has reached the end of its serviceable life or has been over taken by the increase in load. In either case, the policy is usually to replace with increased capacity which by definition will go a long way to cater for additional demand generated by new developments.
- 13.18 In Woking, a new substation is planned for the period 2010-2012 at an estimated cost of £16.7m. The details of this are not known at this stage and it is likely that any development will be within EDFs permitted development rights as a statutory undertaker.
- 13.19 Any additional infrastructure required to enable development in the future will be funded by the developer and any improvements will be funded by providers if necessary.

Combined heat and power supply

- 13.20 Combined heat and power (CHP) is the use of a heat engine or a power station to simultaneously generate both electricity and useful heat. All power plants produce heat when electricity is generated. This is normally wasted because it is released into the natural environment through cooling towers. Up to two thirds of the overall energy generated is lost in this way. Instead CHP captures some or all of the by-product heat which is used for heating purposes or as hot water for district heating.
- 13.21 The energy and heat generated by CHP plants is generally used locally and therefore it avoids the energy losses when electricity is transmitted and distributed long distances around the National Grid to the end user. These losses are normally around 7%. CHP

plants can be as much as 95% efficient compared to coal-fired power plants which are around 38% efficient.

- 13.22 Thamesway Energy Limited is a joint venture company, 90% owned by Thamesway Limited, the energy and environmental services company, wholly owned by Woking Borough Council. The remaining 10% is owned by Danish company, Xergi Limited. Thamesway Energy Limited was first established in July 1999 to:
- own and operate plant for the production and supply of electricity, heat and chilled water to customers
 - develop and implement technologies for the production and supply of energy.
- 13.23 Thamesway Energy Limited aims to build, finance and operate small-scale combined heat and power stations (energy stations), of up to five megawatts electricity output, providing energy services to institutional, business and residential customers. Thamesway Energy Limited delivered its first energy station in Woking Town Centre, officially opened in March 2001. It is operated by Xergi Ltd on behalf of Thamesway Energy Limited (TEL). The energy station is located adjacent to Victoria Way car park and supplies electricity, by private wire, and heat and cold water services by pipe to the Holiday Inn, the Big Apple Entertainment Centre, Chameleon Bar, Quake Nightclub, Metro Hotel, H.G.Wells Conference and Events Centre, Victoria Way Car Park, the Lightbox Gallery and Museum and Woking Borough Council Civic Offices. In addition, electricity is supplied to other Woking Borough Council sites, including residential properties, by the public electricity network.
- 13.24 Thamesway Energy Limited has continued to deliver a range of sustainable and renewable energy projects in order to meet the Council's Climate Change Strategy objectives, which include the fuel cell Combined Heat and Power (CHP) project in Woking Park, and the combined CHP and photovoltaic system at Brockhill.
- 13.25 Woking's Core Strategy plans for major commercial, retail and residential development being focused in Woking town centre over the plan period. 2,500 new dwellings, 27,000m² of additional office floorspace and 75,300m² of additional A class floorspace including 67,600 of A1 retail floorspace are planned. This is likely to take the form of a number of large mixed used developments. Planning permission has been granted recently for some schemes that have still to come forward for development.
- 13.26 The Core Strategy seeks to ensure development is highly sustainable, with carbon emissions through energy use in new and existing buildings minimised and greater use made of renewable and low carbon energy. Core Strategy policy CS23: Sustainable construction includes the requirement that:

“All new development should consider the integration of Combined Heat and Power (CHP) or other forms of low carbon district heating in the development. All new development in proximity of an existing or proposed CHP station or district heating network will be required to be connected to it unless it can be demonstrated that a better alternative for reducing carbon emissions from the development can be achieved. Details of the zones where connection will be required will be set out in an SPD and will be determined by factors such as the capacity of the existing CHP network, distance from it and physical constraints.

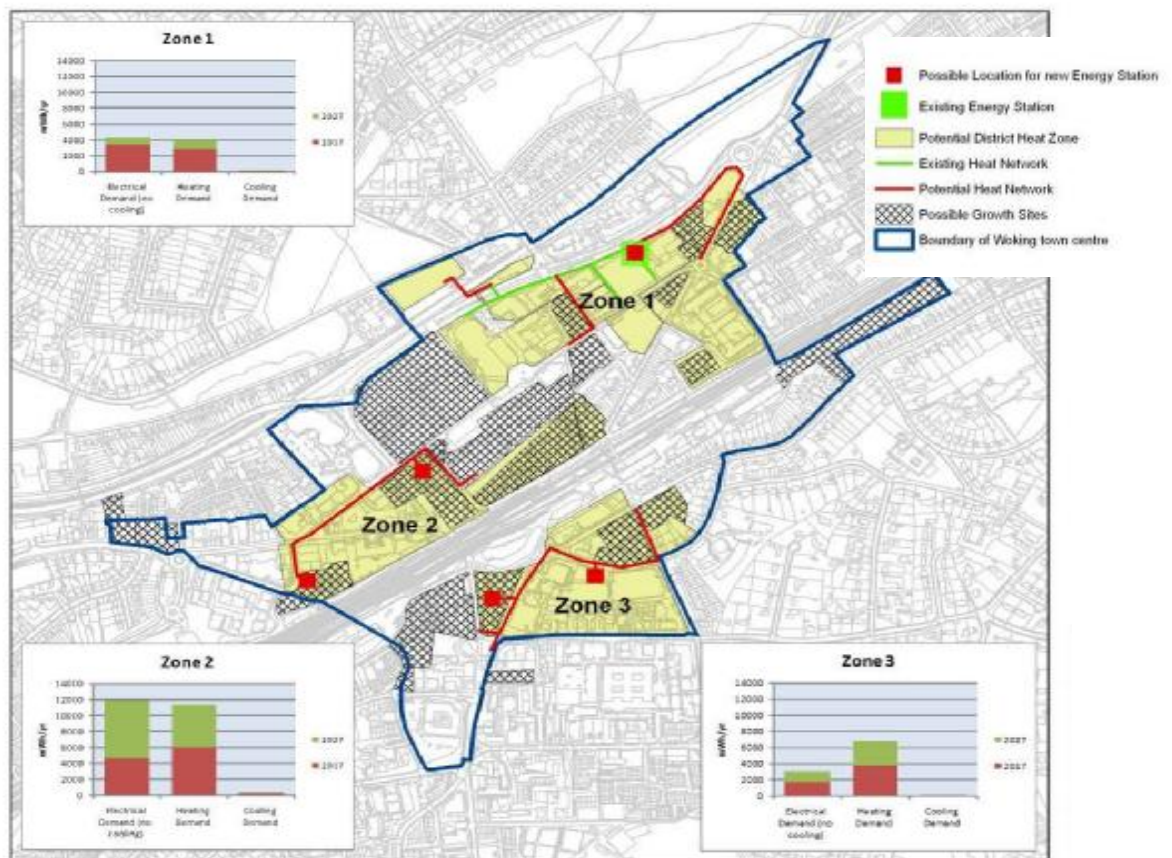
The evidence base⁴¹ sets out the locations in the Borough which have significant potential for CHP or other forms of low carbon district heating networks. Subject to

⁴¹ Climate Change and Decentralised, Renewable and Low Carbon Energy Evidence Base, June 2010, ecsc.

technical feasibility and financial viability, all development within these zones will be required to be designed and constructed to enable connection to the future network”.

13.27 The policy is supported by the Climate Change and Decentralised, Renewable and Low Carbon Energy Evidence Base study (December 2010). The study identified areas in Woking town centre where there is the opportunity to reduce the carbon footprint of new development through provision of distributed low carbon energy supplies, in the form of heat, power and cooling. As set out above, an energy centre already exists in the town centre which supplies a number of public and commercial buildings, and 124 apartments. However, this energy centre alone will be insufficient to meet the growth in demand for energy as a consequence of new development. The incremental costs of extending heat pipe networks from the existing centre to connect to sites throughout the town centre would not be viable because of the high costs associated with disrupting the road network. Therefore, the evidence base has proposed that the strategy for increasing the supply and use of low carbon energy in the town centre be based on a combination of existing and new infrastructure in three broad locations within the town centre:

- **Area 1** – extending the reach of supply from the Victoria Way energy centre to serve new development in the north and east sectors of the town centre.
- **Area 2** – new generating capacity and distribution networks serving development to the east and west of Victoria Way, including the town centre ‘Gateway Project’ at the western end of Commercial Way, and new high density development in the Goldsworth Road/Church Street West/Victoria Way triangle.
- **Area 3** - new generating capacity and distribution networks serving major new development sites south of the railway.



Existing capacity

- 13.28 The existing town centre energy centre park provides 1.35MW of electrical power and 1.6MW of heat and cooling generated by a gas-fired CHP. There is 4MW of additional heat available from gas boilers and electrical connection to the national distribution network provides back up and top up electricity where required. The heat and electricity produced at the energy centre is distributed through heat and cooling mains and a private wire electricity network to customers in Woking Town Centre.
- 13.29 A review of the operation of the energy centre is currently being carried out. The scope of this review includes appraising the potential for optimising the operation of the generating plant, forecasting future demand and options for renewal/replacement of assets. The potential to provide additional generating output at Victoria Way site to provide increased capacity to meet new demand is being assessed.
- 13.30 A number of new connections to the town centre energy centre are currently being considered. These include:
- Extension of heat, cooling and power supplies to connect to existing offices in Chertsey Road and new office and residential developments that have planning consent in Chertsey Road.
 - Extension of heat and power supplies across the Basingstoke Canal to serve the proposed WWF headquarters development at Brewery Road.
 - Existing buildings elsewhere within the vicinity of the energy centre that have expressed a desire to connect to the community energy network.
- 13.31 The potential demand that could arise from these connections may leave very little spare generating capacity within the existing energy centre. Therefore, further expansion of the network to serve new developments in the northern and eastern parts of the town centre will require additional investment in both generating capacity and infrastructure.

New demand for infrastructure

- 13.32 The Climate Change and Decentralised, Renewable and Low Carbon Energy Evidence Base study provides modelled projections for the growth in energy demand arising from the rate, scale and type of new development coming forward within the town centre currently anticipated by the Council. The study concluded that the scale, density and mix of development, combined with the compact nature of the town centre and the presence of an established EScO favoured the expansion of decentralised networked energy supply within the town centre as a key component in reducing the carbon impact of both new and existing development.
- 13.33 The study's models sought to identify the nature, quantity and timing of energy demand that will arise as a consequence of projected development. Major development opportunity sites were identified within the town centre and modelled on the basis of when they are assumed to come forward, within two time bands (up to 2017, and 2018-2027). Where the assumption was made that developments would be mixed use, the amount of development has been apportioned between uses. Energy demand for heating, hot water, electrical uses and cooling was calculated on the basis of benchmark data for each building type, with adjustments for improved energy efficiency through the updated building regulations.
- 13.34 The outcome of the modelling was plotted to identify clusters of increased demand, grouped into Heat Zones. The community energy infrastructure required to serve the

development within these zones has been quantified on the basis of the projected energy demands. The following assumptions have been made in this process:

- Each zone will be served by a single energy station producing low carbon heat for distribution via heat mains. The primary source of heat is assumed to be gas-fired CHP with gas boilers meeting peak demand.
- Possible locations for new energy stations have been identified on the basis of their proximity to major new heat loads and compatibility with other land uses in the town centre.
- Where significant cooling loads are identified, the demand density has been evaluated to assess whether these are sufficient to justify being met through centralised absorption chilling plant within the energy station and distributed via cooling mains, or through the use of absorption chillers in consumers' buildings, thereby avoiding the need for cooling mains.
- Community infrastructure has been defined as the generating plant and distribution infrastructure to provide connections to consumer buildings.

Cost of delivery

13.35 The following cost estimates have been used in quantifying new infrastructure capital costs.

- New generating capacity (including all ancillary equipment such as thermal stores, flues, grid connections, electrical substations, pumps and controls): £1.5m/MWe
- Construction of purpose-built energy station to accommodate up to 2 MWe capacity: £750,000
- Excavation for and installation of pipes and electricity supply: £800/metre (heat only), £1000/metre (heat and cooling)
- The elements above include all design and project management costs

13.36 On the basis of the above costs the total capital costs are estimated as set out in Table 13.1.

Table 13.1: Overall capital costs estimates for new energy infrastructure in Woking town centre

Heat Zone	Construction of purpose-built energy centre	Installation of generating assets	Excavation and installation of heat/cooling distribution networks	Total
1	£100,000 (modification to existing energy station)	£1,500,000	£650,000	£2,250,000
2	£750,000	£3,000,000	£450,000	£4,200,000
3	£750,000	£1,500,000	£400,000	£2,650,000
TOTAL	£1,600,000	£6,000,000	£1,500,000	£9,100,000

13.37 No allowance has been made for acquisition costs of land required for the construction of new energy infrastructure. It was assumed that land would be made available for the purpose of construction an energy station either at nil cost as part of a planning

requirement. Where land has an alternative use, value as mixed use including residential development, current valuations for Woking are £16m/ha. At this rate, the land required for an energy centre of 750m² would have a value of approximately £1,200,000.

Water supply

13.38 Veolia Water (formerly Three Valleys Water) is responsible for the supply of potable water to properties in Woking Borough.

Key statistics for Veolia Water Central

- Over 3 million population served
- Over 30% of customers pay by water meter
- Daily demand for water per person is 8% above the national average.

Assets

- 60% of water is abstracted from groundwater sources
- 40% of water is abstracted from river sources
- 82% of water put into supply requires complex treatment
- 14,000km of water mains
- 87 water treatment works
- 260 boreholes, 130 service reservoirs, 63 water towers, 187 pumping stations.

13.39 The national average for water use in England is estimated to be around 150 litres per person per day, however, Veolia estimates that in the Southern Water Resource Zone, usage is nearer to 170 litres per person per day for metered customers and 195 litres per person per day for unmetered customers. The area covered by Veolia is designated as an area of severe water stress. With an estimated 200,000 new properties being built in the area by 2030, total demand for water is expected to increase.

13.40 Veolia Water is required to produce a Water Resource Management Plan⁴² (WRMP) which sets out how they intend to provide a secure and sustainable water supply over a 25 year period. It states that the demand/ supply balance will be stable by 2010 and that no further investment will be required for security of supply until 2025 at average and 2026 at peak. After 2026 a demand/ supply deficit is predicted.

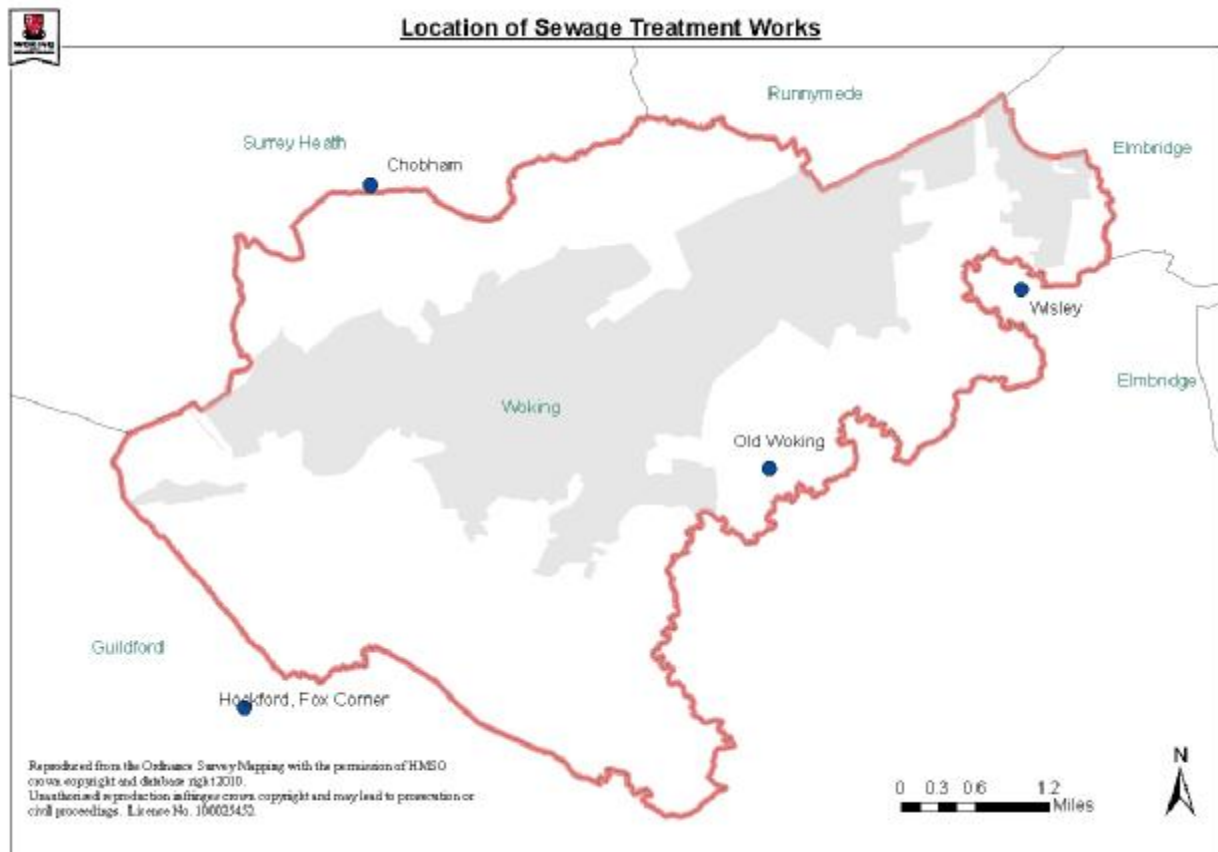
13.41 The WRMP states that the least cost schemes required to close the supply/ demand gap is estimated to be in the region of £19m. Schemes would include metering, resource development, strategic transfers, pressure management and water efficiency. The WRMP also states that although there will be a deficit from 2012/26; overall security of supply to customers is unaffected beyond 2035.

13.42 Veolia has no plans for additional investment in water supply infrastructure in the Woking Borough area.

⁴² <http://www.thameswater.co.uk/cps/rde/xchg/corp/hs.xsl/5373.htm>

Waste water treatment

- 13.43 Thames Water is the statutory sewerage undertaker for the Borough, responsible for the removal and treatment of sewage.
- 13.44 Woking is serviced by five Sewage Treatment Works (STW). 67% of properties in Woking are serviced by the STW in Old Woking. The areas of Sheerwater, Pyrford, West Byfleet and Byfleet in the east of the Borough (30% of properties) are serviced by the STW in Wisley. The remaining 3% of properties are serviced by facilities at Chobham, Chertsey and Hockford. Chertsey is located to the north of the Borough and not shown on the map below.



- 13.45 Thames Water produces an Asset Management Plan (AMP) which covers a five year period. The current AMP (known as AMP5) covers the period 2010 – 2015. Work on AMP6, which will cover the period 2015 – 2020 has not yet commenced.
- 13.46 Due to the complexities of sewerage networks and the interrelationships with other boroughs, it is difficult for Thames Water to comment on the impact of developments on its waste assets without an understanding of the location, scale and phasing of new developments over the whole catchment. That said, as part of their business planning, Thames Water take into account development plan allocations. Capacity and investment assessments within current AMP5 are based on the allocations contained in the South East Plan.
- 13.47 Thames Water requires a three to five year lead in time for the provision of extra capacity. This increases to between five and ten years where a complete new works is required.

- 13.48 As such, Thames Water has made representation to the Council to consider the designation of the STW in Old Woking a Major Developed Site (MDS) in the Green Belt.
- 13.49 Policy CS6: Green Belts of the Council's Core Strategy Publication document (2011) includes the STW as an MDS. Limited infill development of the STW use will therefore be permitted on the site and development within the site boundary may not be considered inappropriate development in the Green Belt in principle or constitute a departure from the development plan. The boundary of the site is shown on the Proposals Map.
- 13.50 In addition to the above, the Council will continue to respond to information requests on housing completions in the area to help inform their future asset management planning processes.

Telecommunications

- 13.51 For the purpose of this IDP, telecommunication infrastructure includes:
- Mobile network
 - Broadband network.
- 13.52 OFCOM is the independent regulator and competition authority for the UK communications industries.
- 13.53 For the purpose of this IDP, the Council has assumed that land line infrastructure will continue to be provided as and when needed to serve new developments.

Evidence base

- Mobile Operators roll out plans 2010/11⁴³
- SCC Superfast broadband FAQ, May 2011
- SCC Superfast Broadband committee report, May 2011
- BT Openreach, website June 2011⁴⁴

Mobile network

- 13.54 Mobile phones and other mobile devices need a network of base stations in order to work. Without base stations, there will be no mobile signal. Around 97% of the UK population is covered by a mobile signal, and some 87% has a 3G signal. In some areas, geographic or topographical, technological, economic factors, or the built environment may limit the availability of a mobile signal meaning that there may be no signal at all, or only 2G, but not 3G, or the signal may be only partial or intermittent for individuals.
- 13.55 There are five major mobile network operators who maintain their own infrastructure: O2, Vodafone, T Mobile, 3 and Orange. Under the terms of their government license, the mobile phone operators have a duty to provide a network covering 80% of the

⁴³ <http://www.woking.gov.uk/planning/service/telecoms/rollout201011>

⁴⁴ <http://www.openreach-communications.co.uk/superfast/default.htm>

population by 2007. Five UK operators also have licenses to provide third generation (3G) services that will allow high quality internet access from cell phones. The increasing number of users and quality of service will require further masts to be provided where the demand is highest, such as in urban areas.

- 13.56 The Mobile Operators Association (MOA) provides the Council with the roll out plans on an annual basis. In terms of identified planned new development, this will be a snapshot in time and cannot estimate where new telecoms development will be required beyond that envisaged by the roll-out plan. As such the mobile operators are in the best position to determine where new telecoms development will be required and when.
- 13.57 Mobile phone users in the UK increasingly want better coverage and greater capacity so they can access more services on their phones. While this means that new base stations will still be needed, network operators seek to share sites wherever possible. Site sharing helps reduce energy consumption and the overall environmental footprint of networks, as well as improving the quality of coverage.
- 13.58 Table 13.2 sets out the locations for new mobile infrastructure where specific sites have already been identified.

Table 13.2: Mobile Operators roll out plans 2010/11

Site	Operator
Field adjacent to The Arbor Centre, Teggs Lane, Pyrford, Woking, Surrey	T Mobile
Orange SUR125 off Smarts Heath Road, Mayford, GU22 0PP	T Mobile
Lockfield Drive (A324) SF, Lockfield Drive, Woking, GU21 3L (PP granted)	Vodafone
Orange Mast, Burnhill Estate, Land off Treggs Lane, Pyrford, Woking, GU22 8ST	Vodafone
Verge on the northern side of Amis Road, Woking, GU21 8UX	Vodafone
Anchor crescent, Knaphill, GU21 2PD	Vodafone
Verge adjacent to Clifton Way, Goldsworth Park, Woking, GU21 3QL	Vodafone
2 Brushfield Way, Knaphill, Woking, GU21 2TG	Vodafone
Verge adjacent to the junction of Hook Heath Road at the junction with Holly Bank Road, Woking, GU22 0LA	Vodafone
Verge adjacent to St. Johns Hill Road at the junction with Fir Grove, Woking, GU21 7RE	Vodafone
Verge adjacent to Pembroke Road, Woking, GU22 7HE	Vodafone
Verge adjacent to Kettlewell Hill, Horsell, Woking, GU21 4JA	Vodafone
Rosemount Avenue, West Byfleet, KT14 6LD	Vodafone
Verge on eastern side of Sheerwater Road between the junction with Hollies Avenue and Woodlands Avenue, Sheerwater, KT14 6AR	Vodafone
Emerald House, 30-38 High Road, Byfleet, KT14 7QG	Vodafone
Verge adjacent to Lilac Avenue, Woking, GU22 0DQ	Vodafone
Existing Orange mast within Tins Wood, Parvis Road, West Byfleet, KT14 6PG	Vodafone
Monument Way West, off Boundary Road, Woking, GU21 5EN	Vodafone
St John the Baptist School, Elmbridge Lane, Kingsfield, Woking, GU22 9AL	Vodafone
Toys R Us Car Park, Church Street West, Woking, GU21 6DJ	Vodafone
Verge on the northern side of Amis Road west of the small shopping parade, Woking, GU21 8UX	O2
Verge adjacent to Clifton Way, Goldsworth Park, Woking, GU21 3QL	O2
Verge adjacent to the junction of Hook Heath Road/Holly Bank Road, Woking, GU22 0LA	O2
Verge adjacent to Kettlewell Hill, Horsell, Woking, GU21 4JA	O2
Verge adjacent to Lilac Avenue, Woking, GU22 0DQ	O2
Verge on eastern side of Sheerwater Road between junction with Hollies Avenue	O2

Site	Operator
and Woodlands Avenue, Sheerwater, KT14 6AR	
British Rail Woking VF, Woking, GU22 7XW	O2
Horsell Road, Woking, GU21 4UJ	O2
Old Guildford Road, Woking, GU22 0SA	O2
Broderick Structures Ltd, Forsyth Lane, Woking, GU21 5QZ	O2

- 13.59 The Orange and T Mobile networks are now operated by Everything Everywhere and therefore current and future requirements could change again in the short-term.
- 13.60 In addition to the sites listed above, the mobile operators have identified in their roll out programmes locations where new infrastructure is needed but where specific sites have not yet been identified.

Superfast broadband network coverage

- 13.61 Broadband speeds are measured in megabits per second (Mbps). Broadband is usually considered to be anything in excess of 0.5 Mbps download speed. Superfast broadband takes broadband speed and reliability to a different level with speeds of 100 Mbps and beyond possible. Superfast broadband also provides a closer symmetry between download and upload speeds to enable improved sharing of information.
- 13.62 The EU universal broadband program has a target to ensure that all households within the EU have access to 30 Mbps Internet speeds by 2020 and that 50% of those have access to speeds of 100Mbps or higher by the same date. The Surrey Strategic Partnership wants to leapfrog the currently available broadband speeds and for speeds in Surrey to be amongst the fastest in Europe with an aim to achieve 100% coverage of superfast broadband for Surrey's residents and businesses by the end of 2013.
- 13.63 There are three main ways in which it can benefit: business, social and public service.
- **Business** – superfast broadband allows services to be delivered more efficiently over the internet, boosting e-commerce and home-working, enabling Surrey firms to be more productive, competitive and reducing the need for travel, which also helps the environment.
 - **Social** – it offers ways of overcoming social isolation as people can keep in contact with friends and family via email, social networking sites, shop on the internet, search for jobs and complete training and learning activities online.
 - **Public service** – as technology allows more public services to be available online, people can get access to tele-medicine and tele-care services, as well as education, libraries, leisure and cultural opportunities.
- 13.64 Some parts of Surrey lack access to consistently fast broadband. These are largely situated in more rural areas and without public sector intervention this situation is unlikely to change. As a result, some of our residents, businesses and public sector organisations will suffer from lack of access to high quality Internet services leading to the significant risk that sustainable business growth and development may be constrained. It would also hamper innovation and the delivery of more efficient public services.

- 13.65 Openreach has announced its SFBB roll out programme up to December 2012 which will serve around 80% of Surrey's premises. Further exchanges will be announced and coverage is likely to expand further by the end of 2013. However, the market may never reach 10% - 15% of Surrey's premises. These are largely located in Surrey's more rural areas. Hence, in order to provide universal coverage, there is a need to intervene to address the areas of market failure.
- 13.66 Table 13.3 sets out the exchanges in Surrey that are already operating superfast broadband services. Table 13.4 sets out Openreach's current roll-out programme. It is envisaged that there will be many gaps in provision in the Woking area. The exchanges in Worplesdon, Woking, Guildford, Byfleet, Brookwood and Weybridge are included within the programme. The exchanges at Chobham, Ottershaw, and Clandon are not included in the roll-out programme.
- 13.67 It should be noted that within those exchange areas already announced there will still be gaps since not all cabinets will be upgraded in each exchange area, which means that there will still be some premises not able to access services at least in the short-term
- 13.68 Surrey County Council is working with Openreach to address these issues.
- 13.69 The total cost of providing the infrastructure will run into many millions of pounds. The infrastructure providers will largely pay for this since income will be generated to pay for the investment. The problem is where anticipated income is not likely to cover the required investment. Here some public subsidy is likely from local or central government but the total cost to the public purse can be kept low or even avoided altogether if demand from customers is higher than expected. Additional capital funding for the project will therefore come from the New Homes Bonus grant scheme.

Table 13.3: Superfast broadband coverage

Exchange Name	ID	FTTC/P ⁴⁵	County / Unitary Authority	Accepting Orders
Bagshot	THBA	FTTC	Surrey County	Now
Brookwood	THBO	FTTC	Surrey County	Now
Camberley	THC	FTTC	Surrey County	Now
Farnham	THFJ	FTTC	Surrey County	Now
Godalming	THGG	FTTC	Surrey County	Now
Haslemere	THHM	FTTC	Surrey County	Now
Horley	SDHRLY	FTTC	Surrey County	Now
Walton-On-Thames	LSWLTN	FTTC	Surrey County	Now

⁴⁵ Super-fast Fibre Access is provided by Openreach's Generic Ethernet Access (GEA) product which comes in two forms: Fibre to the Cabinet (FTTC) offers downloads at up to 40Mbit/s and uploads at up to 15Mbit/s or Fibre to the Premises (FTTP) offers downloads at up to 100Mbit/s and uploads at up to 30Mbit/s.

Table 13.4: Superfast broadband – roll out programme

Exchange Name	ID	FTTC/P	Estimated Service Availability Date (C-RFS)	County / Unitary Authority
Ashford, Middlesex	LWASH	FTTC/P	Jun-11	Surrey County
Capel	THCP	FTTC/P	Dec-11	Surrey County
Egham	LWEGH	FTTC	Jun-11	Surrey County
Guildford	THGI	FTTC	Jun-11	Surrey County
Staines	LWSTAI	FTTC	Sep-11	Surrey County
Woking	THWK	FTTC	Dec-11	Surrey County
Ashtead	LSASH	FTTC	2012	Surrey County
Bookham	LSBKM	FTTC	2012	Surrey County
Burgh Heath	LSBURH	FTTC	2012	Surrey County
Byfleet	LSBYF	FTTC	2012	Surrey County
Caterham	LSCTHM	FTTC	2012	Surrey County
Chertsey	LSCHER	FTTC	2012	Surrey County
Cobham	LSCOB	FTTC	2012	Surrey County
Cranleigh	THCN	FTTC	2012	Surrey County
Dorking	THDK	FTTC	2012	Surrey County
Epsom	LSEPSM	FTTC	2012	Surrey County
Esher	LSESH	FTTC	2012	Surrey County
Ewell	LSEWE	FTTC	2012	Surrey County
Leatherhead	LSLEA	FTTC	2012	Surrey County
Redhill	LSRED	FTTC	2012	Surrey County
Reigate	LSREI	FTTC	2012	Surrey County
Sunbury	LSSUN	FTTC	2012	Surrey County
Thames Ditton	LSTHDT	FTTC	2012	Surrey County
Weybridge	LSWEY	FTTC	2012	Surrey County
Worplesdon	THWP	FTTC	2012	Surrey County

14.0 Flood alleviation

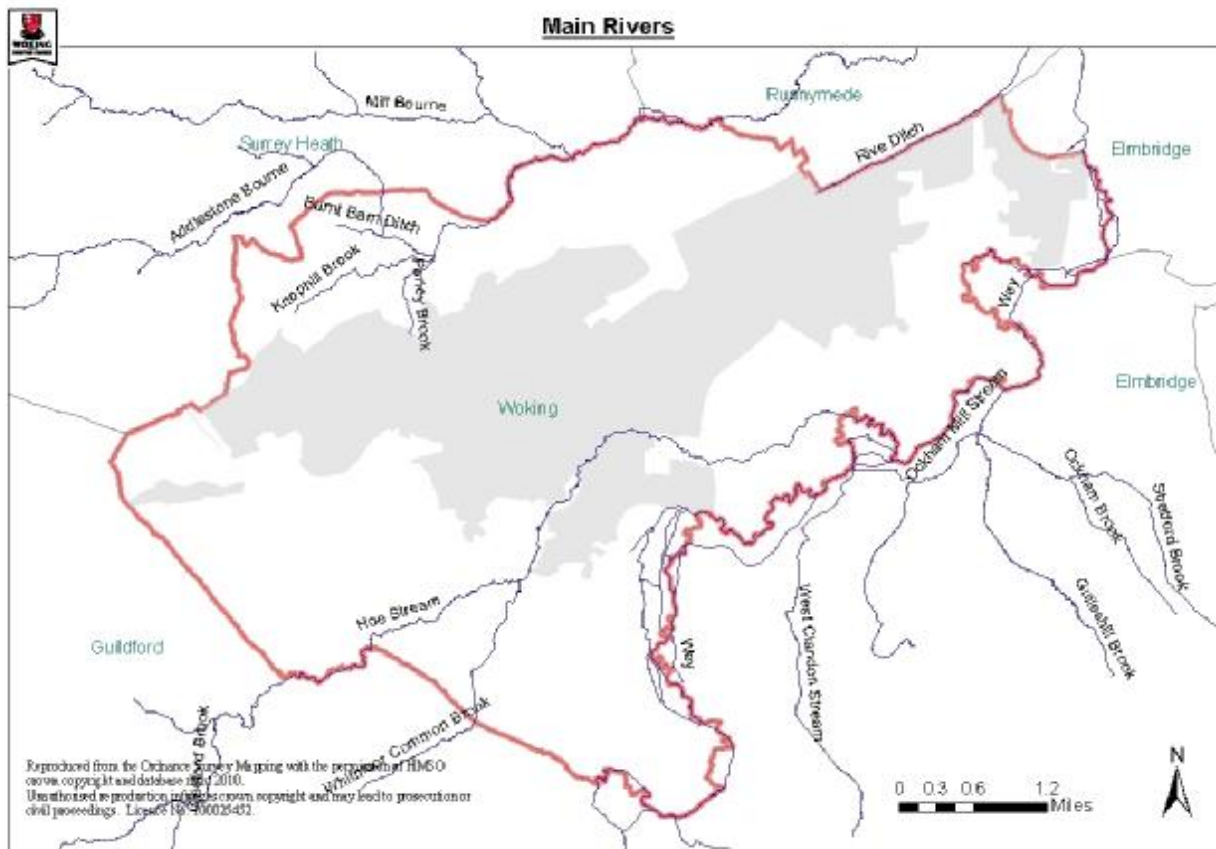
14.1 Some areas of Woking Borough are at significant risk of flooding, and this will be exacerbated in the future by the impacts of climate change. This section sets out details of the main rivers in the Borough, cross boundary waterway issues, the provision of flood defences (including on the Hoe Valley Scheme), information on the emerging Surface Water Management Plan and an assessment of future needs, the programme for delivery and potential funding sources.

Evidence base

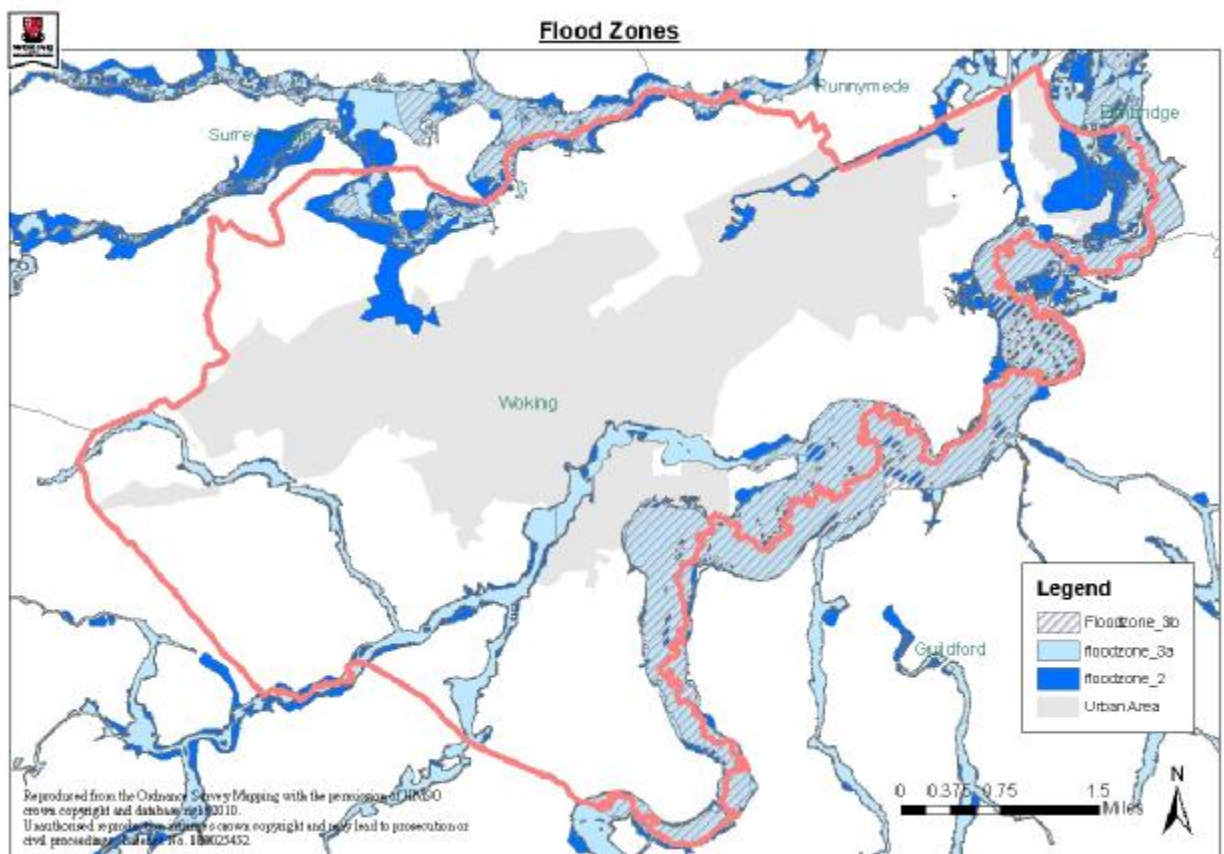
- Strategic Flood Risk Assessments (Bourne and Wey catchments)
- Surface Water Management Plan (forthcoming)
- River Wey Flood Risk Management Strategy Draft 2010
- Thames Catchment Flood Management Plan 2009

Water Courses in the Borough

14.2 The main water bodies in Woking Borough are the Addlestone Bourne (West End to Mill/Hale Bourne); the Wey Navigation (Pyrford reach); Hoe Stream (Pirbright to Wey at Woking); Wey (Shalford to Thames); Addlestone Bourne (Mill/Hale Bourne to Chertsey) and Hoe Stream (Normandy to Pirbright). Of these, both reaches of the Hoe Stream are priority water bodies, as is the Addlestone Bourne (West End to Mill/Hale Bourne).



- 14.3 The River Wey is the principle watercourse in the Borough. It flows in a predominantly northeasterly direction from near Petersfield (North Wey) and Liphook (South Wey) to Weybridge. The total length of the main river is 92km, with 37km falling within the Strategic Flood Risk Assessment (SFRA) boundary.
- 14.4 The River Wey represents a major source of flood risk within the Council area. Surface water flooding and flooding from smaller watercourses is also significant on a local scale. Current flood risk management measures are confined to localised flood bunds and bank protection - no formal flood defences exist within the Borough.
- 14.5 The Basingstoke Canal also runs through the Borough. It is owned and managed by The Basingstoke Canal Authority, and used mainly by leisure boats. The Basingstoke Canal is potentially a source of flood risk.
- 14.6 Northern parts of the Woking area are also subject to flood risk from the Addlestone Bourne; a separate SFRA has been produced by Woking Borough Council in conjunction with Surrey Heath Council for the Addlestone and Hale Bourne catchments and should be referred to for flood risk information within this catchment. It is reasonable to use the guidance provided within the Woking (River Wey) SFRA in conjunction with the flood risk maps provided in the Hale and Addlestone Bourne SFRA however the H&AB SFRA dates from 2007 and as such the information contained within it may not be the best currently available.



Flood defences

- 14.7 The provision of flood defence infrastructure is dictated by both the probability of flooding occurring, but also the likely consequences when it does. In general, funding for flood defence infrastructure is prioritised at the national level by the Environment Agency, with consideration of both probability and consequence. There are significant areas of Surrey that do not meet the minimum standard of protection set by the Government, however this does not necessarily mean that large scale construction of flood defences is the most appropriate solution.
- 14.8 An appropriate measure of the existing flood defence infrastructure 'deficit' in Surrey is considered to be whether existing urban development benefits from the minimum standard of protection (e.g. 1% AEP for fluvial flooding).
- 14.9 At present there are areas of Surrey that do not benefit from this minimum standard of protection. Nine areas, including Woking, have been assessed as having 'extensive' areas of flood zone 3, without significant flood infrastructure, and are therefore considered to not benefit from the minimum standard of protection.
- 14.10 The River Wey Improvement Scheme was created in the 1930s and includes the Broadmead and Newark channels. The scheme involved increased conveyance in the River Wey channel, however the standard of protection provided by the scheme is very low (approximately 50% AEP standard of protection.) There is a bypass channel on the Hoe Stream, although the standard of protection along this reach is low.

Hoe Valley scheme

- 14.11 The Hoe Valley scheme has been a long-term aspiration of the Council. Approval for the scheme was finally given in February 2010, and the Council is working in partnership with the Environment Agency. The scheme is being delivered by Thamesway Developments Ltd.
- 14.12 There are several elements of the Hoe Valley Scheme:
- Flood protection – residential properties and Westfield School (flood bunds, flood walls and flood compensation ponds)
 - Remediation of 4.8ha of contaminated land at the former Westfield Tip
 - Construction of 153 new homes
 - New community buildings outside of the floodplain for nine community groups
 - Replacement of Elm Bridge and construction of three other bridges across the Hoe Stream
 - Improvements to the highways infrastructure at Westfield Avenue/ Kingfield Road
 - Enhancements to Woking Park, including new footpaths and cycleways
 - Two new sports training pitches
 - Extensive landscaping improvements, open space, tree planting and a new children's play area.
- 14.13 Evidence shows that 198 properties in Westfield, Kingfield and Barnsbury currently experience flooding from the Hoe Stream. The Hoe Valley Scheme will remove these properties from the floodplain along with the back gardens of 68 further properties in the area.
- 14.14 The protection offered is from a 1 in 100 year event with an additional allowance for climate change and modeling error which equates to roughly a 1 in 200 year event.

- 14.15 The Council has also authorised investigative work to be undertaken to assess the potential for extending the flood protection to other parts of the Hoe Stream.
- 14.16 The scheme is being funded through a loan from the Public Works Loan Board. After receiving a number of grants, including £3.7 million from the Environment Agency, income from the sale of new homes and income from the sale of other assets the Council expects the scheme to be fully funded by 2014 without the need for ongoing costs to be charged to Council Tax.

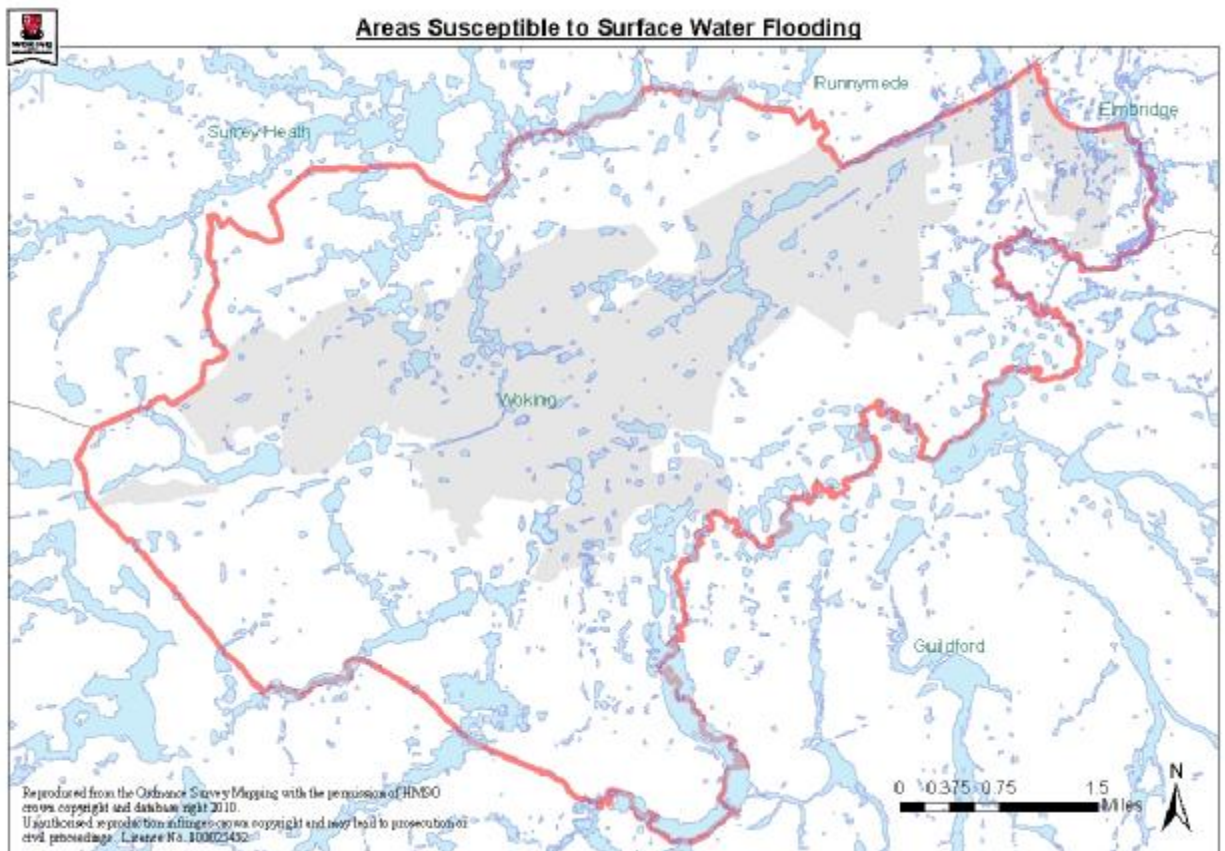


Surface Water Management Plan

- 14.17 The role of Surface Water Management Plans (SWMP) outlines the surface water management strategy for an area. They are required by virtue of the Flood and Water Management Act 2010. The role of the SWMP is to:

- Assess the risk of surface water flooding
- Identify options to manage risk to acceptable level
- Assist in making the right investment decisions
- Plan the delivery of actions to manage flood risk.

14.18 Surrey's SWMP is being prepared by Surrey County Council⁴⁶, with assistance from Jacobs's consultants and the eleven districts and borough, including Woking. Defra has made specific grant allocations to Surrey County Council for surface water management plans (£100,000).



14.19 The Woking and Byfleet SWMP seeks to “identify viable options to manage the risk of surface water flooding, for the long-term benefit of Woking and Byfleet and its people”.

14.20 Its supporting aims are:

- Reduce the impact of flooding on the people of Woking and Byfleet.
- All partners will work together to improve the understanding of the specific flood issues affecting Woking and Byfleet.
- Establish clarity over responsibilities and agree roles and working arrangements both now and going forward.
- Inform spatial and emergency planning policies and assist long term sustainable development and regeneration.
- Raise awareness so that people at risk are better prepared and able to respond appropriately.
- Identify the preferred options to manage surface water flood risk, from an economic, environmental, technical, social and project perspective.

⁴⁶ SCC is defined as a ‘Lead Local Flood Authority in the Flood Risk Regulations 2009

- Develop and action plan that addresses flood risks in the short, medium and longer term, including 'quick wins.'
- Identify the funding options available to implement the preferred deliverables.

14.21 Modelling work is ongoing, and the specific sites to be remediated will be determined mid-2011.

Planned provision

14.22 Additional flood protection measures will need to be delivered over the lifetime of the Core Strategy. These are likely to include:

- The extension of flood protection works to other parts of the Hoe Stream.
- Provision of flood bunds at Sanway Road, Brooklands Road and Wey Road would reduce the flood risk in the area, improve conveyance and reduce flood risk in the Lower Thames area. Detailed schemes have not yet been published, but costs will be in the region of £2-10m.
- Actions to alleviate risk from surface water flooding (including the Rive Ditch).

15.0 Green infrastructure

- 15.1 Green infrastructure is important as it provides many social, economic and environmental benefits close to where people live and work including:
- Places for outdoor relaxation, social interaction, community development and play
 - Space and habitat for wildlife with access to nature for people
 - Climate change adaptation (for example flood alleviation)
 - Environmental education
 - Local food production - in allotments, gardens and through agriculture
 - Improved health and well-being – lowering stress levels and providing opportunities for exercise.
- 15.2 For the purpose of this IDP, the definition of Green Infrastructure is that contained within the South East Plan 2009 and includes: parks and gardens, natural and semi-natural urban, green corridors, outdoor sports facilities, amenity greenspace, provision for children and teenagers, allotments, cemeteries and churchyards, accessible countryside in urban fringe areas, river and canal corridors, green roofs and walls.
- 15.3 Natural England is encouraging local authorities to prepare 'green infrastructure strategies'. There is a distinct difference between traditional planning for open spaces and green infrastructure strategies. Traditionally, local authorities have planned for open space in terms of the categories defined in PPG17: Open space, sports and recreation. Natural England has put forward that:
- Green infrastructure goes beyond the site specific, and considers 'bigger picture' provision, including sub-regional strategic networks
 - Green infrastructure includes private as well as public provision
 - Green infrastructure studies consider the wider environmental benefits of spaces, whereas traditional studies have focussed on access, quantity and quality.
- 15.4 Woking Borough Council does not currently have a comprehensive Green Infrastructure Strategy but existing provision and proposals are informed by the evidence listed in the box below.

Evidence base

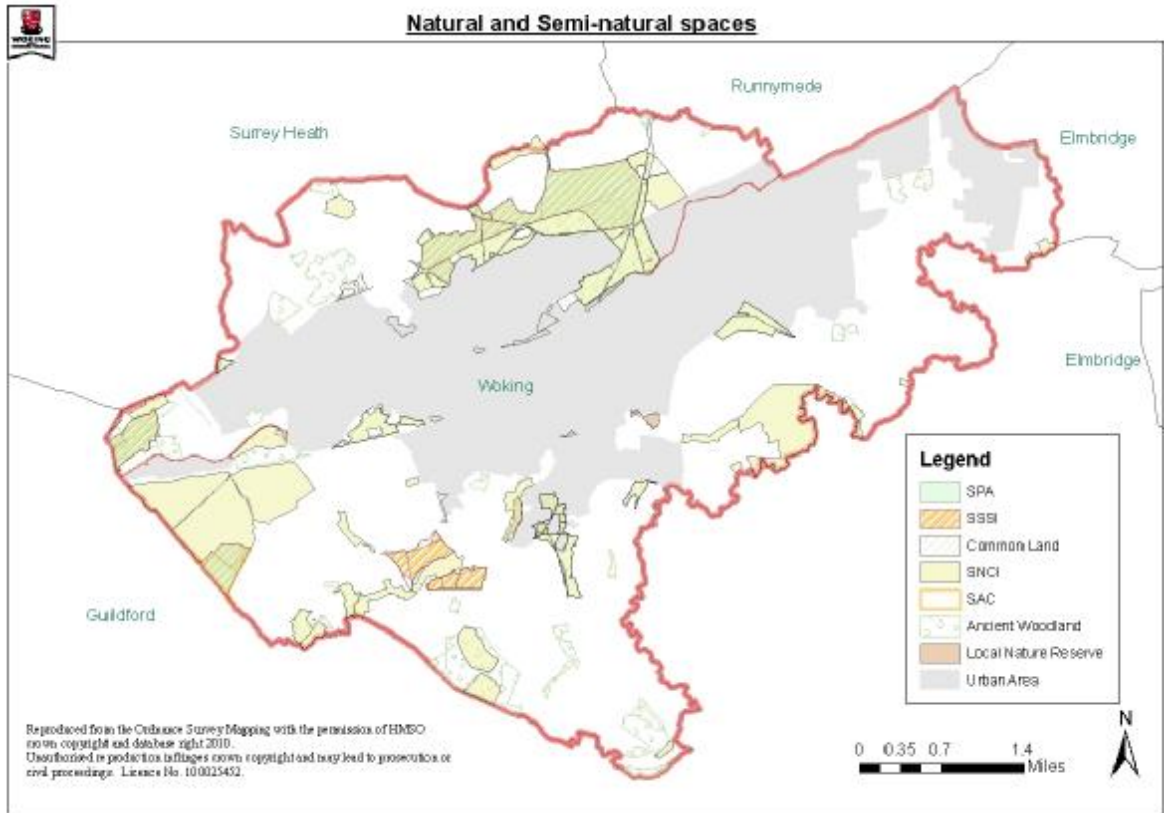
- PPG17: Open space, sports and recreation audit, 2008
- SPA Avoidance Strategy 2010 - 15
- Green Spaces Development Plan 2006-11
- Pitch Strategy 2007
- Play Strategy 2007
- Appropriate Assessment (forthcoming)

- 15.5 PPG17 includes a definition of open space typologies. This typology, or variations of it, should be used by local authorities when preparing assessments of need and audits of existing open space and recreational facilities:
- parks and gardens - including urban parks, country parks and formal gardens;
 - natural and semi-natural urban greenspaces - including woodlands, urban forestry, scrub, grasslands (e.g. down lands, commons and meadows) wetlands, open and running water, wastelands and derelict open land and rock areas (e.g. cliffs, quarries and pits);
 - green corridors - including river and canal banks, cycleways, and rights of way;
 - outdoor sports facilities (with natural or artificial surfaces and either publicly or privately owned) - including tennis courts, bowling greens, sports pitches, golf

- courses, athletics tracks, school and other institutional playing fields, and other outdoor sports areas;
- amenity greenspace (most commonly, but not exclusively in housing areas) - including informal recreation spaces, greenspaces in and around housing, domestic gardens and village greens;
- provision for children and teenagers - including play areas, skateboard parks, outdoor basketball hoops, and other more informal areas (eg 'hanging out' areas, teenage shelters);
- allotments, community gardens, and city (urban) farms;
- cemeteries and churchyards;
- accessible countryside in urban fringe areas; and
- civic spaces, including civic and market squares, and other hard surfaced areas designed for pedestrians.

Natural and semi-natural green space

- 15.6 PPG17 defines Natural and Semi-natural open spaces as one of the typologies of Open Space, and includes areas of woodland, urban forestry, scrub, grasslands (e.g. down lands, commons and meadows), wetlands, open and running water, wastelands and derelict open land and rock areas (e.g. cliffs, quarries and pits).
- 15.7 Natural England's Accessible Natural Green Space Standards (ANGSt) defines natural greenspaces as 'places where human control and activities are not so intensive so that natural processes are allowed to predominate'. The ANGSt sets out targets for the quantity and quality of accessible open space:
- An accessible natural greenspace of at least 2ha in size, no more than 300m (5 minute walk) from home
 - At least one accessible 20ha site within 2km of home
 - One accessible 100ha site within 5km of home
 - One accessible 500ha site within 10km of home
 - 1ha of statutory Local Nature Reserve/ 1,000 population.
- 15.8 In Woking, access to areas of natural and semi-natural open space have been identified through the PPG17 Audit (2005 & 2008). Provision includes 49 individual sites in and around the Borough, covering an area of 503ha (around 8% of the borough). Sites include:
- Thames Basin Heaths Special Protection Area (Horsell Common, Sheets Heath Common and part of Brookwood Heath)
 - Thursley, Ash, Pirbright and Chobham Special Area of Conservation
 - Sites of Special Scientific Interest (SSSI)
 - Sites of Nature Conservation Importance (SNCI)
 - Local Nature Reserves (LNR)
 - Ancient Woodlands.
- 15.9 These areas are shown indicated on the map.



15.10 The PPG17 Audit found that all areas of the Borough are in good proximity of at least one natural or semi-natural open space.

Natura 2000 sites

15.11 Natura 2000 is an ecological network of protected areas across the territory of the European Union. In 1992, the European Communities adopted legislation in the form of the Habitats Directive to protect the most seriously threatened habitats and species. The Directive is complementary to the 1979 Birds Directive.

15.12 The Birds Directive requires the designation of Special Protection Areas (SPA) for birds. The Habitats Directive requires the designation of Special Areas of Conservation (SAC) for species other than birds, and habitats. Together, SPAs and SACs form the Natura 2000 network of protected areas.

15.13 The European Directives have been transposed into UK law through the Habitat Regulations which requires local authorities to undertake an 'appropriate assessment' of land use plans to ensure the protection of the integrity of sites designated as Special Protection Areas (SPA) and Special Areas of Conservation (SAC). These assessments have been undertaken and are available on the Council's website⁴⁷.

15.14 The sites are subject to very strict planning controls.

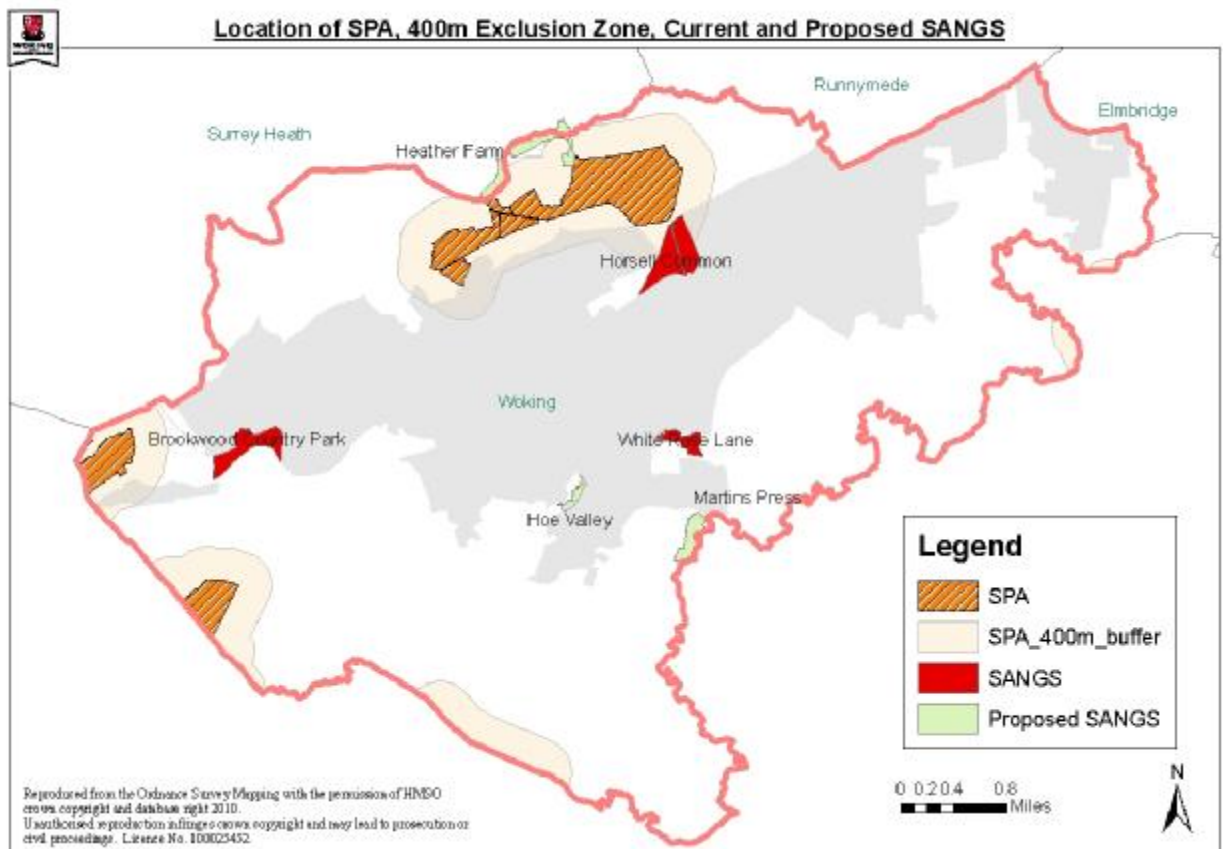
⁴⁷ www.woking.gov.uk/planning/policy/ldf

Special Protection Area

- 15.15 The Thames Basin Heaths SPA is made up of a number of designated sites that contain rare birds of international importance – the Dartford warbler, woodlark and nightjar. It includes areas of heathland across parts of Surrey, Hampshire and Berkshire, and covers eleven different local authority areas. In Woking, the sites include Horsell Common, part of Brookwood Heath and Sheets Heath Common.
- 15.16 The integrity of the SPA is threatened by development proposals. As such, protection zones have been placed around them in order to lessen the impact of human activity on them. No development will be permitted within 400m of any SPA. Residential development will only be permitted within 400m and 5km/7km of an SPA on the condition that a contribution is made towards the delivery of Suitable Alternative Natural Greenspace (SANG).
- 15.17 The whole of Woking Borough is within 5km of an SPA and so the requirement for SANG applies to all new residential development. Further detail can be found in the Thames Basin Heath SPA Avoidance Strategy 2010-15.

Special Area of Conservation

- 15.18 A part of the Thursley, Ash, Pirbright and Chobham SAC lies within the borough boundary. The SAC contains internationally important North Atlantic wet heaths and European dry heaths.
- 15.19 The key planning concerns relating to the SAC include the direct loss of habitat as a result of development and changes in habitat caused by nutrient enrichment of soil caused by vehicle emissions or due to changing groundwater levels.



Suitable Alternative Natural Greenspace

- 15.20 Suitable Alternative Natural Greenspaces (SANGs) are areas of existing open land which have been identified for enhancement so that they can be made more accessible and attractive to visitors. The theory is that the provision of alternative spaces for recreation and dog walking, for example, will lessen the impact on the SPA as households will be able to use the SANG land instead.
- 15.21 The delivery of sufficient SANG land is critical to the delivery of the Core Strategy – planning permission for new residential developments will not be permitted unless SANGs are in place. A schedule of improvements to the identified sites is set out through a detailed timetable of costs and works. This enables a developer to demonstrate that they will clearly avoid harm to the SPA by linking their development to specific works. A financial contribution (tariff) will then be sought from a developer through the completion of a s106 agreement to ensure that the works are undertaken.
- 15.22 In addition to the Council's SPA tariff, a Strategic Access Management and Monitoring (SAMM) financial contribution is also collected. This goes towards the strategic management and monitoring of the SPA. This SAMM tariff will be used to implement an identified programme of works to mitigate the impacts of proposed developments, effectively by discouraging visits to SPAs.
- 15.23 Woking Borough Council's SANG delivery is set out in the SPA Avoidance Strategy 2010-15.
- 15.24 The SANG standard is that there should be 8ha/ 1,000 population (or 0.008ha/ person). The catchment areas for SNG will depend on the individual site characteristics and location, and their location within a wider green infrastructure network. However, as a guide, it is assumed that:
- A SANG of 2-12ha will have a catchment of 2km
 - A SANG of 12-20ha will have a catchment of 4km
 - A SANG of 20ha+ will have a catchment of 5km.

Capacity

- 15.25 The Council's Avoidance Strategy identifies three SANG sites:
- Horsell Common, Monument Road - 28ha, provides for a 5km catchment area
 - Brookwood Country Park - 20ha, provides for a 5km catchment area
 - Hoe Valley White Rose Lane - 8.2ha, provides for a 2km catchment area.
- 15.26 At 31 May 2011, the following SANG capacity was available:
- Horsell Common, Monument Road – 9.9ha of capacity remaining
 - Brookwood Country Park – 12.4ha of capacity remaining
 - White Rose Lane – 2.7ha of capacity remaining
- 15.27 This demonstrates sufficient SANG capacity to deliver in the region of 1,474 new homes.

Planned provision and delivery

- 15.28 At the time of publication, the Council has identified additional areas of land which may be designated as SANG in the near future.

- 15.29 Using the current calculation methodology, it is likely that these additional SANGs will have the capacity to enable the development of 1,726 dwellings over the lifetime of the Core Strategy.
- 15.30 It is possible that over the lifetime of the Core Strategy, additional SANG land will be identified and provided as part of new development proposals.

Hoe Valley Scheme

- 15.31 The Hoe Valley Scheme (refer to previous section of this report for more information) includes provision of 3.78ha of SANG land, providing for a 2km catchment area. It is envisaged that the land will become SANG in 2012. Additional land to the south of the Hoe Valley scheme referred to as Mayford Meadows may also provide the potential for an additional SANG

Heather Farm/ Mimbridge

- 15.32 This project identifies a 23.63ha site for SANG use on land within Surrey Heath and Woking Boroughs. It is proposed that the SANG will be shared between the two local authorities with around 35% of the capacity coming to Surrey Heath and 65% to Woking. Approximately 14.35ha of the land is located within Woking Borough. The SANG will provide for a catchment area of 5km.
- 15.33 Negotiations between Surrey Heath Borough Council, Woking Borough Council and the land owners Horsell Common Preservation Society are still on-going, but it is estimated that the SANG will be up and running by the end of 2011. No up-front costs are associated with the SANG, however funding for site management, enhancements etc., will be delivered through developer contributions. Horsell Common Preservation Society will be responsible for site management.

Martin's Press, Old Woking

- 15.34 Around 12.5ha of SANG land (providing a 4km catchment area) was negotiated as part of a planning application (reference 06/0538) for the redevelopment of a former print works to residential use. The delivery of the SANG is reliant on the progress of the redevelopment of the site, and is expected to come on board by the end of 2011.

Play space – children's provision

- 15.35 Children's play important for a variety of complex reasons. Play arises from an innate need for children and young people to explore, make sense of and learn about their world and their relationships with one another. It is essential for children's health, well-being, and quality of life.

Existing provision

- 15.36 There are 39 play areas in the Borough. These are split into three main categories⁴⁸:
- **Local Areas for Play (LAP)** – small landscaped areas of open space designated for young children (under the age of six) to play close to where they live. LAPs should be accessible within a 5 minute walking distance (240m straight line distance) from home. There are 4 LAPs in Woking Borough.

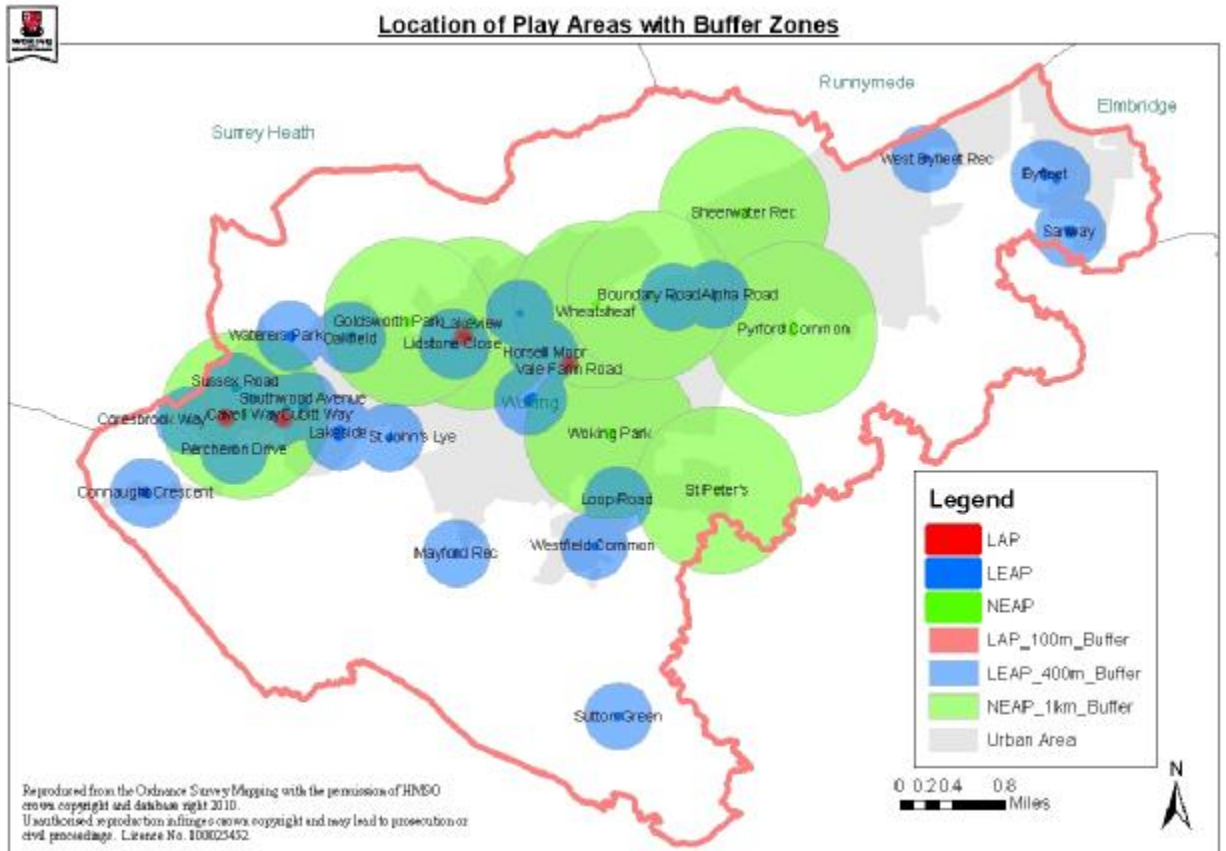
⁴⁸ National Playing Fields Association, 6 Acre Standard

- **Local Equipped Areas for Play (LEAP)** – unsupervised play area mainly for children aged 4 – 12 years, but with consideration for other ages. A LEAP is equipped with formal play equipment. LEAPs should be provided within a 10 minute walking distance (400m straight line distance⁴⁹) of the homes they are meant to serve. There are 26 LEAPs in Woking Borough.
- **Neighbourhood Equipped Areas for Play (NEAP)** – a larger equipped formal play area, focussing on children between 4 and 14, with some teenage provisions such as skateboarding. A NEAP should be sited within 15 minute walk (600m straight line distance) of the homes it is designed to serve. There are 9 NEAPs in Woking Borough.

Through its Play Strategy, the Council has adopted a standard of providing a minimum of one LEAP within 400m walking distance (or equivalent to 10 minutes' walk) of any residential area where there is identified demand. The Council has also embraced the recommendations of Play England, that play provision should be free of charge, freely available and free from adult direction.

- 15.37 The play areas and their distance thresholds are illustrated on the map, which highlights areas of potential deficiencies in provision. Caution should be taken when interpreting the map as it does not show the impact of play areas outside of the Borough boundary – for example the large play area at Brooklands, to the east of Byfleet is not plotted, but serves many children in the Byfleet and surrounding area.
- 15.38 Provision across the Borough does not currently meet NPFA standards. Six areas of the Borough have been identified in the PPG17 Audit and Play Strategy as being areas which have insufficient play space, the needs for which must be addressed:
- Barnsbury
 - Part of Goldsworth East
 - Brookwood
 - The Maybury Estate
 - Byfleet (north of Parvis Road)
 - Pyrford Village.
- 15.39 There are some other areas in the Borough which lack provision under the adopted distance threshold, however, these do not have any known demand.
- 15.40 In 2004 Woking Borough Council began a play area improvement programme which has seen the refurbishment and redesign of fifteen play areas across the Borough. This work was carried out in co-ordination with the Council's appointed play area design partner, Russell Leisure Ltd. As of 1 July 2011, six of these fifteen sites have yet to be refurbished and redesigned.

⁴⁹ Research has shown that the majority of children are not prepared or allowed to travel unaccompanied to play areas more than 400m away.



15.41 Within the current programme of works there are a number of schemes which have not yet been implemented to address short-term play needs. This programme of works will meet short-term need to 2014/15.

15.42 Some of these works have identified funding sources (such as through s106 planning obligations) and others have no identified funds.

15.43 Existing commitments are listed in Appendix 1.

Future capacity and planned provisions (post 2015)

15.44 New residential development and changes in demographics will put pressure on existing play provision within the Borough.

15.45 Using the locally adopted accessibility standard it is possible to calculate the future requirement for play provision:

- The standard is for one LEAP within a 400m walking distance of every home.
- When mapped as a straight line distance, a 240m circle is 181,000m² or 18ha.
- Based on an average density of 30dph, a LEAP would therefore serve 540 homes (1.85ha per new dwelling).

15.46 In addition to capacity improvements at existing play areas and meeting the shortfall in provision in the areas already identified, the Council will expect new developments to provide provision on-site where appropriate.

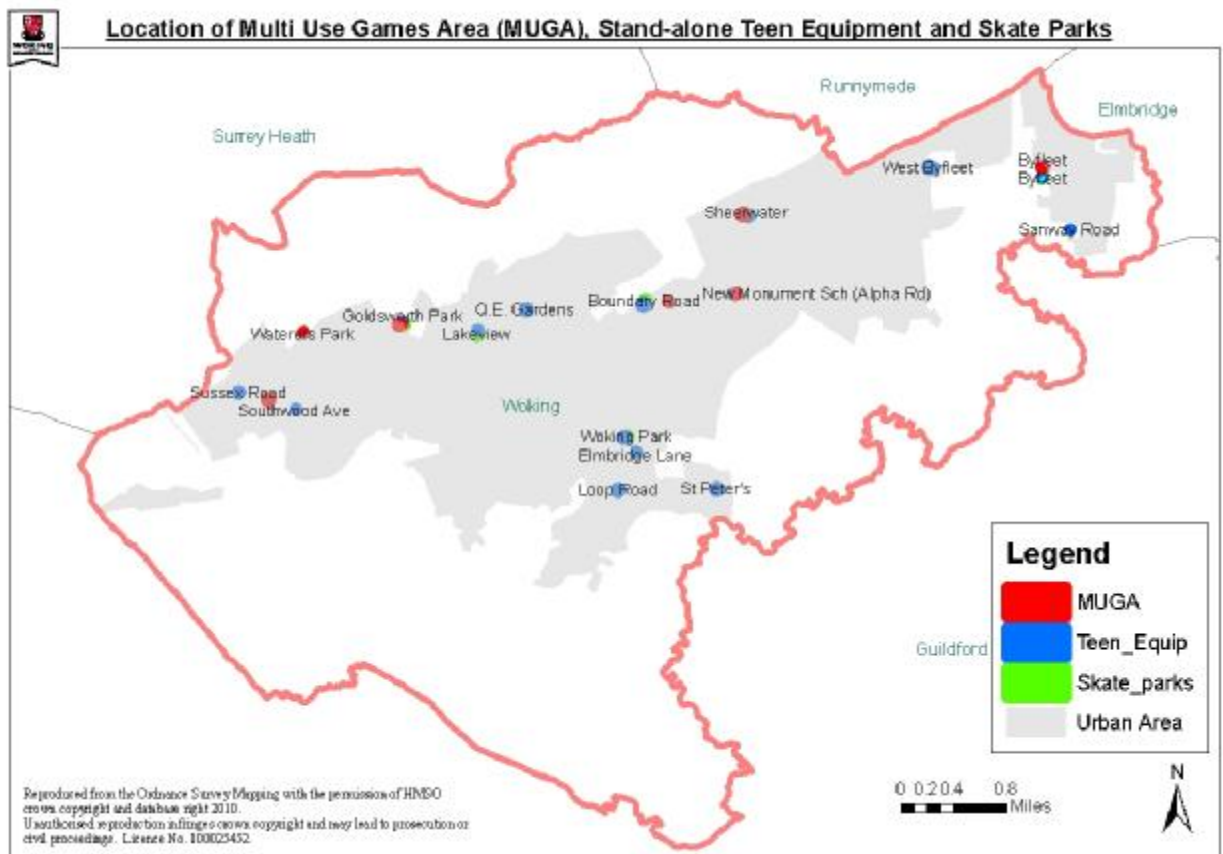
Table 15.1: Play areas requiring works 2015-26

Site	Address	Play Area Type	Estimated cost of refurbishment 2015-2026
Hampton Close	GU21 2UN	LAP	£20k
Hartshill Walk	GU21 3AQ	LAP	£20k
Lorne Gardens	GU1 2QL	LAP	£20k
Vale Farm Rd.	GU21 7PW	LAP	£20k
Alpha Road	GU22 8HE	LEAP	£40k
Bonsey Lane	GU22 9PT	LEAP	£40k
Byfleet	KT14 7LZ	LEAP	£80k
Barton Close	KT14 7LZ	LEAP	£20k
Connaught Crescent	GU24 0AW	LEAP	£40k
Coresbrook Way	GU21 2TP	LEAP	£40k
Cubitt Way	GU21 2QJ	LEAP	£40k
de Lara Way	GU21 6NY	LEAP	£40k
Horsell Moor	GU21 4NH	LEAP	£40k
Lakeside	GU21 8UN	LEAP	£40k
Lidstone Close	GU21 3BG	LEAP	£40k
Loop Road	GU22 9BQ	LEAP	£20k
Mayford Rec.	GU22 0NN	LEAP	£40k
Oakfield	GU21 3QS	LEAP	£20k
Percheron Drive	GU21 2QY	LEAP	£40k
Q. E. Gardens	GU21 4QQ	LEAP	£40k
Sanway Road	KT14 7SF	LEAP	£40k
Southwood Avenue	GU21 2EY	LEAP	£40k
St Johns Lye	GU21 7SQ	LEAP	£40k
Strathcona Gardens	GU21 2AZ	LEAP	£40k
Sussex Road	GU21 2RA	LEAP	£40k
Sutton Green	GU4 7QY	LEAP	£40k
Walton Court	GU21 5HW	LEAP	£40k
Waterers Park	GU21 2HT	LEAP	£40k
West Byfleet	KT14 6EG	LEAP	£80k
Westfield Common	GU22 9NX	LEAP	£40k
Boundary Road	GU21 5BT	NEAP	£40k
Cavell Way	GU21 2TJ	NEAP	£80k
Goldsworth Park	GU21 3RT	NEAP	£80k
Lakeview	GU21 3BE	NEAP	£80k
Pyrford Common	GU22 8NH	NEAP	£80k
Sheerwater	GU21 5NZ	NEAP	£80k
St Peters	GU22 9DQ	NEAP	£60k
Wheatsheaf	GU21 4AA	NEAP	£40k
Woking Park	GU22 9AB	NEAP	£80k
		Total	£1760k

Play space – teenager’s provision

15.47 Provision of play space for teenagers is important for health and well-being, social development and quality of life indicators. Many young people need safe spaces where they can meet with others away from parental supervision and it has become increasingly recognised that such places are vital to the long-term well-being of young people and the development of sustainable communities. Teenage provision includes:

- Multi Use Games Areas (MUGA)
- Skate parks
- Teen shelters
- Stand-alone equipment (e.g. basketball nets, climbing boulders)
- Cricket practice nets.



15.48 As shown on the map, Woking currently has the following teen provision:

- MUGAs at 7 locations (red dots)
- Skate parks at 6 locations (green dots)
- Stand-alone equipment at 17 locations (blue dots).

15.49 Within the current programme of works there are schemes which have not yet been implemented to address short-term teenage play needs. This programme of works will meet short-term need to 2014/15.

15.50 Some of these works have identified funding sources (such as through s106 planning obligations) and others have no identified funds.

15.51 Existing commitments are listed in Appendix 1.

Future capacity and planned provision

- 15.52 New residential development and changes in demographics will put pressure on existing teenage play provision within the Borough.
- 15.53 Using the locally adopted accessibility standard it is possible to calculate the future requirement for play provision:
- The standard is for one area of teenage provision within a 1000m walking distance of every home.
 - When mapped as a straight line distance, a 600m circle is 113ha.
 - Based on an average density of 30dph, a LEAP would therefore serve 3,390 homes.
 - The Council has identified a number of sites where there is a need for additional or improved outdoor facilities for young people. These are included in the Council's Play Strategy. The next priority is the provision of multi-use games areas in West Byfleet, Old Woking, Horsell and Westfield. Skate-parks at Goldsworth Park and Boundary Road require improvements to increase capacity. Substantial new developments at Moor Lane and Brookwood Farm will also generate new demand for such provision.
- 15.54 In addition to capacity improvements at existing teenage play areas and meeting the shortfall in provision in the areas already identified, the Council will expect new developments to provide provision on-site where appropriate.
- 15.55 The youth play requirements set out in Table 15.2 have been identified to meet needs in the medium – long-term.

Table 15.2: Youth play requirements 2015-26

Site	Address	Type of Youth Equipment	Estimated cost refurbishment 2015-2026
MUGA			
Byfleet	KT14 7LZ	MUGA	£30K
Goldsworth Park	GU21 3RT	MUGA	£30K
New Monument School (Alpha Road)	GU22 8HA	MUGA	£30K
Omega Road	GU21 5DZ	MUGA	£30K
Sheerwater	GU21 5NZ	MUGA	£30K
The Vyne Field	GU21 2DU	MUGA	£30K
Waterers Park	GU21 2HT	MUGA	£30K
			£210k
Skate Park			
Boundary Road	GU21 5BT	Skate Park	£50K
Byfleet	KT14 7LZ	Skate Park	£30K
Goldsworth Park	GU21 3RT	Skate Park	INCLUDED AS NEW ITEM
Lakeview	GU21 3BE	Skate Park	£50K
Woking Park	GU22 9AB	Skate Park	£80K
Sheerwater	GU21 5NZ	Skate Park	£35k

Site	Address	Type of Youth Equipment	Estimated cost refurbishment 2015-2026
			£245k
Teen Shelter			
Lakeview	GU21 3BE	Teen Shelter	£5K
West Byfleet	KT14 6EG	Teen Shelter	£5K
Goldsworth Park	GU21 3RT	Teen Shelter	£5K
			£15k
Teen Equipment (standalone)			
Boundary Road	GU21 5BT	Standalone basketball goal	£5K
		Cricket nets	£10K
Byfleet	KT14 7LZ	Basketball goal	£5K
		Sky Carver	£5k
Elmbridge Road		2 standalone football goals	£2K
Goldsworth Park	GU21 3RT	Item attached to teen shelter	£3K
		Climbing Boulder	£30K
		Sky Carver	£5K
Lakeview	GU21 3BE	Standalone basketball goal	£5K
		Rebound Wall	£2K
Loop Road	GU22 9BQ	Basketball goal	£5K
New Monument School (Alpha Road)	GU22 8HA	Basketball goal	£5K
		5-a-side goal	£2K
Q. E. Gardens	GU21 4QQ	Basketball goal	£5K
Sanway Road	KT14 7SF	5-a-side goal with basketball goal	£5K
Sheerwater	GU21 5NZ	Cricket net	£10K
Southwood Avenue	GU21 2EY	Basketball goal	£5K
St Peters	GU22 9DQ	Standalone football goal with basketball goal	£5K
Sussex Road	GU21 2RA	Standalone basketball goal	£5K
Waterers Park	GU21 2HT	Standalone basketball goal	£5K
West Byfleet	KT14 6EG	4 standalone basketball goals; to be replaced by MUGA	£30K
		Rebound Wall	
Woking Park	GU22 9AB	Climbing Boulder	£30K
			£184k
		Total	£654K

Parks, gardens and recreation grounds

- 15.56 Parks, recreation grounds and gardens, including urban parks and country parks, have a similar recreational function to outdoor sports facilities in some cases and there is therefore an overlap in typologies. For example, many parks include sports pitches for both formal and informal use.
- 15.57 PPG17 states that even if there is little prospect of the creation of new parks and gardens, the planning system should do more than just protect them from development. The focus should be on increasing accessibility and quality of provision.
- 15.58 The Council PPG17 Audit applied an 800m distance threshold (equivalent to a 15 minute walk) to these areas of open space.
- 15.59 There are currently 11 parks and gardens in Woking, covering an area of 47ha. The PPG17 Audit found that needs are generally met across the Borough in terms of the accessibility threshold. This amount will increase significantly with the development of Brookwood Country Park for recreational use.
- 15.60 Due to the proposed distribution of development over the lifetime of the Core Strategy, it is considered that accessibility thresholds will continue to be met and that the focus will be on improving the quality and accessibility of existing provision. A number of projects have been identified in the Council's Green Spaces Development Plan towards this aim and are set out in the appendices. In particular these include the restoration of Woking Park, preparation and implementation of master plans for Woking Park, Sheerwater recreation ground and Goldsworth park recreation Ground.
- 15.61 The Council will seek additional provision of parks and gardens (i.e. the creation of new spaces) where appropriate and when the opportunity arises.

Outdoor sports provision

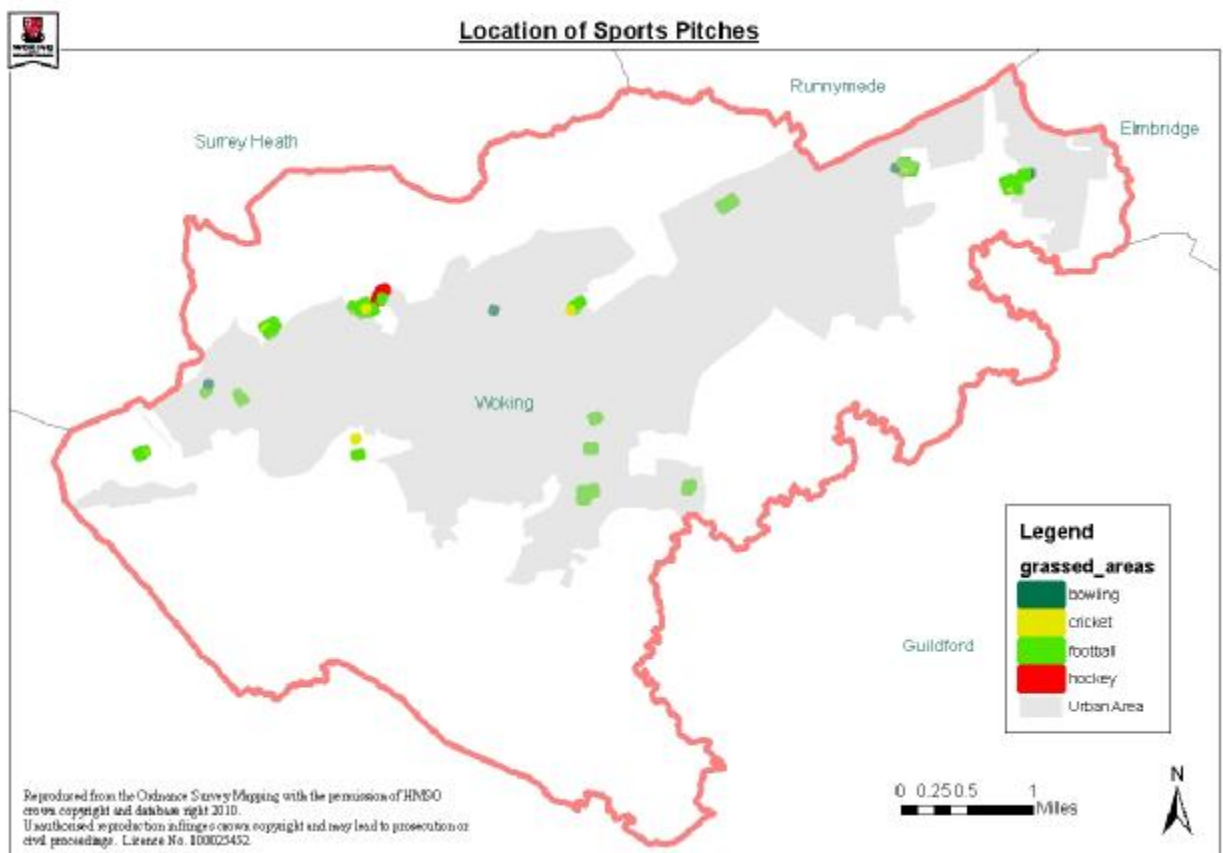
- 15.62 Outdoor sports facilities are natural or artificial surfaces which may be available for:
- Outdoor sports pitches
 - Tennis
 - Bowls
 - Golf
 - Athletics
 - Playing fields.
- 15.63 The NPFA standard for outdoor sport provision is 1.8ha/1,000 population. At just over 800ha, outdoor sports facilities are the largest component of open space in the Borough – this is primarily due to the number of golf courses which make up 92% of the total area.
- 15.64 In 2006 the Council undertook a study on sports pitch provision. The key findings were that:
- Pitch provision per head of population is very low by comparison with the rest of the UK (1 adult pitch/ 1,248 people, compared to 1 pitch/ 951 nationally).
 - The amount of space dedicated to pitches is low at only 69ha/ 1,000 population compared to the adopted local standard of 1.04ha/ 1,000 population.

- There is significant shortfall of football pitch provision compared to local demand, particularly of junior 11 a side pitches.
- A shortage of suitable training facilities for football (i.e. floodlit artificial turf pitches).

15.65 It should be noted that provision is assessed on the number of pitches which have dedicated public use, i.e. it only includes those which are available for hire on a regular basis and with access to changing facilities; hence a number of school sites are excluded; although they may have potential to meet needs if community use agreements can be established.

15.66 A programme was put in place as part of the Council's approved Green Spaces Development Plan to address the most pressing of the identified shortfalls.

15.67 Since the study was undertaken in 2006, the Council has been successful in delivering new junior pitches at New Monument School and Goldsworth Park Recreation Ground. A further two junior pitches are under construction at Kings Head Lane in Byfleet and a feasibility study is being undertaken on provision of a junior pitch Sheerwater. A feasibility study into the provision of a senior and junior pitch at the former Unwin's site in Old Woking has concluded that this is not possible because of the increased likelihood of flooding.



Future capacity and planned provision

15.68 Within the current programme of works there are a number of schemes which have not yet been implemented to address short-term pitch requirements. This programme of works is aimed at meeting short-term needs to 2014/15, and is dependent on finding suitable locations for provision and funding.

- 15.69 Some of these works have identified funding sources (such as through s106 planning obligations) and others have no identified funds.
- 15.70 Existing commitments are listed in Appendix 1.
- 15.71 Using provision standards and changes in population arising from new development and changing demographics, it is estimated that beyond 2014/15 there will be demand for an additional 8.32ha - equivalent to 3 sites of 2.8ha each. Each site would need to include equivalent to 2 senior or 3 junior football pitches/ 1 cricket pitch/ pavilion/ training area/ car parking/ access etc.
- 15.72 Planned schemes for medium to long-term provision are set out in Table 15.3 below.

Table 15.3: Outdoor sports requirements 2015 - 2026

Site	Nominal Replacement Value (£k)	Est Asset Maintenance Cost 2015-2026 (today's prices)	Scheme details
Sheets Heath Recreation Ground			
Car Park	£50	£25,000	50% replacement cost for resurfacing (20 year lifespan)
Tennis Courts x 2	£60	£30,000	£15k/court resurfacing plus replacement fencing cost over 10 yrs
Pavilion	£400	£100,000	25% replacement cost (40 year lifespan) (assumes new pavilion built before 2015)
Cricket Square (irrig)	£30	£15,000	50% replacement cost (20 year lifespan)
Adult football Pitch	£30	£10,000	Assumes complete renovation after 30 years
Brookwood Country Park			
Car Park (plus access)	£150	£75,000	50% replacement cost (20 year lifespan)
Football Pitches x 2 (junior and adult)	£60	£20,000	Assumes complete renovation after 30 years
Pavilion	£600	£150,000	25% replacement cost (40 year lifespan)
Floodlights to adult pitch	£70	£35,000	Assumes 20 year lifespan
Waterer's Park			
Car Park	£50	£ 25,000	50% replacement cost for resurfacing (20 year lifespan)
Pavilion	£500	£ 125,000	25% replacement cost (40 year lifespan)
Cricket Square (irrig)	£30	£ 15,000	50% replacement cost (20 year lifespan)
Football Pitches x 3	£90	£ 30,000	Assumes complete renovation after 30 years
Casual Tennis Court	£20	£ 10,000	Assumes resurfacing cost £10k/court over 10 years
Floodlit Grass Football Training Area	£15	£ 8,000	Assumes 20 year lifespan
Goldsworth Park Recreation Ground			
Car Park	£100	£ 50,000	50% replacement cost for resurfacing
Pavilion	£600	£ 150,000	25% replacement cost (40 year lifespan)
Football Pitches x 5	£150	£ 50,000	Assumes complete renovation after 30 years
Cricket Square (irrig)	£30	£ 15,000	50% replacement cost (20 year lifespan)

Site	Nominal Replacement Value (£k)	Est Asset Maintenance Cost 2015-2026 (today's prices)	Scheme details
Wheatsheaf Recreation Ground			
Pavilion	£500	£ 125,000	25% replacement cost (40 year lifespan)
Football Pitches x 3	£90	£ 30,000	Assumes complete renovation after 30 years
Cricket Square (irrig)	£30	£ 15,000	50% replacement cost (20 year lifespan)
St John's Lye			
Cricket Square (irrig)	£30	£ 15,000	50% replacement cost (20 year lifespan)
Football Pitch x1 (proposed)	£30	£ 10,000	Assumes complete renovation after 30 years
Pavilion (proposed)	£500	£ 125,000	25% replacement cost (40 year lifespan)
Car Park	£100	£ 50,000	50% replacement cost for resurfacing
St Peter's Recreation Ground			
Pavilion	£400	£ 100,000	25% replacement cost (40 year lifespan) (assumes replaced by 2015)
Football Pitches x 4 (junior)	£120	£ 40,000	Assumes complete renovation after 30 years
Car Park	£30	£ 15,000	50% replacement cost for resurfacing
Sheerwater Recreation Ground			
Pavilion	£600	£ 150,000	25% replacement cost (40 year lifespan)
Car Park	£100	£ 50,000	50% replacement cost for resurfacing
Athletics Track (floodlit)	£1,000	£ 250,000	40 year lifespan
Football Pitches x 3	£120	£ 40,000	Assumes complete renovation after 30 years
Cricket (proposed prior to 2015))	£30	£ 15,000	50% replacement cost (20 year lifespan)
Woking Park			
Pavilion x 2	£1,200	£ 300,000	25% replacement cost (40 year lifespan)
Cricket Square (irrig)	£30	£ 15,000	50% replacement cost (20 year lifespan)
Tennis Courts x 5	£150	£ 75,000	£15k/court resurfacing plus replacement fencing cost over 10 yrs
Football Pitches x 3 (2 proposed)	£90	£ 30,000	Assumes complete renovation after 30 years
Floodlights	£70	£ 35,000	Assumes 20 year lifespan
West Byfleet			

Site	Nominal Replacement Value (£k)	Est Asset Maintenance Cost 2015-2026 (today's prices)	Scheme details
Pavilion	£500	£ 125,000	25% replacement cost (40 year lifespan)
Cricket Square (irrig)	£30	£ 15,000	50% replacement cost (20 year lifespan)
Football Pitches x 3	£90	£ 30,000	Assumes complete renovation after 30 years
Casual Tennis Courts x 2	£60	£ 20,000	Assumes resurfacing cost £10k/court over 10 years
Byfleet Recreation Ground			
Pavilion	£600	£ 150,000	25% replacement cost (40 year lifespan)
Football Pitches x 3	£90	£ 30,000	Assumes complete renovation after 30 years
Rugby Pitches x 2	£60	£ 20,000	Assumes complete renovation after 30 years
Floodlit Grass Training Area	£15	£ 8,000	Assumes 20 year lifespan
Tennis Court x 1	£30	£ 15,000	£15k/court resurfacing plus replacement fencing cost over 10 yrs
Cricket Square (irrig)			
Loop Road			
Pavilion	£600	£ 150,000	25% replacement cost (40 year lifespan)
Car Park	£50	£ 25,000	50% replacement cost for resurfacing
Football Pitches x 4	£120	£ 40,000	Assumes complete renovation after 30 years
New Monument School			
Pavilion (proposed)	£300	£ 75,000	25% replacement cost (40 year lifespan)
Vyne Field			
Football Pitches x 4 (junior)	£120	£ 40,000	Assumes complete renovation after 30 years
Toilets and Store	£80	£ 20,000	25% replacement cost (40 year lifespan)
Total		£ 3,186,000	
Bowling Greens and Pavilions			
Horsell	£500	£125,000	Assume 40 year lifespan
West Byfleet	£500	£125,000	Assume 40 year lifespan
Byfleet	£500	£125,000	Assume 40 year lifespan
Woking Park	£500	£125,000	Assume 40 year lifespan
Knaphill	£500	£125,000	Assume 40 year lifespan
Total		£625,000	

Allotments

- 15.73 The need and demand for allotments is increasing with the growth of interest in healthy eating and organic food production, the economic recession and as a result of rising housing densities and the consequential reduction in the size of many gardens. In addition, allotments provide opportunities for social interaction, strengthen communities and have mental and physical health benefits. Local Authorities have a statutory duty to provide land for allotments.
- 15.74 In undertaking the PPG17 Audit and in preparing the Green Spaces Development Plan, the Council has established that 800m is a reasonable walking distance to access an allotment. The National Society of Allotments and Gardens recommend that Local Authorities should provide for 0.19ha/ 1,000 population.

Existing Capacity

- 15.75 Within Woking there are 779 plots on 9 allotment sites, covering an area of 16ha. This is 1.3ha less than is required by the standard recommended by The National Society of Allotments and Gardens. Table 15.4 below gives details of existing provision and waiting lists as at 2008.

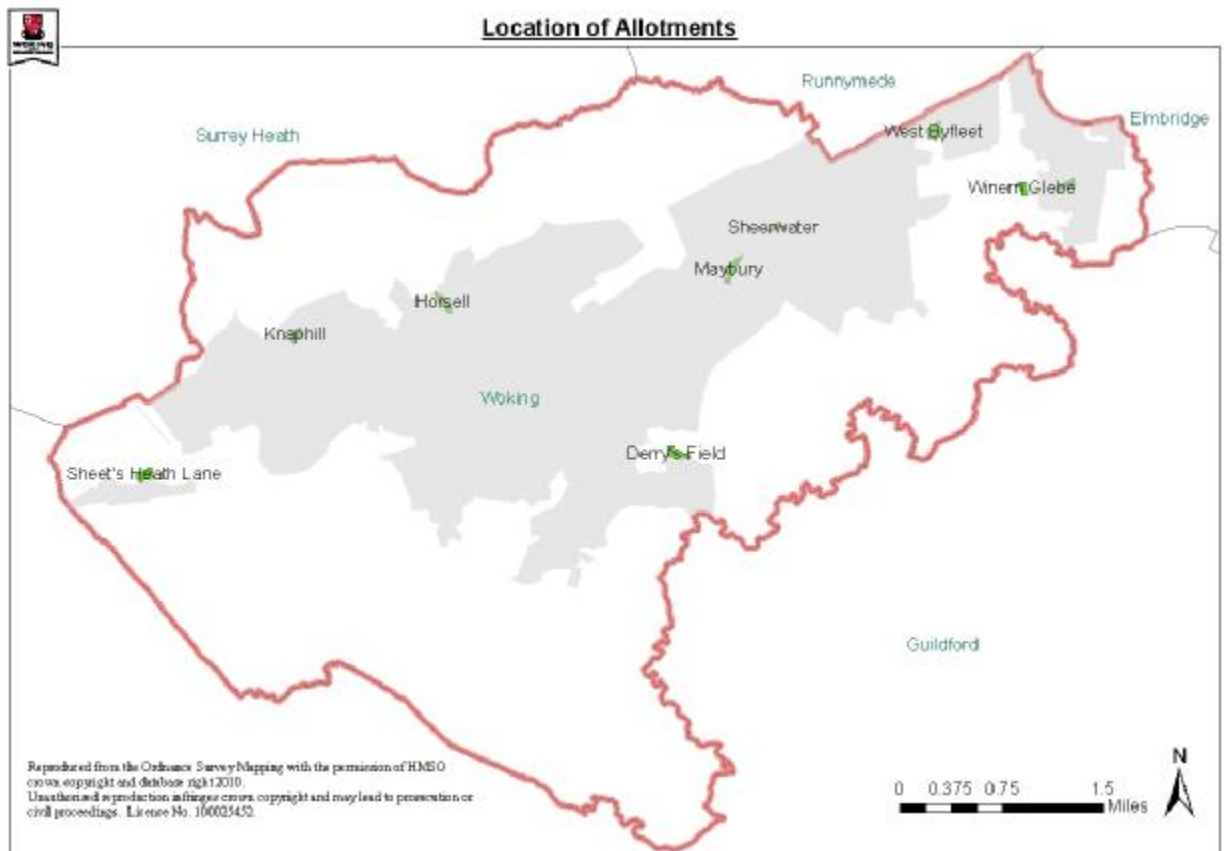
Table 15.4: Existing allotment capacity 2008

Allotment Site	Part of Borough	Total Number of Plots	Number on Waiting List	Plots Vacant	Potential plots from uncultivated land	Potential Plots if only one plot per person
Brookwood	North West	90	15	0	0	12
Knaphill	North West	106	7	0	0	11
Horsell	North West	106	28	0	0	4
TOTAL		302	50	0	0	27
West Byfleet	East	155	25	0	0	45
Eden Grove	East	67	0	6	10	8
Winern Glebe	East	33	1	0	10	6
TOTAL		255	26	6	20	59
Maybury	South and Central	60	0	12	12	6
Derry's Field	South and Central	109	0	0	0	0
Sheerwater	South and Central	53	4	0	0	13
TOTAL		222	4	12	12	19
TOTAL ALL SITES		779	80	18	32	105

(Source: WBC EXE09-0115)

- 15.76 The PPG17 Audits, which were carried out in 2004/05 and 2007/08 found that the need for allotments throughout the Borough at that time was limited, with current provision meeting the needs of those who utilise this facility. Frequency of use of this type of facility was low with not all of the allotments fully occupied. Given this general lack of demand it was considered that there may be capacity for some areas of allotment, which are underused, to be used as an alternative open space.

- 15.77 A further study was undertaken in 2008 to assess demand and identify any barriers to participation in allotment gardening. This study established a shortage of plots to the North West and to the East of the Borough. No significant barriers were identified in terms of equalities.
- 15.78 Since the Audit and 2008 survey were undertaken, the demand for allotment plots has continued to increase. As at July 2011 there are currently waiting lists at all of the sites, and particularly high demand in Horsell and Knaphill. There is very little spare capacity within existing sites despite societies dividing larger plots to increase membership.
- 15.79 It should be noted that the allotment site at Maybury is the subject of a wider study to consider the potential of rationalising recreational land provision in this area to the benefit of all users and that areas of disused allotment land will be taken into consideration in this study. However, it is unlikely that this will lead to increased provision.
- 15.80 The survey results do show that most societies have some members cultivating more than one plot. Much of this use is historic, with plot holders being allocated additional plots when sites had a substantial number of vacant plots. It would be difficult to take away plots from plot holders with more than one plot, given the investment in time and material that plot holders dedicate to their plots. Allotment holders also have some protection in law, in that they must be given at least 12 months' notice or longer to quit expiring on or before 6 April or on or after 29 September in any year. Compensation is also payable to a tenant in these circumstances, based on an assessment of the value of crops and fertilizers. However, over time it may be possible for societies to restrict the number of plots to one per member for new allotment holders. This could eventually release an additional 105 plots, the majority of which would be at West Byfleet (45).
- 15.81 There seems to be little demand for more larger plots with most societies already providing all or mostly 5 rod plots (of approximately 125m²) rather than the traditional 10 rod plots (250m²). Byfleet and Derry's Field Allotment Societies have indicated that there is some demand for even smaller plots of approximately 60m² which could release extra plots over time if some existing plots were divided.



Planned provision and cost implications

- 15.82 The capital cost of allotment space is around £28/ 125m² plot excluding land purchase and maintenance. Four of the nine allotment sites within the Borough are fully self-managed with the remainder being part self-managed. Those which are fully self-managed are responsible for all outgoings and maintenance. It is envisaged that any new sites would be fully self-managed.
- 15.83 An additional allotment site with 74 plots is planned at Carhouse Lane, Horsell. This will help to meet short-term needs with completion expected in 2012. The site is being built at an estimated cost of £200k under a planning agreement for industrial units on an adjacent site.
- 15.84 In the longer-term, the Council will seek to provide an additional 70 plots at a site in the west of the Borough and an additional site in the east of the Borough. This is estimated to be at a total cost of around £400,000. No funding source has been identified for this, however, there is potential that s106 planning obligation, CIL or New Homes Bonus monies could be used.

Amenity space

- 15.85 Amenity space, such as informal recreation spaces, greenspaces in and around housing and village greens, is important for communities in terms of recreational value, visual amenity and biodiversity.

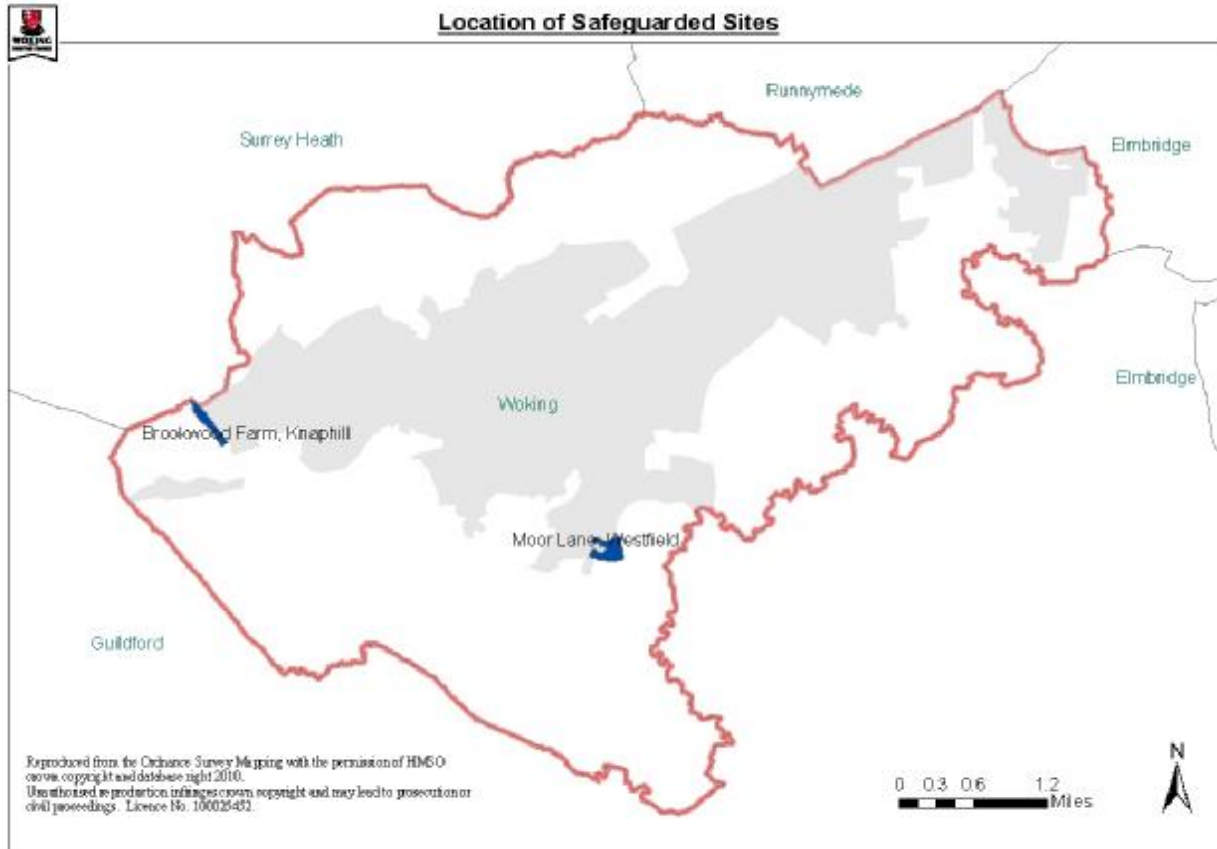
- 15.86 There is no established distance threshold for accessibility to green amenity space. These areas are found in appropriate locations across the Borough.
- 15.87 The PPG17 Audit found that there are 82 separate areas of amenity space across the Borough, covering an area of approximately 40ha. The majority of identified areas of amenity greenspace were found to be of high quality with only two sites considered to be of low quality. Just under 90% of those who responded to the Citizens Panel survey considered that their needs were met. Although the use of these areas is not as high as other types of open space, it should be remembered that such open space can serve a visual function even though its actual use may not be high.
- 15.88 It is important that new developments provide adequate amenity space. Where this is not possible, developers should be expected to make a financial contribution to off-site provision.
- 15.89 The PPG17 Audit identified 40ha of Amenity Green Space available across the borough. As nearly 90% of residents said that their needs are being met it is assumed that this is an acceptable standard in Woking. This equates to 4.41m²/ person or 11m²/ household.

Green corridors

- 15.90 Green corridors promote environmentally sustainable forms of transport such as cycling and walking within urban areas. They also play an important biodiversity role. In Woking, the following green corridors exist.
- Basingstoke Canal
 - River Wey Corridor
 - Hoe Valley.
- 15.91 There are no established provision standards for green corridors.
- 15.92 Although the Borough is well served by linear open spaces alongside the River Wey, Hoe Stream and Basingstoke Canal, there is a need to further exploit the opportunities to promote access to these spaces particularly where they link with more substantial open spaces.
- 15.93 The Council has stated within its adopted Green Spaces Development Plan that it will maximise the benefits of the Borough's green corridors through improving access to and quality of these spaces:
- Wey Valley Project – enhancement to access proposed as part of the Martin's Press SANG provision.
 - Hoe Valley scheme (please refer to section 14 of this IDP for further details)
 - Basingstoke Canal
 - Sustrans network
 - Brookwood Country Park.
- 15.94 Through new development proposals, the Council will seek to secure enhancements to green corridors and exploit existing linear routes.

16.0 Greenfield sites for residential developments

16.1 The Core Strategy proposes two greenfield sites for residential development during the first five years of the plan. Both of these sites were safeguarded in previous Local Plans in order to meet long-term housing needs.



Moor Lane, Westfield

- 16.2 Land at Moor Lane, Westfield has outline planning permission for 440 new homes, 60% of which will be affordable. Reserved Matters applications are due to be submitted to the Council later in 2011.
- 16.3 The site will generate a number of infrastructure needs which will need to be addressed. These are likely to include (subject to detailed planning considerations and discussions with service providers):
- Affordable housing (60%)
 - Sports provision off-site
 - Open space, including play provision onsite
 - Education contributions
 - Library contributions
 - Special Protection Area (off-site SANG).

Brookwood Farm, Knaphill

- 16.4 Land at Brookwood Farm, Knaphill is allocated for in the region of 300 homes, 50% of which will be expected to be affordable (although the whole 50% may not necessarily be provided on site).
- 16.5 Land to the south of the reserve site (the former Brookwood Farm buildings) was redeveloped for housing in 2010/11. The approved scheme included provision for a new access road which is capable of servicing the larger reserve site up to a capacity of a total of 400 homes.
- 16.6 Development of the site is likely to generate additional infrastructure needs which will need to be addressed through the planning application process. Infrastructure is likely to include:
- Affordable housing (50%)
 - Sports provision
 - Open space, including play provision on site
 - Education contributions
 - Contributions for community facilities
 - Special Protection Area – the scheme will be expected to include development of an extension to Brookwood Country Park as an area of Suitable Alternative Natural Greenspace (SANG)
 - Additional allotments site as extension to Sheets Heath.
- 16.7 The Council expects a planning application to be submitted in late 2011.

Appendix 1 - Schedule of existing commitments

[To be completed]

Appendix 2 – Glossary of key terms

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

Annual Monitoring Report (AMR): monitors progress against the Local Development Scheme (project plan for LDF documents) and policy targets.

Area Action Plans: Document for key areas of change or conservation which focuses on proposals for the area and their implementation.

BREEAM: (BRE Environmental Assessment Method) is the world's most widely used means of reviewing and improving the environmental performance of buildings. The residential version of BREEAM is called EcoHomes.

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

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

Community Strategy: Our long-term vision for improving the quality of people's lives, with the aim of improving the economic, social and environmental well-being of the Borough. Sometimes referred to as a Sustainable Community Strategy.

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

Deprivation: Deprivation covers a broad range of issues and refers to unmet needs caused by a lack of resources of all kinds, not just financial. The Council uses the English Indices of Deprivation produced by the DCLG to identify areas of deprivation. The English Indices of Deprivation attempt to measure a broader concept of multiple deprivation, made up of several distinct dimensions, or domains, of deprivation.

Development Plan Document (DPD): Local Development Framework (LDF) documents containing the core planning policies and proposals. These are subject to independent examination. Woking Borough Council is intending to prepare the following DPDs: Core Strategy, Development Management Policies, Site Allocations DPD, Proposals Map.

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

ECSC: Energy Centre for Sustainable Communities designs and implements projects to create a socially responsible, sustainable energy future.

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

Local Development Documents (LDD): Comprises of Development Plan Documents, Supplementary Planning Documents and Statement of Community Involvement i.e. both statutory & non-statutory documents.

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

Local Development Scheme (LDS): Three-year project plan for the production of Local Development Documents.

Natura 2000: a European network of protected sites which represent areas of the highest value for natural habitats and species of plants and animals which are rare, endangered or vulnerable in the European Community. The Natura 2000 network includes two types of area [Special Areas of Conservation \(SAC\)](#) and Special Protection Areas (SPA).

Planning Inspectorate (PINS) The Planning Inspectorate holds independent examinations to determine whether or not DPDs are 'sound'. The Planning Inspectorate also handles planning and enforcement appeals.

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

Proposals Map: a part of the local development framework showing the location of proposals in all current development plan documents on an Ordnance Survey base map. Can be a development plan document itself or part of another.

Previously developed land (often referred to as brownfield land): Previously-developed land is that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. (Please see Planning Policy Statement 3 for full definition).

Regional Spatial Strategy (RSS): It is part of the development plan and new local development documents must be in general conformity with the RSS. The RSS provides broad development strategy for the region for a 15 to 20-year period. The RSS for the South East is called the South East Plan.

Representations: General comments or responses to a consultation which support or object to proposals.

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

Site specific allocations: Allocation of sites for specific or mixed-use development.

Sound/soundness: describes where a DPD is considered to 'show good judgement' and also to fulfil the expectations of legislation, as well as conforming to national and regional planning policy.

South East Plan: the South East Plan is the title given to the Regional Spatial Strategy for the South East to cover the period to 2026. It was published on 6 May 2009. It was revoked by the coalition government on 6 July 2010 however a legal judgment on 10 November 2010 reestablished the South East Plan as part of the development plan for the time-being. The Government has written to all local authorities and made them aware of its intention to revoke all regional strategies through the forthcoming Localism Bill.

Spatial Policies: Location specific policies addressing issues such as the natural environment, the Green Belt and housing.

Special Areas of Conservation (SAC): These areas are of international importance because they are home to rare or endangered species of plants or animals (other than birds). SACs are designated under the Habitats Directive.

Special Protection Areas (SPA): Areas which support significant numbers of wild birds and their habitats. SPAs are classified under the Birds Directive.

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

Statement of Matters: the regulations set out that the Council must produce a Statement of Matters which sets out the title of the document, subject matter of and area covered, period for representations, address where representations should be sent and list of places at which the document is available for inspection and the times at which it can be inspected.

Strategic Environment Assessment (SEA): is a system of incorporating environmental considerations into policies, plans and programmes. It is sometimes referred to as Strategic Environmental Impact Assessment. The specific term Strategic Environmental Assessment relates to European Union policy.

SuDS: Sustainable Drainage Systems.

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

Sustainability Appraisal (SA): A social, economic and environmental assessment primarily used for DPDs, incorporating the requirements of the SEA Directive.

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

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

REPORT ENDS