



## Contents

Legal Framework.....	3
Legal Requirements .....	4
The draft plan is being submitted by a qualifying body .....	4
What is being proposed is a Neighbourhood Development Plan.....	4
The proposed Neighbourhood Plan states the period for which it is to have effect	4
The policies do not relate to excluded development .....	4
General conformity with the NPPF .....	5
Having Appropriate Regard to National Policy.....	5
Building a strong, competitive economy .....	6
Ensuring the vitality of town centres .....	6
Promoting sustainable transport .....	6
Delivering a wide choice of high quality homes .....	6
Requiring good design.....	6
Promoting healthy communities.....	6
Specific Conformity with the NPPF and Strategic Local Policy .....	7
Policy BE1: Design of New Developments .....	8
Policy BE2: Off-road Parking .....	10
Policy BE3: Older and Disabled People.....	10
Policy OS1: Amenity Value.....	11
Policy OS2: Local Green Spaces.....	12
Policy LI1: Through Traffic and Road Safety .....	12
Overall Summary .....	13
Compatibility with EU Regulations.....	13
Contribution to the Achievement of Sustainable Development.....	13
Appendix .....	14
Documents consulted with abbreviations used .....	23

## Legal Framework

Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended) [excluding 2b,c, 3 to 5 as required by 38 (C)] deals with the examination of Neighbourhood Development Plans as follows:

(1) The examiner must consider the following

- a) whether the draft neighbourhood development plan meets the basic conditions (see sub-paragraph (2)),
- b) whether the draft neighbourhood development plan complies with the provision made by or under sections 61E(2), 61J and 61L,
- d) whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood plan relates and,
- e) such other matters as may be prescribed.

(2) A draft neighbourhood development plan meets the basic conditions if –

- a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan,
- d) the making of the neighbourhood development plan contributes to the achievement of sustainable development,
- e) the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan of the authority (or any part of that area),
- f) the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations, and
- g) prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.

(6) The examiner is not to consider any matter that does not fall within sub-paragraph (1) (apart from considering whether the draft neighbourhood plan is compatible with the Convention rights).

The following Section addresses the requirements under paragraphs 1(b), 1(d) and 1(e).

## Legal Requirements

### ***The draft plan is being submitted by a qualifying body***

The Hook Heath Neighbourhood Plan has been submitted by the Hook Heath Neighbourhood Forum. The Hook Heath Neighbourhood Forum is a qualifying body and entitled to submit a Neighbourhood Plan for the Hook Heath Neighbourhood Area

The Neighbourhood Plan has been prepared by the Steering Group of the Hook Heath Neighbourhood Forum, which is led by the Forum's Management Committee.

### ***What is being proposed is a Neighbourhood Development Plan***

The Hook Heath Neighbourhood Plan contains policies relating to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

### ***The proposed Neighbourhood Plan states the period for which it is to have effect***

The Hook Heath Neighbourhood Plan identifies that the period to which it relates is from 2015 until 2027. This period has been chosen to align with the dates of the Woking Borough Council Core Strategy.

### ***The policies do not relate to excluded development***

The Neighbourhood Plan does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

The Hook Heath Neighbourhood Area was formally designated as such through an application made on 2 May 2013 under the Neighbourhood Planning Regulations 2012 (part 2 S6) and approved by Woking Borough Council on 24 October 2013.

The proposed Neighbourhood Plan relates only to the area defined as the Hook Heath Neighbourhood Area. It does not relate to more than one neighbourhood

area. There are no other neighbourhood development plans in place within the neighbourhood area.

## General conformity with the NPPF

### ***Having appropriate regard to national policy***

The Hook Heath Neighbourhood Plan has been prepared with regard to national policies set out in the National Planning Policy Framework (NPPF) and is in general conformity with the strategic policies contained in the Woking Borough Council Core Strategy (WCS), adopted on 25 October 2012.

Paragraphs 183 – 185 of the NPPF describe how Neighbourhood Planning can be used to give communities ‘direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need.’ It continues to state that ‘Neighbourhood Plans must be in general conformity with strategic policies of the Local Plan.... Neighbourhood Plans should reflect these policies and neighbourhoods should plan positively to support them.’

Paragraphs 14 -16 of the NPPF set out the presumption in favour of sustainable development which is at the heart of national policy. For Neighbourhood Planning this means that neighbourhoods should plan positively to support local development while at the same time respecting the local environment by seeking to protect valued green spaces and historic assets.

The key sections of the NPPF are as follows:

- Building a strong, competitive economy
- Ensuring the vitality of town centres
- Promoting sustainable transport
- Delivering a wide choice of high quality homes
- Requiring good design
- Promoting healthy communities
- Protecting green belt land
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment.

The following explains how they impact the Hook Heath Neighbourhood Plan.

### ***Building a strong, competitive economy***

The Neighbourhood Plan supports this policy through supporting development consistent with the character of the area. (Policy BE1).

### ***Ensuring the vitality of town centres***

The Neighbourhood Plan supports the Town Centre as the preferred location for town centre uses and high density residential development.

### ***Promoting sustainable transport***

The Neighbourhood Plan (Community Aim - Infrastructure) provides a commitment to work with the local authority to reduce the amount of through traffic.

There is also a project to update rights of way and thus facilitate walking through the area and encourage sustainable movement choices.

### ***Delivering a wide choice of high quality homes***

Under the Woking Core Strategy, development will be of an appropriate scale in relation to the character of the area. The Neighbourhood Plan (Policy BE1) requires that buildings are of a high quality and (Policy BE3) seeks to protect specialist accommodation for the elderly and disabled.

### ***Requiring good design***

The Neighbourhood Plan (Policy BE1) outlines requirements for any development within the Neighbourhood Area and details design principles which should be applied.

### ***Promoting healthy communities***

The Neighbourhood Plan (Policy OS1) seeks to protect open spaces from development as access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities<sup>1</sup>. The recreational facilities are protected by the Woking Core Strategy.<sup>2</sup>

---

<sup>1</sup> Woking Core Strategy para 73

<sup>2</sup> Woking Core Strategy policy CS17

### ***Protecting Green Belt Land***

A large part of the area lies with the green belt but its protection is the responsibility of Woking Borough Council.

### ***Meeting the challenge of climate change, flooding and coastal change***

The Neighbourhood Plan supports small developments on previously developed sites which do not have a detrimental effect on their surroundings. In addition it (Policy BE1) seeks to preserve the existing heritage of the area and encourage the use of renewable energy solutions as part of new developments.

### ***Conserving and enhancing the natural environment***

A Neighbourhood Plan project seeks to improve access to the countryside by improving the network of existing public rights of way

New development which would adversely affect existing green spaces is to be strongly opposed (Policy OS1), and designation of appropriate spaces as Local Green Space is being sought (Policy OS2).

### ***Conserving and enhancing the historic environment***

Locally and nationally listed buildings of historic interest contribute to the character of the area. The protection of nationally listed buildings is covered by the NPPF and Woking Core Strategy, and is the responsibility of Woking Borough Council. The Neighbourhood Plan requires development decisions to take account of the important contribution that locally listed buildings make to the character of Hook Heath (Policy BE1). In the event that any changes to listed buildings are envisaged then this policy should ensure that they are carried out sympathetically.

## **Specific Conformity with the NPPF and Strategic Local Policy**

The Hook Heath Neighbourhood Plan is consistent with the delivery of the district-wide strategic objectives detailed in the Woking Borough Council Core Strategy as well as being consistent with the NPPF. This section demonstrates how the individual policies in the plan have appropriate regard to both these documents:

## ***Policy BE1: Design of New Developments***

### NPPF

Para 17 states that Authorities should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings and take account of the different roles and character of different areas.

Para 47 requires authorities to set out their own approach to housing density to reflect local circumstances.

Para 50 requires the size, type, tenure and range of housing that is required in particular locations to reflect local demand.

Para 53 requires local planning authorities to consider the case for setting out policies to resist inappropriate development of residential gardens.

Para 58 requires policies to aim to establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;

Developments should be visually attractive as a result of good architecture and appropriate landscaping.

Para 109 requires the planning system to contribute to and enhance the natural and local environment.

Paras 126 and 131 require local planning authorities to take into account the desirability of new development making a positive contribution to local character and distinctiveness.

### WCS

CS20 requires new development to respect and enhance the character and appearance of the area in which it is proposed.

5.190 expects that new development will take account of the character within which it is situated. 5.198 requires development to strengthen the character and distinct identity of the area.

CS21 requires that buildings and places be attractive with their own distinct identity; they should respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale,



height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land.

They should achieve a satisfactory relationship to adjoining properties and incorporate landscaping including the retention of trees of amenity value and provide for suitable boundary treatments.

CS18 notes that minimum car parking standards will be set for residential development.

5.59: Infill development must be at an appropriate scale in relation to the character of the area.

5.64: Densities sought must not affect the quality and character of an area and general well-being of the residents.

5.201: Design solutions should enhance the distinctive character of the area.

5.202: Evidence of the character of the area will be used to guide development and inform planning decisions.

CS24: Woking's landscape and townscape states that all development proposals will provide a positive benefit in terms of landscape and townscape character, and local distinctiveness and will have regard to landscape character areas.

5.255: All new developments must respect and where appropriate enhance the character and distinctiveness of the landscape character area in which it is proposed.

### Summary

Policy BE1 seeks to take the requirements of the NPPF and WCS and apply them in the context of the Hook Heath Neighbourhood Area.

The NPPF, the WCS and the Surrey Design Guide recognise that housing density should reflect local circumstances and this policy seeks to do that, relying on an extensive evidence base for the character of Hook Heath which is submitted as a separate document.

Car parking is dealt with in more detail in policy BE2.

## ***Policy BE2: Off-road Parking***

### NPPF

Para 39 requires local planning authorities setting local parking standards to take into account:

- the accessibility of the development;
- the type, mix and use of development;
- the availability of and opportunities for public transport;
- local car ownership levels.

Para 58 requires planning policies to create safe and accessible environments

### WCS

CS18: Minimum car parking standards will be set for residential development. In applying these standards, the Council will seek to ensure that this will not undermine the overall sustainability objectives of the Core Strategy, including the effects on highway safety.

### Summary

Two main railway lines – to the south coast and to the south west – border the designated Neighbourhood Area. This reduces accessibility to Hook Heath, which limits the mobility of residents, but has the benefit of reducing through traffic. There is poor public transport provision, though development is generally large dwellings with plots that have considerable free space, and local car ownership levels are high. Thus to ensure road safety it is both possible and desirable that adequate provision is made for off-street parking without undermining the character of the area.

Given the nature of Hook Heath it is considered that the minimum car parking standards in the Woking Core Strategy should be extended to ensure that highway safety is not compromised.

## ***Policy BE3: Older and Disabled People***

### NPPF

Para 50 requires authorities to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as ... older people, people with disabilities).

## WCS

CS13 requires the protection of existing specialist accommodation for older people and vulnerable groups unless it is not needed.

## Summary

The census information summarised in the plan shows that Hook Heath contains a population that is older than average and thus there is a need to preserve existing specialist accommodation. BE3 is therefore consistent with the NPPF and WCS and seeks to define 'insufficient demand' in the context of Hook Heath for this type of specialist accommodation.

### ***Policy OS1: Amenity Value***

## NPPF

Para 73 states that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.

Para 74 requires that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

Para 75 requires that planning policies should protect and enhance public rights of way and access. Also local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.

## WCS

CS7 states that the Council is committed to conserving and protecting existing biodiversity assets within the Borough. It will require development proposals to contribute to the enhancement of existing biodiversity..... Any development that will be anticipated to have a potentially harmful effect or lead to a loss of features of interest for biodiversity will be refused.

CS17 states that development involving the loss of open space will not be permitted unless alternative and equivalent or better provision is made available in the vicinity, or the development is directly related to the enhancement of the open space.

The view of the escarpment from the south, has led to WBC classifying this area as Rising Ground of Landscape Importance (*Source: Woking Borough Proposals Map. Relates to Woking Core strategy, CS24*)

### Summary

Hook Heath is not well provided with open space outside the Golf Club and Tennis & Croquet Club and thus it is important that what there is, is protected

### ***Policy OS2: Local Green Spaces***

### NPPF

Para 76 states that local communities, through local and neighbourhood plans, should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances.

### Summary

The Hook Heath Neighbourhood Forum has deemed that the list of green areas in the Neighbourhood Plan are of particular importance and should be designated as Local Green Spaces.

### ***Policy LI1: Through Traffic and Road Safety***

### NPPF

Para 32 requires Transport Assessments to be carried out for developments that generate significant amounts of movement; decisions should take account of whether improvements can limit the impacts of a development.

### Summary

Considerable emphasis should be placed on the safety of road users. Other than ensuring that access to dwellings is well designed (BE1), minimising the level of traffic and having funds available to improve the road layout are the most effective ways of improving safety.

Both preventing increased congestion and improving the safety of motorists and pedestrians are aims of the policy.

### ***Overall Summary***

A summary matrix is attached as an appendix which also shows how other documents interact with the Neighbourhood Plan.

## **Compatibility with EU Regulations**

A Strategic Environment Assessment screening, a Habitat Regulations Assessment screening and an Environmental Impact Assessment screening were undertaken by Woking Borough Council. The screenings confirm that no further assessments are required for this Neighbourhood Plan and the Plan is unlikely to have any significant impact on a site of European importance.

## **Contribution to the Achievement of Sustainable Development**

The key ways that the Hook Heath Neighbourhood Plan will help contribute to meeting the objectives of sustainable development are detailed below:

- The Neighbourhood Plan has been produced to be in conformity with the spatial and sustainable community objectives of the Woking Borough Core Strategy.
- The Neighbourhood Plan sets out policies to ensure that any development in Hook Heath does not adversely impact sustainability.
- The Neighbourhood Plan identifies the need for the provision of accommodation that can meet the needs of older people and those with disabilities.
- The Neighbourhood Plan identifies the need to control traffic in the area.
- The Neighbourhood Plan identifies and promotes the protection of green spaces and listed buildings in the Hook Heath Neighbourhood Area.

## Appendix

A cross reference table between the Neighbourhood Plan policies, the NPPF, the Woking Core Strategy and other documents published by Woking Borough Council and Surrey County Council

Policy objective	Relationship to NPPF	Relationship to Woking Core Strategy	Relationship to Other Relevant Documents
<p><b>BE1: Design of New Developments</b></p> <p>In order to maintain or enhance the character of the Area, all developments should</p> <p>a) be designed to a high quality and closely reflect the existing rhythm, proportion, materials, height, scale, bulk, massing and storey heights of nearby buildings. Where possible, plot sizes should be similar to those adjacent and in other cases within the mid-range for Arcadian Developments (5-10 dph). Regard should be paid to guidance contained within the associated 2014 Character Study;</p> <p>b) ensure that the specific context of the site and the wider character of the street scene are fully taken into account in relation to scale, appearance and materials; and</p> <p>c) maintain residential privacy and the character of the Area by</p> <p>i. preserving existing grassed verges, front boundary hedges and tree screens;</p> <p>ii. retaining mature or important trees, groups of trees or woodland on site, and replacing any removed trees of recognised importance with trees of a similar potential size and species;</p> <p>iii. providing sufficient off-street parking (see policy BE2) but not at the expense of removing boundary treatment which is</p>	<p>Para 17 states that Authorities should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings and take account of the different roles and character of different areas.</p> <p>Para 47 requires authorities to set out their own approach to housing density to reflect local circumstances.</p> <p>Para 50 requires the size, type, tenure and range of housing that is required in particular locations to reflect local demand.</p> <p>Para 53 requires Local planning authorities to consider the case for setting out policies to resist inappropriate development of residential gardens.</p> <p>Para 58 requires policies to aim to establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;</p> <p>Developments should be visually attractive as a result of good architecture and appropriate landscaping.</p>	<p>CS20 requires new development to respect and enhance the character and appearance of the area in which it is proposed.</p> <p>5.190 expects that new development will take account of the character within which it is situated. 5.198 requires development to strengthen the character and distinct identity of the area.</p> <p>CS21 requires that buildings and places be attractive with their own distinct identity; they should respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land.</p> <p>They should achieve a satisfactory relationship to adjoining properties and incorporate landscaping including the retention of trees of amenity value and provide for suitable boundary treatments.</p> <p>CS18 notes that minimum car parking standards will be set for residential development.</p>	<p>WCS 5.72 to 5.82 provide a description of the area in general.</p> <p>SD principle 7.1: The appropriate density of development will depend on accessibility and character of surrounding development.</p> <p>SD principle 3.3: Distinctive local character and design quality should be protected and enhanced.</p> <p>WOAPD 2.7: When preparing development proposals in established residential areas with a defined character (such as by infilling) it will be equally important to retain sufficient spacing around the existing dwellings to maintain amenity as it will to achieve high standards for the new dwellings, whilst ensuring the overall arrangement is compatible with the character of the local context.</p> <p>WOAPD 4.2: In particular, the incorporation of any landscaped margins between the property and the road should reflect the characteristic depth of frontage and incorporate similar landscape elements such as trees and hedges, where they contribute to the character of the street scene.</p>

Policy objective	Relationship to NPPF	Relationship to Woking Core Strategy	Relationship to Other Relevant Documents
<p>unique to the character and appearance of the Area;</p> <p>iv. installing solar panels (where appropriate) in such a way that they do not have a negative impact on the character of properties or on the Arcadian street scene; and</p> <p>v. featuring a ratio of building footprint to plot area similar to that of buildings in the surrounding area.</p> <p>Planning decisions will take into account the failure to preserve, or likely damage to, trees, hedges, and green verges which make a significant contribution to the character of the Hook Heath Neighbourhood Area. New developments should make adequate provision for the planting and growth to maturity of trees and hedging (which may be used to screen fencing or railings) to maintain local character.</p> <p>Where subdivision of an existing large house is proposed the external character of the existing building must be respected and preserved.</p> <p>Development decisions should take account of the important contribution that locally listed buildings make to the character of Hook Heath.</p>	<p>Para 109 requires the planning system to contribute to and enhance the natural and local environment.</p> <p>Paras 126 and 131 require local planning authorities to take into account the desirability of new development making a positive contribution to local character and distinctiveness.</p>	<p>5.59: Infill development must be at an appropriate scale in relation to the character of the area.</p> <p>5.64: Densities sought must not affect the quality and character of an area and general well-being of the residents.</p> <p>5.201: Design solutions should enhance the distinctive character of the area.</p> <p>5.202: Evidence of the character of the area will be used to guide development and inform planning decisions.</p> <p>CS24: Woking's landscape and townscape states that all development proposals will provide a positive benefit in terms of landscape and townscape character, and local distinctiveness and will have regard to landscape character areas.</p> <p>5.255: All new developments must respect and where appropriate enhance the character and distinctiveness of the landscape character area in which it is proposed.</p>	<p>WCS 6.5 and 6.17 require a regular review of Tree Preservation Orders and a strategy for tree planting.</p> <p>UASRC section 3: Any further development will need to be critically examined to ensure that the prevailing low density is maintained.</p> <p>Although opportunities for further development are limited it is very important that the character of the street frontage is retained.</p> <p>Any future non-frontage developments will only be permitted where the access is well screened and does not affect the rhythm of the street and that the dwellings are totally screened from view.</p> <p>WDS p76 – 78 deals with Arcadian areas and notes that new development should respect the prevailing Arcadian form of development.</p>



Policy objective	Relationship to NPPF	Relationship to Woking Core Strategy	Relationship to Other Relevant Documents
<p><b>BE2: Off-road Parking</b></p> <p>Development proposals must provide adequate parking on-plot and are not permitted to rely on on-street parking.</p> <p>Minimum on-plot parking for residential properties in Hook Heath is defined as:</p> <p>1 bedroom property    1 car space  2 - 3 bedroom property 2 car spaces  4+ bedroom property    3 car spaces</p> <p>In addition, development that could result on parking on roads shall provide further parking space, especially where the roads</p> <ul style="list-style-type: none"> <li>• are narrow, or</li> <li>• are already heavily trafficked, or</li> <li>• have identified parking issues, or</li> </ul> <p>where such on-road parking would</p> <ul style="list-style-type: none"> <li>• impact on the safety of road users, or</li> <li>• adversely impact the character of the Area.</li> </ul>	<p>Para 39 requires local planning authorities setting local parking standards to take into account:</p> <ul style="list-style-type: none"> <li>• the accessibility of the development;</li> <li>• the type, mix and use of development;</li> <li>• the availability of and opportunities for public transport;</li> <li>• local car ownership levels;</li> </ul> <p>Para 58 requires planning policies to create safe and accessible environments</p>	<p>CS18: Minimum car parking standards will be set for residential development. In applying these standards, the Council will seek to ensure that this will not undermine the overall sustainability objectives of the Core Strategy, including the effects on highway safety</p>	<p>WCS 5.77: Parking has been designed within the plot of the houses, which are characterised by large front gardens with dense, mature planting strips separating the properties from the road.</p> <p>VCPG p9, note 1 to table proposes 2+ spaces for 4+ bedroom properties and notes that where space permits, it may be appropriate to consider increased provision.</p> <p>WPS C3 has parking standards which are advisory for developments of less than 20 dwellings.</p>

Policy objective	Relationship to NPPF	Relationship to Woking Core Strategy	Relationship to Other Relevant Documents
<p><b>BE3: Older and Disabled People</b></p> <p>Existing specialist accommodation for the elderly and disabled shall be protected unless it can be demonstrated that there is insufficient demand for that type of accommodation.</p> <p>To achieve this it will be necessary for an independent assessment to demonstrate that the premises are unviable in their current business use, <b>or</b> for the premises to be marketed actively for 12 months without a sale at reasonable value.</p>	<p>Para 50 requires authorities to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as ... older people, people with disabilities)</p>	<p>CS13: Older people and vulnerable groups: Existing specialist accommodation will be protected.</p>	

<p><b>OS 1: Amenity Value</b></p> <p>Development within the HHNA should retain all aspects of, and wherever possible enhance, the Amenity Value provided by the Open Spaces, where Amenity and Open Spaces are defined as:</p> <p><u>Open Spaces:</u> All of the area in the HHNA which is not built-on sites, roads, or metalled pavements.</p> <p><u>Amenity Value:</u> The extent, in both quantitative and qualitative terms, of provision of:</p> <ul style="list-style-type: none"> <li>• safe and convenient routes for pedestrians (including runners) and cyclists</li> <li>• facilities for recreation and leisure activities, including sport</li> <li>• the animal wildlife and plant habitat, including wildlife corridors</li> <li>• aesthetic benefit, including particular views</li> <li>• trees and hedges</li> <li>• beneficial heritage assets;</li> <li>• the benefit arising from the separation of Hook Heath from the village of Mayford, and of Woking from Guildford as covered by the NPPF section on the green belt (paragraph 80).</li> </ul> <p>Proposals for development must contain adequate detail and justification to demonstrate how this will be achieved.</p> <p>In particular, because the views within, and of, the Area are so important locally,</p>	<p>Para 73 states that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.</p> <p>Para 74 requires that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.</p> <p>Para 75 requires that planning policies should protect and enhance public rights of way and access. Also local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.</p>	<p>CS7 states that the Council is committed to conserving and protecting existing biodiversity assets within the Borough. It will require development proposals to contribute to the enhancement of existing biodiversity..... Any development that will be anticipated to have a potentially harmful effect or lead to a loss of features of interest for biodiversity will be refused.</p> <p>CS17 states that development involving the loss of open space will not be permitted unless alternative and equivalent or better provision is made available in the vicinity, or the development is directly related to the enhancement of the open space.</p> <p>The view of the escarpment from the south, has led to Woking Borough Council classifying this area as Rising Ground of Landscape Importance (<i>Source: Woking Borough Proposals Map. Relates to Woking Core strategy, CS24</i>)</p>	
---	--	---	--

Policy objective	Relationship to NPPF	Relationship to Woking Core Strategy	Relationship to Other Relevant Documents
<p>development should preserve and not detract from the views set out below:</p> <ul style="list-style-type: none"> <li>• the view from outside Hook Heath of the escarpment from the south;</li> <li>• the view from Hook Heath to the North Downs and Guildford Cathedral;</li> <li>• within Hook Heath, the wooded backdrop which the trees on the golf course provide particularly to Pond Road and parts of Hook Heath Road; and</li> <li>• the green verges and hedgerows within Hook Heath.</li> </ul>			

**OS 2: Local Green Spaces**

Local Green Spaces are particularly special to Hook Heath. They will be protected from development. No development will take place unless very special circumstances, that clearly outweigh any harm arising, can be demonstrated.

All the Local Green Spaces in the Neighbourhood Plan have emerged through discussion. They are all within the community they serve and are widely recognised for their particular and demonstrably special importance, within an area renowned for its attractive character and appearance. All four Local Green Spaces are local in character and none comprises an extensive tract of land. The areas listed below, and shown on Map J, are designated as Local Green Spaces.

The triangle on Wych Hill

The three triangular pieces of land at the junction of Hook Heath Road, Pond Road and Holly Bank Road

The triangle at the junction of Green Lanes with Hook Hill Lane

The verges on the South Side of Hook Heath Avenue

Para 76 states that local communities, through local and neighbourhood plans, should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances.

Policy objective	Relationship to NPPF	Relationship to Woking Core Strategy	Relationship to Other Relevant Documents
The use of Local Green Spaces for 'street furniture' should be minimised.			
<p><b>LI1: Through Traffic and Road Safety</b></p> <p>In order to limit the amount of through traffic in what is a residential area, no new roads connecting the Neighbourhood Area with adjoining areas will be permitted.</p>	<p>Para 32 requires Transport Assessments to be carried out for developments that generate significant amounts of movement; decisions should take account of whether improvements can limit the impacts of a development.</p>		

## Documents consulted with abbreviations used

WCS	Woking Character Study, The Landscape Partnership, October 2010 (character area 7)
THW	The Heritage of Woking, An Historic Conservation Compendium, amended 2000
WOAPD	Woking Outlook, Amenity, Privacy and Daylight SPD, July 2008
PRCA	Pond Road Conservation Area SPG
VCPG	Vehicular and Cycle Parking Guidance, Surrey CC, January 2012
WPS	Woking Parking Standards SPD, July 2006
HER	Historic Environment Record, Surrey CC ( on-line)
SD	Surrey Design, SLDA, January 2002
UASRC	Urban Areas of Special Residential Character SPG, April 2000
WDS	Woking Design SPD, 2014 (draft)