

Hook Heath Neighbourhood Plan

2015-2027

June 2015



FOREWORD

Neighbourhood Plans were introduced in England by the Localism Act, which came into force in November 2011. Their purpose is to give local communities the right to help shape development at a local level. This Neighbourhood Plan has been prepared by the Hook Heath Neighbourhood Forum for the Hook Heath Neighbourhood Area through an extensive programme of consultation with local residents, businesses, and other interested parties.



By obtaining approval of this Development Plan, the Hook Heath Neighbourhood Forum hopes to maintain and enhance the area's distinctive and special residential character. The aim of the plan is to ensure a safe, pleasant and sustainable environment for the community, thereby enriching the quality of the lives of all those who live and work here.



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1. INTRODUCTION

1.1. SCOPE AND CONTEXT

Hook Heath is a small but distinctive part of the Borough of Woking in Surrey. It is predominantly a quiet, tree-lined residential area, with a very few, relatively small, business sites, a golf course and a tennis and croquet club.

This Neighbourhood Plan has been prepared by the Hook Heath Neighbourhood Forum for the Hook Heath Neighbourhood Area ('the Area'), through an extensive programme of consultation with local residents and businesses, and other interested parties. The Neighbourhood Forum consists of a group of local volunteers who mostly have no background in planning but a desire to ensure that the future development of Hook Heath reflects the character of the area.

Requirements for a Neighbourhood Plan are laid down in the National Planning Policy Framework (NPPF) and explained in Government planning guidance (<http://planningguidance.planningportal.gov.uk/>).

Neighbourhood Plans must be in general conformity with the strategic policies of the local plan drawn up by the local authority. In our case that means we need to take account of the strategic policies in the Woking Core Strategy, 2012 – 2027, which was adopted on 25 October 2012. Together with these strategic policies, neighbourhood plans are able to shape and direct sustainable development in their area.

The Neighbourhood Plan needs to meet a set of basic conditions set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990, as amended by the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012. In summary it must

- contribute to the achievement of sustainable development;
- demonstrate general conformity with the strategic policies of the Woking Core Strategy;
- have regard to National Policy; and
- be compatible with European Union obligations.

Subject to these, and being brought into force by receiving support at a referendum from more than 50% of those casting votes, the Neighbourhood Plan will become part of Woking's development plan.

It is only possible for our plan to include policies for the Hook Heath Neighbourhood Area (the extent of which is described in section 1.2). It is also only necessary to include items which are not covered by the NPPF or the strategic policies in the Woking Core Strategy.

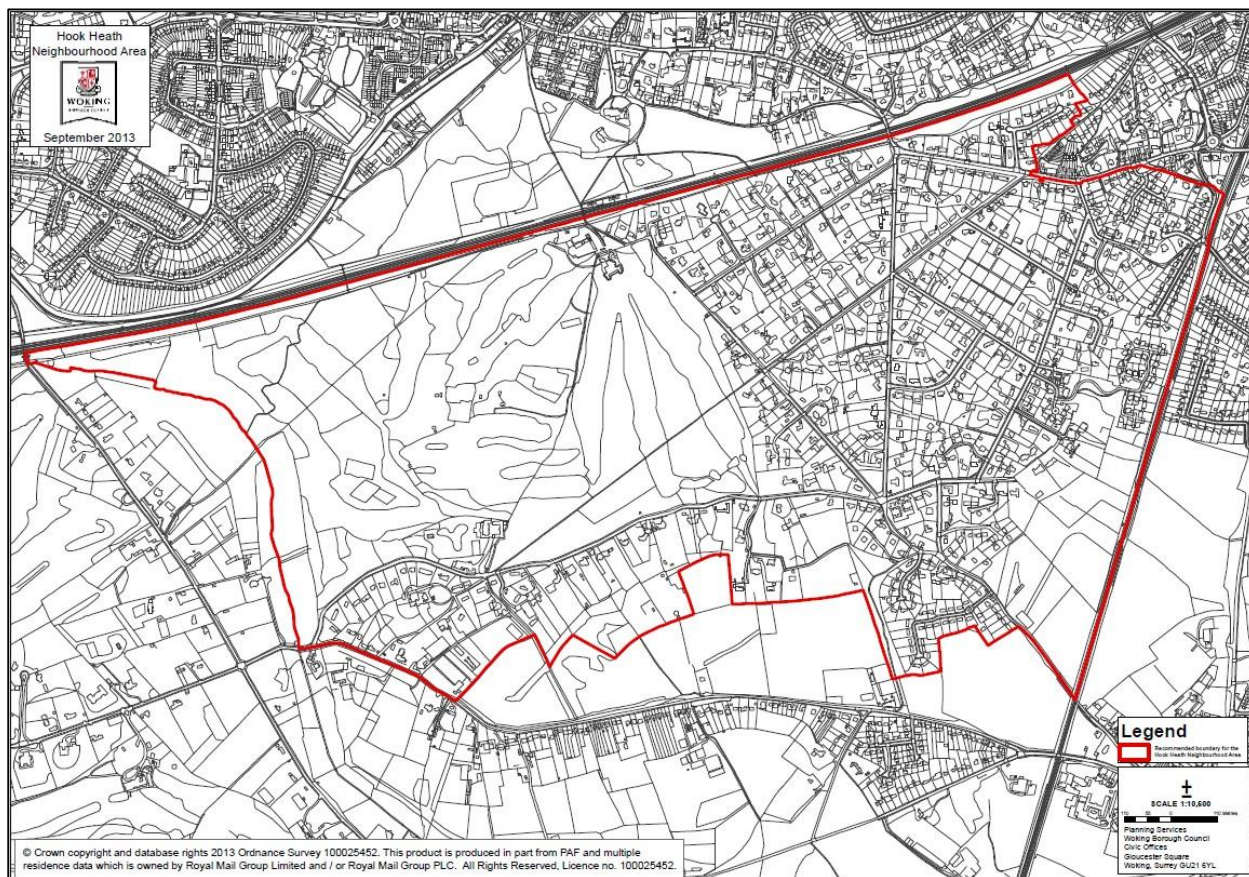
Neighbourhood plans may in principle also contain specific actions – projects (such as creating a new cycle path) or site allocations (such as requiring that a particular site will be developed for a particular use). The projects included in the annex are regarded as desirable accompaniments to support sustainable development rather than mandatory elements of the Plan. It has not been possible to include site allocations for development as there is currently no significant area of undeveloped land in Hook Heath outside the green belt. However Woking Borough Council is considering the future release of land from the green belt and this could therefore change during the life of the Plan.

This Plan aims to set out the objectives and policies in common language, while recognising it is a technical document and therefore needs to utilise some technical text, particularly in the policies. We have however tried to ensure that it can be understood by the layman. A glossary is included as Appendix 2.

1.2. THE NEIGHBOURHOOD AREA

In order to create the Forum, it was necessary to agree the extent of the Hook Heath Neighbourhood Area with Woking Borough Council. This is shown on Map A below. (The maps included in this Plan are also available on our website, www.hhra.co.uk/hookheathforum). The scope consists of the area commonly called ‘Hook Heath’, extended on the advice of Woking Borough Council to include additional roads on the north-eastern periphery (Orchard Mains, part of Wych Hill Rise, part of Wych Hill and part of Blackbridge Road). It is bordered by railway lines to the north and east, the golf club in the west and the upper part of the Hook Heath escarpment in the south.

The character varies slightly across the Area but much of it is covered by relatively large houses in large plots. The variations are described in more detail in the supporting Character Study, produced to accompany this Plan.



Map A: Boundary of Hook Heath Neighbourhood Area (outlined in red)

1.3. THE NEIGHBOURHOOD FORUM

The Forum was created in order to produce a Plan for the Hook Heath Neighbourhood Area. Elsewhere plans have often been created by Parish or District Councils but that was not possible in our case. The Forum was formally approved by Woking Borough Council on 24 October 2013. The work underlying this Plan and the supporting documents listed in Appendix 1 has been undertaken by a Steering Group (see Appendix 3) within which have been three working groups focusing on issues relating to the Built Environment, Open Spaces, and Local Infrastructure. Their work was brought together in an earlier version of this Neighbourhood Plan, which was submitted to Woking Borough Council on 12 December 2014, and has since undergone formal public consultation and Examination.

1.4. THE NEIGHBOURHOOD PLAN PROCESS

This version of the Plan document has been updated following Examination. The Examiner was required to make one of three recommendations:

- a) The Plan can proceed to referendum without amendment.
- b) The Plan can proceed to referendum after some changes have been made.
- c) The Plan is not suitable to go forward to referendum.

In the event, he has recommended that the Plan should proceed to referendum with a number of changes, some of which he specified verbatim, and others in principle. Now that the changes have been made as required, the Council will arrange a referendum of all the residents in Hook Heath. A simple majority of votes cast is then sufficient to agree the Plan. If this is achieved, the Neighbourhood Plan is 'made', and becomes part of the Local Plan for Woking.

The Woking Core Strategy runs to 2027. We have adopted the same end date and thus the Neighbourhood Plan period is 2015 to 2027.

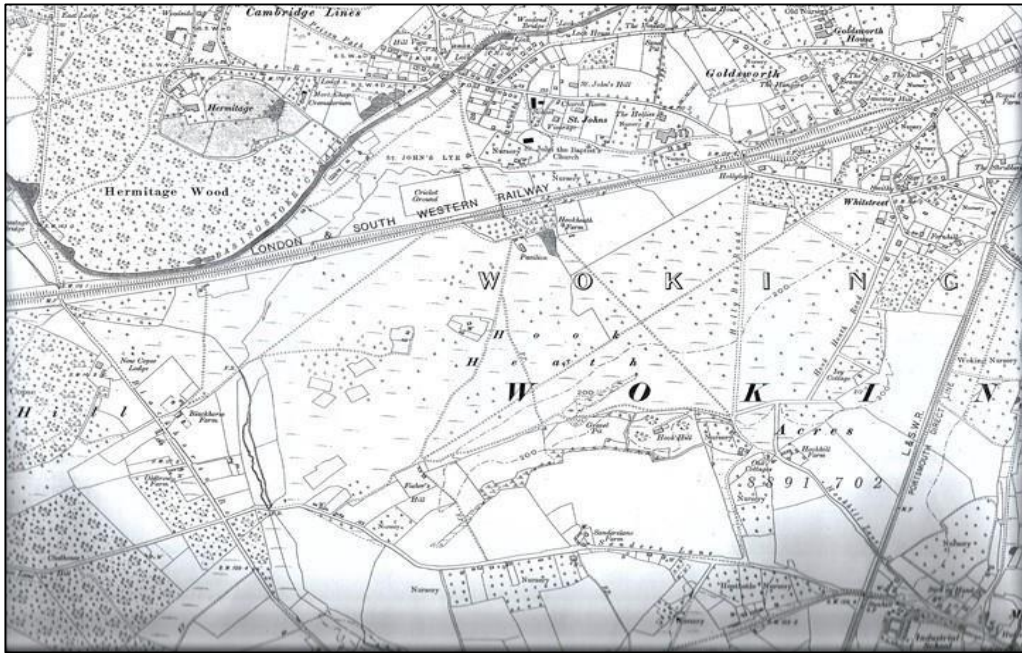


2. THE HOOK HEATH AREA

2.1. HISTORY

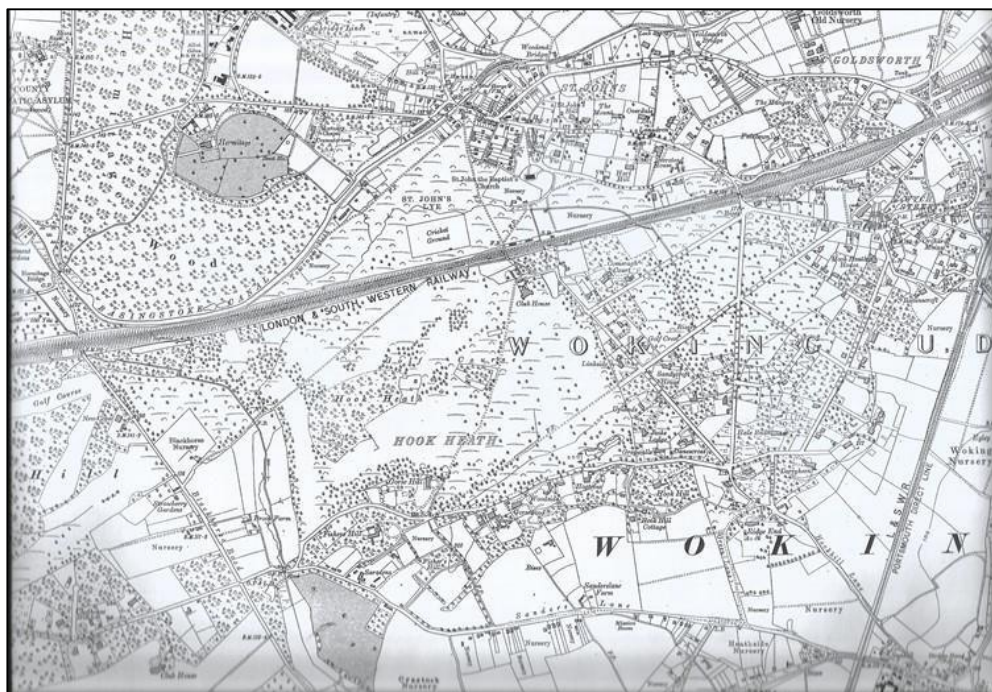
The original Hook Heath estate, with typical plots of a hectare or more, was developed by the London Necropolis & National Mausoleum Company at the turn of the twentieth century.

The 1895 Ordnance Survey shows the area as open heathland, with only a couple of farms, the first golf club 'pavilion', and a very few houses at the edges (Map B).



Map B: Hook Heath in 1895

By 1913, the pattern of future development was largely established. The principal roads of the estate were laid out, and the plots on them defined. Many of the big houses, and a few smaller ones, had been built but there were still many undeveloped plots (Map C).



Map C: Hook Heath in 1913

By 1934, though there were still a few undeveloped plots, the original estate was essentially complete (Map D).



Map D: Hook Heath in 1934

Subsequent development has consisted mainly of gradual infilling or redeveloping these original plots, and the addition of larger, sometimes more intensive, developments at the periphery. Within the original estate, subsequent housing development has almost always been at no more than seven dwellings per hectare¹.

Where development within the original estate has taken the form of new roads, these have been single cul-de-sacs, which have their own character, sometimes similar to that of the rest of the estate. Where they are different they do not detract significantly from the overall feel of the principal roads off which they lead.

Since the original estate was laid out, there has been pressure by developers seeking to take advantage of the attractive character of the Area by building new houses at a higher density.

Section 5.3 and the separate supporting Character Study deal with these matters in more detail.

¹ 1 hectare is 2.47 acres

2.2. CHARACTER AND DEMOGRAPHY

There are more than 700 dwellings in Hook Heath. It is some two miles south-west of Woking town centre, bounded to the north and east by the railway lines from London to Southampton and Portsmouth, and to the south and west by open country. Much of the Area is in the green belt and/or a conservation area. The general character is of low density housing in a wooded landscape, not of urban development. The Woking Golf Club's course on the west side of the Area adds to the greenery.

The Hook Heath Neighbourhood Area boundary does not fit exactly with that of census output areas, but reasonably close estimates for key 2011 census statistics for the Area have been derived, and are summarised below. Further demographic detail and graphs are included in the supporting documents.

		Hook Heath	Woking	Surrey	England & Wales
Total households		721	39,467	455,791	23,266,044
Resident population		2,021	99,198	1,132,390	56,075,912
Age distribution	% 45+ years old	52%	40%	44%	43%
Median age		46	38	40	39
Household membership	% with 3 or more	46%	40%	38%	36%
Number of rooms per household	% with 8 or more	72%	20%	21%	13%
Number of bedrooms per household	% with 4 or more	73%	27%	28%	19%
Number of people per bedroom	average	0.67	0.87	0.84	0.87
Tenure - households	% owned	91%	71%	73%	64%
Social grade	% AB	64%	37%	36%	23%
Travel to work – main mode	% by car	54%	62%	63%	63%
	% by train	26%	16%	14%	9%
Car and van availability per household	% with 3 or more	23%	11%	12%	7%
	average	2.0	1.4	1.5	1.2

Source: 2011 census

The table above highlights the distinctive nature of Hook Heath, showing that the people and housing in the Area are not typical of those in Woking or indeed of Surrey or England and Wales as a whole. The population is older than average and is heavily

concentrated in professional/managerial activity or is retired from it. Dwellings are large, and nearly all owner-occupied. A relatively large number of people form each household. Car ownership is very high. The use of the train to get to work is high, as this is very much London commuter belt, with an outstanding rail service.

People living in Hook Heath typically work outside it, many in London. A number of individuals are believed to run businesses from their homes; with the availability of high speed broadband this is expected to increase. The only businesses in the Hook Heath Neighbourhood Area not run from people's own homes are

- The SMC garage, a SEAT dealership and maintenance workshop;
- Gorse Hill, a conference centre and hotel, based in what was originally a (grade II listed) private house, now extended; and
- Greys residential home for the elderly (housing up to 20 residents).



Gorse Hill



Greys residential home

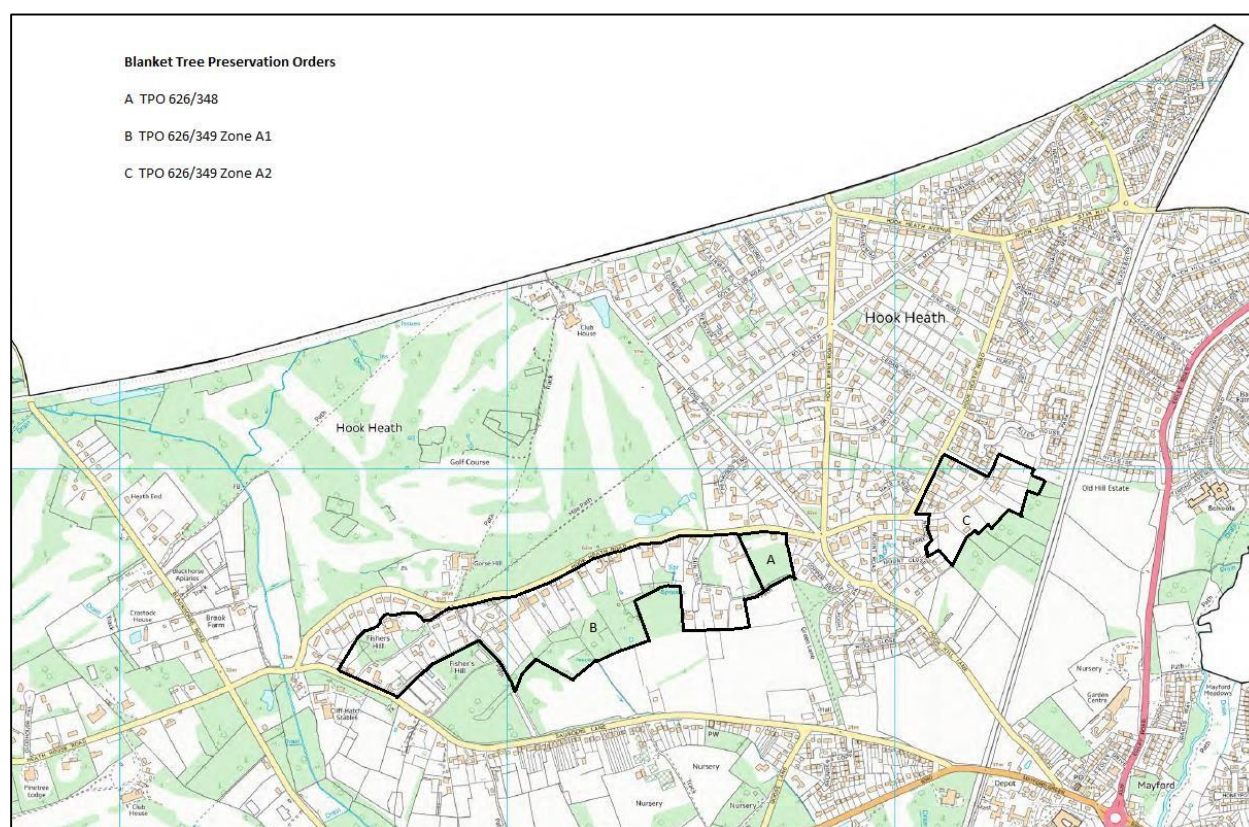
A much larger residential home (Woodbank) closed in late 2013; an initial planning submission for its redevelopment as a care facility has been rejected by Woking Borough Council, though an appeal has been lodged.

There are also two long established clubs in Hook Heath – Woking Golf Club (founded before there was any other significant development in 1893) and Woking Lawn Tennis & Croquet Club (founded 1905).

Partly because of the small population of Hook Heath, there are no public community facilities of any kind, though the Star Inn (currently closed) is adjacent to the northern boundary. However, the adjacent areas of Mayford and St Johns are integrated with Hook Heath and there are shared recreational, retail and religious facilities. Residents can also use facilities provided elsewhere in the Borough.

2.3. NATURAL ENVIRONMENT

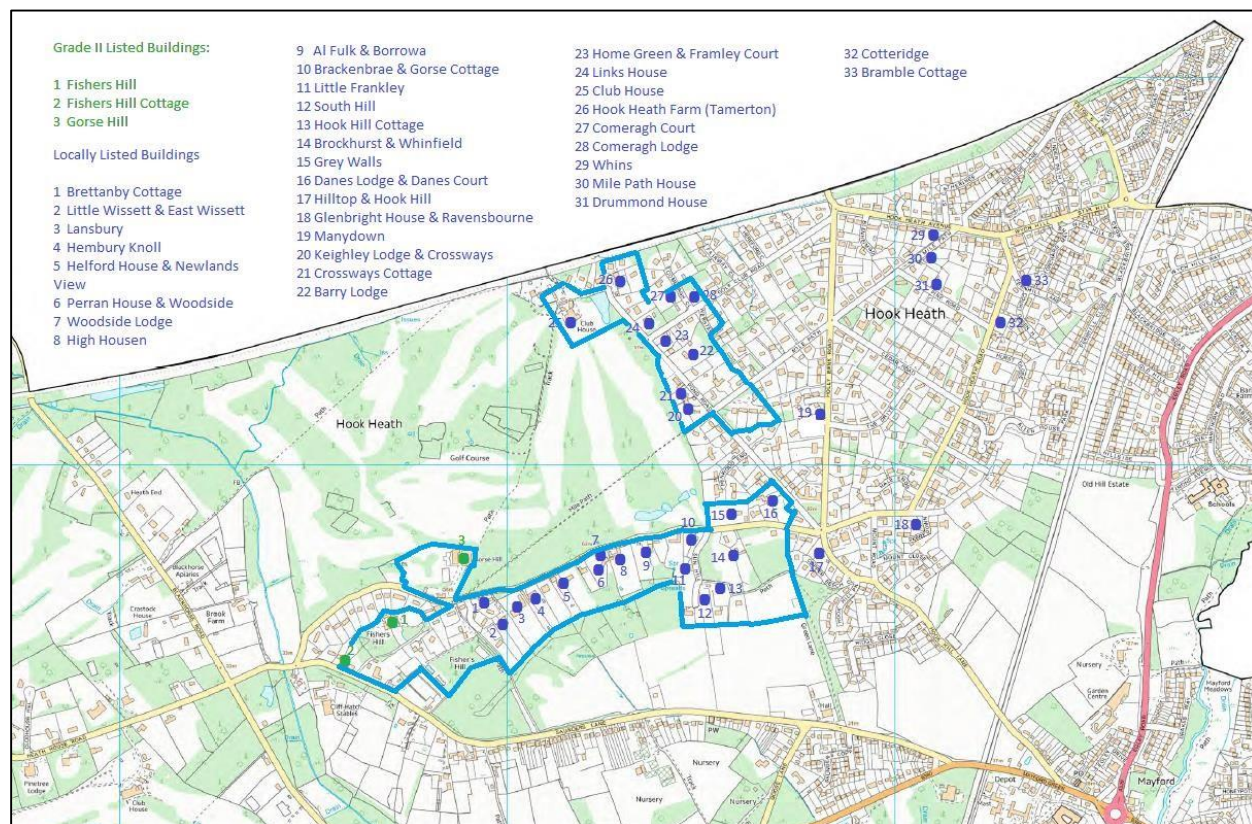
Hook Heath is predominantly an open area, heavily wooded and populated by a wide range of birds, bats, reptiles and mammals. About 60 percent is taken up by the built environment (roads, buildings, houses and gardens). Of the total 233 hectares, about 76 hectares (around 30 percent) are devoted to leisure facilities (Woking Golf Club and Woking Lawn Tennis & Croquet Club) and 25 hectares (approximately 10%) are devoted to undeveloped green belt land and other open spaces. About 123 hectares (53 percent of the total area) is designated as green belt. The Area is flanked on the south and south-east sides by an area described by Woking Borough Council as 'Escarpment and Rising Ground of Landscape Importance' which is also within the green belt area. Smart's and Prey Heath SSSI is close to the south west boundary of the Neighbourhood Area. There is a variety of large and specimen trees in both private and public areas, many of which are subject to tree preservation orders. In addition to individual tree preservation orders (TPOs) there are three blanket TPOs (Map E).



Map E: Blanket Tree Preservation Orders

2.4. HISTORIC ENVIRONMENT

Hook Heath contains three grade II listed buildings. These are Gorse Hill and Fishers Hill in Hook Heath Road, and Fishers Hill Cottage in Saunders Lane. There are also a number of locally listed buildings shown on Map F, together with two conservation areas, Pond Road and Fishers Hill. These cover a total of 33 hectares (14 percent of the Area). Woking Borough Council prepared supplementary planning guidance for the Pond Road Conservation Area in 2001.



Map F: Listed Buildings and Conservation Areas

The conservation areas are outlined in blue with the Pond Road Conservation Area in the north and Fishers Hill Conservation Area in the south west

3. CONSULTATION

3.1. PROCESS

There has been an active Residents' Association in Hook Heath for some thirty years, so the Neighbourhood Plan process started with some degree of understanding of which issues were likely to prove important to residents.

An open discussion at a Neighbourhood Forum meeting in April 2013 provided some broad feedback and sufficient evidence to begin to develop policies. A survey of residents in September 2013 provided more guidance and enabled drafting of some initial policies that could be displayed to residents. This took place at a 'drop-in' event in March 2014 at which people were handed a questionnaire. 127 responses were received and these showed strong support for the approach being taken by the working groups.

Feedback from our professional advisors from Planning Aid England resulted in considerable redrafting of the policies while still retaining the same objectives.

The membership of the Forum has gradually increased with over 330 individuals registering their interest as members (as of December 2014).

Woking Borough Council's planning department has been involved from the outset. A County Councillor is a member of the Forum and two Borough Councillors have been regular attenders at meetings of the Forum. We have also consulted with landowners, local businesses, organisations representing adjoining local areas, and with the Statutory Bodies.

A full description of the consultation process, including resident feedback, is included in the supporting Consultation Statement.

3.2. KEY ISSUES

The key issues raised by residents during the consultation were

- Preservation of the character of Hook Heath by ensuring that any development is of high quality and fits into its surroundings.
- Preservation of the green belt inside the Area. While jurisdiction over the green belt lies with Woking Borough Council, our policies seek to ensure that any building on land released is in character with the rest of Hook Heath.
- Preservation of green belt areas south and east of the Hook Heath escarpment. Where outside the Neighbourhood Area this is not within the scope of the Hook Heath Neighbourhood Plan.
- Prevention of speeding traffic and controlling the number of cars parked on our roads, particularly the north-eastern end of Hook Heath Road and around the shops on Wych Hill.

4. VISION AND OBJECTIVES

4.1. VISION

The Vision is to maintain and enhance the Area's distinctive and special residential character. It seeks to provide a safe, pleasant and sustainable environment for the community, thereby enriching the quality of the lives of all those who live and work here.

4.2. OBJECTIVES

The objectives of the policies described below are to ensure that development can proceed without detracting from the character of the Area. Development in the period to 2027 will bring more residents into the Area, but, as has happened over the last century, Hook Heath should retain its character and remain an attractive part of the Borough.

Specific objectives are:

Built Environment

Ensure that new developments, extensions and modifications complement or enhance the existing character and appearance of Hook Heath.

Open Spaces

Retain, and where possible enhance, the Amenity Value of the Open Spaces in the Hook Heath Neighbourhood Area, where 'Open Spaces' and 'Amenity Value' are as defined below. For the sake of clarity, we emphasise that this objective, like all the other objectives and all the policies, relates solely to land within the Neighbourhood Plan Area.

Open Spaces

All of the area in Hook Heath which is not built-on sites, roads, or metalled pavements.

Amenity Value

The extent, in both quantitative and qualitative terms, of provision of

- safe and convenient routes for pedestrians (including runners) and cyclists;
- facilities for recreation and leisure activities, including sport;
- the animal wildlife and plant habitat, including wildlife corridors;
- aesthetic benefit, including particular views;

- trees and hedges;
- beneficial heritage assets; and
- the benefit arising from open spaces within the plan area contributing to 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).

Local Infrastructure

Control levels of on-street parking, improve pedestrian safety and limit the amount of through traffic thus reducing its adverse environmental impact.

5. BUILT ENVIRONMENT

5.1. INTRODUCTION

There are currently 721 dwellings in the Hook Heath Neighbourhood Area which covers 233 hectares. These range from very large houses with large gardens, many of which are about 100 years old, to modern higher density development. The character of the Area is however defined by the majority of dwellings which include a rich variety of house designs, mostly of high quality and larger than average, situated on appropriately sized plots.



Woking Borough Council's Core Strategy has adopted a target for the Borough of 292 new dwellings per annum. While Hook Heath will aim to contribute to local housing requirements, according to the Woking Strategic Housing Land Availability Assessment (2011) there is no undeveloped land available outside the green belt. Thus there is no designated building

land and it is anticipated that any growth will be by subdivision of larger properties supplemented by a limited amount of in-fill where it complies with the policies outlined below. There are also likely to be a number of extensions to existing dwellings.

Woking Borough Council retained consultants (Peter Brett Associates LLP) to carry out a review of green belt land with the possibility of releasing some for housing post 2022 in order to meet its annual average housing target. Their report was published in July 2014, though Woking Borough Council is unlikely to reach a decision on which land to release until 2016, after public consultation.



While the policies in this Neighbourhood Plan apply to all land in the Hook Heath Neighbourhood Area (including that currently in the green belt), the review by Peter Brett Associates LLP did not recommend that any significant area of land in the Neighbourhood Area be released for housing.

The character and heritage of Hook Heath has been maintained and enhanced whenever possible over the years and this should continue with new dwellings and alterations maintaining the Arcadian² appearance of the Area. The number and range of trees make an important contribution to the street scene, and to the environment more generally, and many are protected by preservation orders. The 2010 Woking Character Study described the area as a peaceful, attractive, densely vegetated residential area with large plots and houses. The updated 2014 Character Study of Hook Heath has been prepared to accompany this Plan.

² For a definition of 'Arcadian' see appendix 2

Hook Heath does not cater for a broad cross-section of the population by itself but needs to be seen in the context of Woking as a whole. It makes an economic contribution to Woking by providing the Borough with larger than average houses which attract families who, on average, are likely to spend above the Woking area average, both on their properties and in local shops, and thus support local employment and economic growth.

5.2. COMMUNITY FEEDBACK

The original consultation (September 2013) on the developing Neighbourhood Plan found that 93 percent of those who replied were attracted to Hook Heath by the local environment.

The second consultation (March 2014) on the emerging Plan established the following level of support for three key questions:

- 96% agreed with all the draft built environment policies.
- 99% wished to see the general residential character and housing mix remain the same.
- 92% did not wish to see any increase in the number of commercial enterprises in Hook Heath.

This feedback was used to develop our policies for the built environment.

5.3. CHARACTER OF HOOK HEATH

Much of Hook Heath has a similar character; the area outside the green belt was described in an earlier Woking Borough Council Supplementary Planning Guidance (2000) on Urban Areas of Special Residential Character. This was a term applied to the 'Hook Heath Estate', which covers much of the eastern part of the Area lying outside the green belt. The key aspect of Hook Heath is that it is a very significant area of Arcadian development which is dominated by large mature trees in a sylvan setting. Many frontages are bounded by large hedges often with grassed verges to the roads and hidden by the level of vegetation which gives a feeling of seclusion. The average plot size is just under 0.2 ha. This is an average of about 0.19 ha in the central part of the 'Hook Heath Estate', 0.26 ha in South Hook Heath, and 0.10 ha in the more densely built on roads (see Character Study, 2014). The resulting housing density is thus 4 – 10 dph.

The southern and south-eastern parts of the area slope away in the form of an escarpment described by Woking Borough Council as 'Escarpment and Rising Ground of Landscape Importance'.

The Hook Heath Neighbourhood Area is larger than that covered by the Hook Heath Estate described in the planning guidance above. A segmentation of the Area has been undertaken to identify similar segments and these are shown on Map G. The areas are

1. The Hook Heath Estate (similar to the area described in the 2000 planning guidance) enlarged to include most of the cul-de-sacs which lead off the main roads. Though not all the cul-de-sacs have as many trees as the main roads, they are characterised by large plot sizes and generally bounded by hedges. This includes the Pond Road Conservation Area.



2. South Hook Heath, the western part of Hook Heath Road and associated cul-de-sacs, also an Arcadian area with a number of larger plots and houses and including the Fishers Hill Conservation Area and the nationally listed buildings. This area contains a number of Houses designed by architects of high regard, exemplified by

the work of Sir Edwin Lutyens who designed Fishers Hill and Fishers Hill Cottage. The layout of houses on the plots is sometimes different to the estate, with the dwelling nearer the front boundary. There is also more variation in plot size (which is on average larger). This area lies within the green belt.



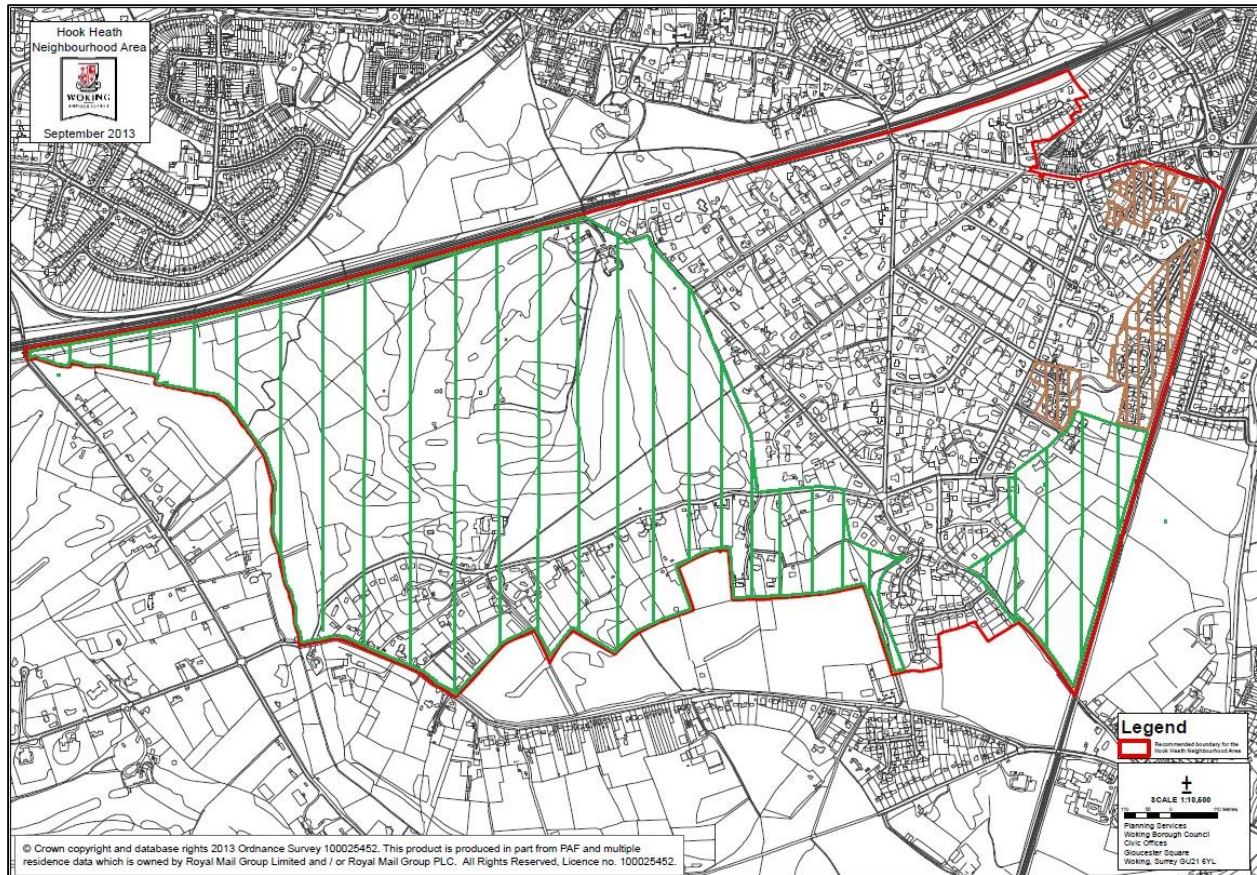
3. Newer developments which feature a mixture of plot sizes and layouts with many dwellings having limited landscaping to the front boundary. These are mostly to be found in:

- Allen House Park
- Fernhill Close
- Orchard Mains

though some of the other cul-de-sacs have a character between these and the Hook Heath Estate. Average plot sizes are smaller but the minimum is 0.07 ha, just within the Woking Borough Council definition of 'Lowest density/Arcadian' which is 2-15 dwellings per hectare.



The segmentation is discussed in more detail in the accompanying Character Study.



The area of South Hook Heath is in the west and south-east and is delineated by green hatched lines. The modern developments are the four areas in the north-east delineated by brown hatched lines. The rest of the Neighbourhood Area comprises the Hook Heath Estate.

Map G: Segmentation

The 2000 planning guidance is to be replaced by a new Woking Design Supplementary Planning Document; the draft of this, issued in 2014, shows the whole of the Hook Heath Neighbourhood Area as Arcadian and it is hoped that the appearance of the newer developments will develop to become more like the rest of the area as time passes.

5.4. POLICIES

BE1: Design of New Developments

Policy

In order to maintain or enhance the character of the Area, all developments should

- 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;
- 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
- c) maintain residential privacy and the character of the Area by
 - i. preserving existing grassed verges, front boundary hedges and tree screens;
 - 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;
 - iii. not removing boundary treatment which is important to the character and appearance of the Area;
 - 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
 - v. featuring a ratio of building footprint to plot area similar to that of buildings in the surrounding area.

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.

Where subdivision of an existing house is proposed the external character of the existing building must be respected and preserved.

Development decisions should take account of the important contribution that locally listed buildings make to the character of Hook Heath.

Justification

The main feedback from the consultations was a desire by residents to retain the Arcadian character of Hook Heath and this policy contributes to that aim, confirming that the maintenance of local character has a higher significance than achieving a minimum housing density figure. The policy is consistent with the National Planning Policy Framework which protects local character, and with the Woking Borough Council draft Design Supplementary Planning Document which, for Arcadian areas, states: 'New development should respect the prevailing Arcadian form of development and not introduce more suburban forms of development' (*page 77, Woking draft Design SPD*).

The evidence base for the policy is to be found in the associated 2014 Character Study. The NPPF encourages design which properly considers and reinforces an area's existing character (para 58: '*Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics*').

The Area contains two significant conservation areas and buildings of townscape merit elsewhere interspersed in the area, providing heritage interest and forming an intrinsic part of the character of the Area.

Where there is uncertainty as to the definition of the 'surrounding area', then the standards of Hook Heath as a whole should apply, both in character and plot size. This implies matching current building densities of 5 – 10 dph as defined in the 2014 Character Study and based on information in the Council's previous SPD on Urban Areas of Special Residential Character (now out-of-date and due to be deleted once the new Design SPD is accepted).

BE2: Off-road Parking

Policy

Development proposals must provide adequate parking on-plot and are not permitted to rely on on-street parking.

Minimum on-plot parking for residential properties in Hook Heath is defined as:

1 bedroom property	1 car space
2 - 3 bedroom property	2 car spaces
4+ bedroom property	3 car spaces

All proposals must demonstrate that development will not result in on-road parking to the detriment of highway safety or adverse impact on the character of the Area.

It is recognised that the number of cars owned by a family is normally related to factors other than parking spaces and thus this policy will not result in extra cars on the roads in Woking.

Justification

The parking requirements for 4+ bedroom properties are beyond those specified by Woking Borough Council (*Parking Standards SPD, 2006, Table C3*). Because of the lack of public transport and the size of houses in Hook Heath, many families have more than two cars. In addition, visitors are also forced to travel by car because of the absence of alternatives.

The 2011 census shows the following number of cars/vans per household.

Number	Hook Heath (number)	Hook Heath (%)	Woking (%)	Surrey (%)	England & Wales (%)
No cars	17	2	15	13	26
1 car	203	28	41	40	42
2 cars	337	47	33	34	25
3 cars	129	18	8	9	5
4 or more cars	36	5	3	4	2

Woking Borough Council guidelines are aimed at dwellings of up to three bedrooms in relatively densely populated areas and the above parking requirement is seen as a logical extension of the Council's approach. The average house size in Hook Heath is

larger than that in Woking as a whole; this is best illustrated by the number of houses with 4+ bedrooms as taken from the 2011 census:

Number of bedrooms	Hook Heath (%)	Woking (%)	Surrey (%)	England & Wales (%)
4 or more	73%	27%	28%	19%
Total number of rooms				
8 or more	72%	20%	21%	13%

On-road parking is already a serious problem in some parts of Hook Heath and this policy seeks to prevent it becoming more serious. Where they exist, grass verges should not be seen as the solution to inadequate parking provision. Parking on the verges churns up the grass, destroying the 'green' feel to the Area and also forces pedestrians onto the road.

BE3: Older and Disabled People

Policy

Proposals that result in the loss of existing specialist accommodation for the elderly and disabled will not be supported unless it can be demonstrated that there is insufficient demand for that type of accommodation. To achieve this it will be necessary for an independent assessment to demonstrate that the premises are unviable in their current business use, **or** for the premises to be marketed actively for 12 months without a sale at reasonable value.

Justification

This policy recognises that the UK has an ageing population and that Hook Heath's population is older, on average, than the rest of the UK (see table below). The policy plans for the consequences of this by seeking to retain viable accommodation for the elderly.

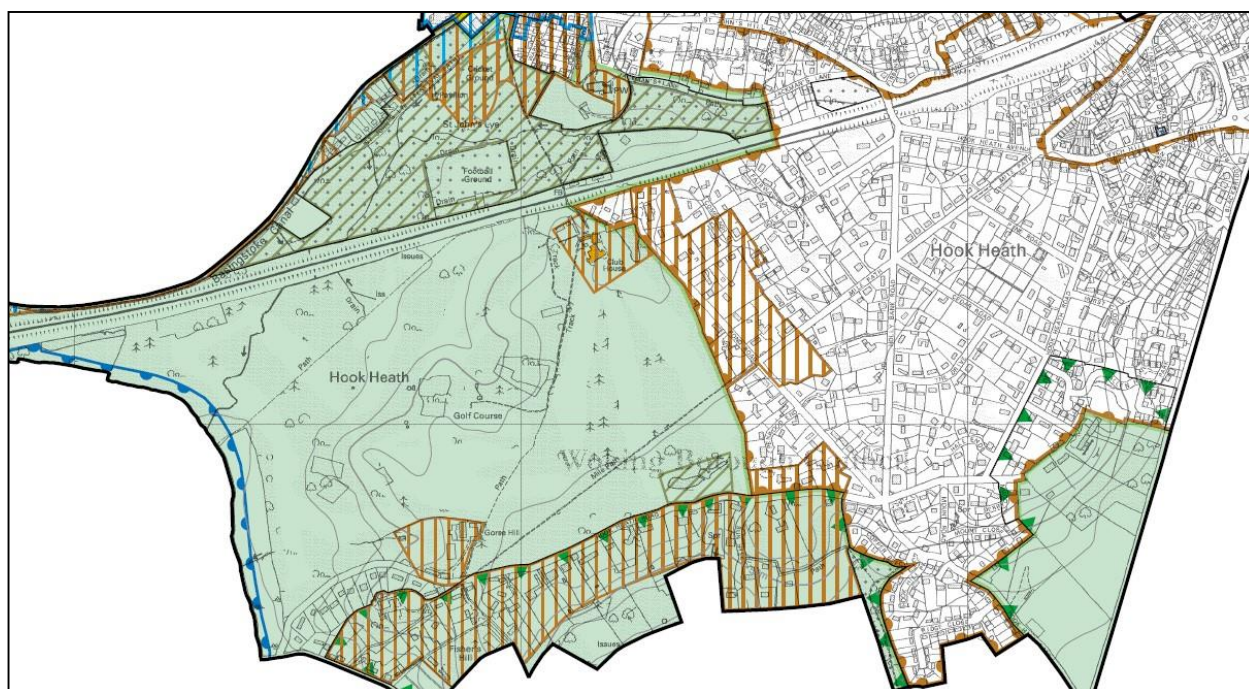
2011 census	Hook Heath	Woking	Surrey	England & Wales
Median age	46	38	40	39

Whereas the Woking Core Strategy includes a provision for the development of new specialist accommodation, this policy seeks to retain what there is, adding an assessment of viability.

6. OPEN SPACE

6.1. INTRODUCTION

Open space in Hook Heath covers just over 100 ha, 43 percent of the total area. Almost all of the open space in the Area is currently green belt. A small amount is also in a conservation area – the conservation areas being mainly within the built environment (Map H).



Map H: Areas in Hook Heath



This open space contributes strongly to the Arcadian character of the Area and to its enjoyment by residents (see Consultation Statement), and also by the visitors who come to walk their dogs, run or enjoy the scene. As development of Hook Heath and surrounding areas continues, the demand for this amenity will increase.

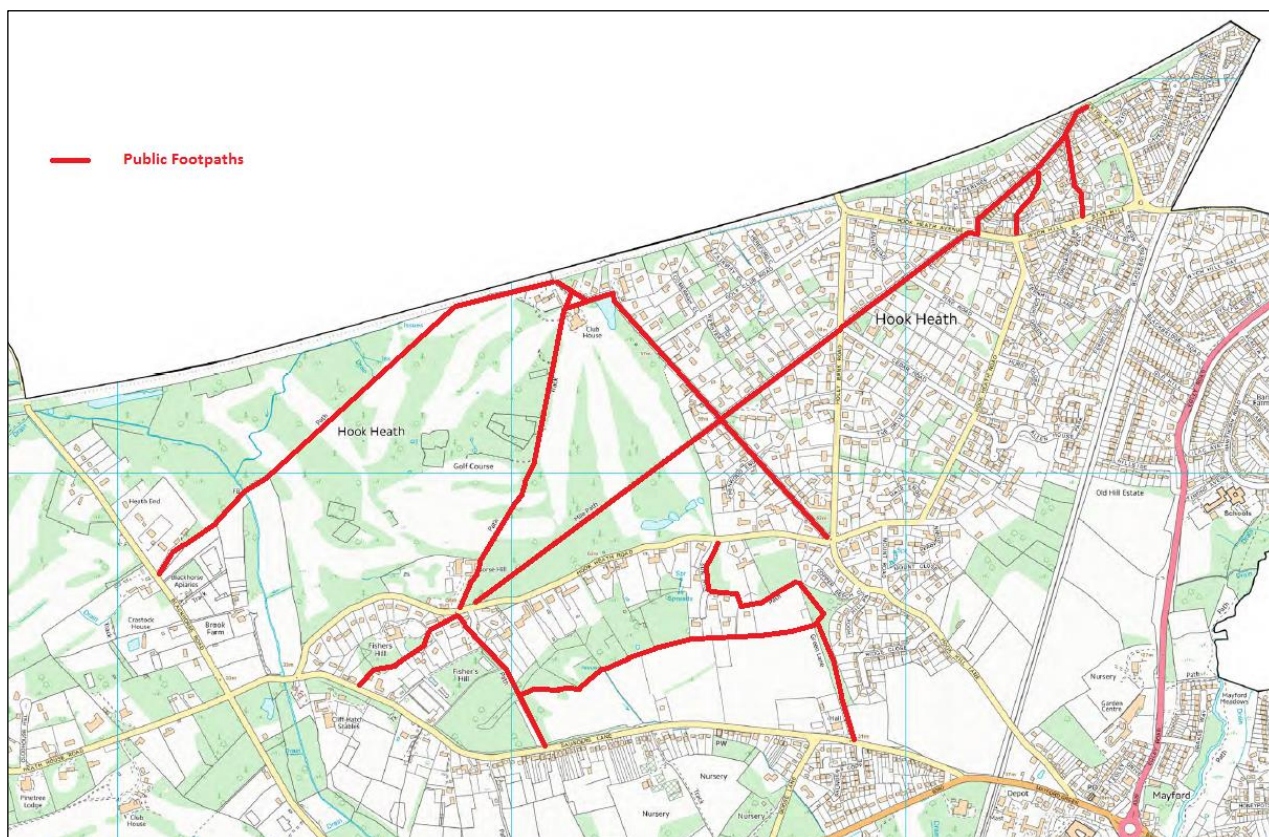
6.2. ROUTES FOR PEDESTRIANS AND CYCLISTS

Hook Heath contains a network of footpaths (Map I), many of which pre-date residential development of the Area. In addition to the paths with public rights of way, some other routes have a degree of habitual use. Obtaining rights of way for some of these routes would be a worthwhile increase in Amenity Value.

The footpath network serves an important function in reducing vehicular traffic and the associated air pollution, promoting sustainability and encouraging exercise and healthy living. It provides important linkages within the Area, and also between the Area and the adjacent communities of St Johns and Mayford and their leisure, retail and religious facilities, on which Hook Heath relies.

The public footpath network has a number of defects:

- It is incomplete. In the past, using the roads for walking partly compensated for this, but because of the amount of traffic, some roads in the Area (such as Hook Hill Lane) are no longer safe for walkers.
- Some of the routes are not suitable for all-year use with normal footwear.
- Only one short route is designated as a cycle-way. There are also no designated running routes.



Map I: Public Footpaths

Specific projects, funded where appropriate by the Community Infrastructure Levy, will be a means of correcting these defects as development proceeds.

6.3. FACILITIES FOR RECREATION, LEISURE AND SPORT

Much the greater part of the open space in the Area is Woking Golf Club's 18-hole course. The Woking Lawn Tennis & Croquet Club also covers a significant area. These are private members' clubs, which have both served a much wider area than Hook Heath for more than a century. For facilities open to the public, Hook Heath must currently look to the Borough of Woking as a whole, and particularly the adjoining areas of St Johns and Mayford. There is no need for an area as small as Hook Heath to be self-sufficient in leisure space, but if there were to be any development, then a new leisure/sports area could be supported, depending on where it were to be situated.

6.4. WILDLIFE AND PLANT HABITAT

Hook Heath lies within National Character Area 129, Thames Basin Heaths, as defined by Natural England (<http://www.naturalengland.org.uk/>). There are no Statutory

Designated Sites in the Area for special wildlife or plant protection measures. There is an area of about 1.3 ha on the golf course immediately to the north of Hook Heath Road which is a Site of Nature Conservation Importance (*Source: Woking Borough Proposals Map*). Not far away from Hook Heath are the Sites of Special Scientific Interest of Smarts and Prey Heath, and of Whitmoor Common, and the Local Nature Reserve of Mayford Meadows. Parts of the Area also fall within the 5km fringe (but not within the 400 metre fringe zone) of the Thames Basin Heaths Special Protection Areas.

Even without such Designated Sites, the wildlife and plants are a valued part of the environment of Hook Heath. The large areas of green space join together to form a continuous swathe from Mayford in the south to St Johns in the north, interrupted only by narrow roads, the London/Southampton railway line and a very small number of gardens. Open water is to be found on the golf course, including Woking Golf Club pond which is situated within the Pond Road Conservation Area.

The Basingstoke Canal is sufficiently close to Hook Heath to provide residents with opportunities to enjoy the amenity of the canal corridor, including walking, cycling and fishing.

Maintenance of biodiversity as development proceeds is a matter which needs to be managed, but this is better done over a larger area than Hook Heath (*see NPPF para 117 which advises biodiversity planning at 'a landscape scale across local authority boundaries'*), and one which the Woking Core Strategy treats in depth (*Woking Core Strategy CS7*).

6.5. VIEWS

The views of the open spaces and the views within them, contribute very much to the character of the Area. In particular:

- the view of the escarpment from the south, which has led to Woking Borough Council classifying this area as Rising Ground of Landscape Importance (*Source: Woking Borough Proposals Map. Relates to Woking Core Strategy, CS24*);
- the view from the Hook Heath escarpment to the North Downs and Guildford Cathedral;
- 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
- the green verges and hedgerows within the Area contribute to its beauty, as well as having wildlife benefits.

6.6. TREES

As the photograph below shows, trees are important in Hook Heath. A number of individual trees are subject to TPOs. There are also blanket orders covering the areas shown on Map E. Maintenance of this aspect of Amenity Value requires that if development involves felling trees subject to any form of TPO, they are replaced by others which within a reasonable time (twenty years or so, given that valuable species tend to be slow growing) have equivalent Amenity Value.

More generally, preservation of Amenity Value requires that development retains quality existing trees and hedgerows (except where dead, dying or dangerous), or replaces them with others of potentially equal or greater Amenity Value.



6.7. POLICIES

OS1: Amenity Value

Policy

Development within Hook Heath should retain all aspects of, and wherever possible enhance, the Amenity Value provided by the Open Spaces³. Proposals for development must contain adequate detail and justification to demonstrate how this will be achieved.

Development on land within the plan area should preserve and not significantly detract from the following important views from all locations that are freely accessible to members of the general public within the Neighbourhood Plan area:

- Views from south of Hook Heath Road up the escarpment;
- Views from the Hook Heath Escarpment of the North Downs and Guildford Cathedral;
- Views from Hook Heath Road and Pond Road onto adjoining Woking Golf Course land; and
- Views of highway green verges and adjacent hedgerows.

For the sake of clarity, we emphasise that this policy, like all the others, relates solely to land within the Neighbourhood Plan Area.

³ 'Open Spaces' and 'Amenity Value' are defined in section 4.2 as:

Open Spaces

All of the area in Hook Heath which is not built-on sites, roads, or metalled pavements.

Amenity Value

The extent, in both quantitative and qualitative terms, of provision of

- safe and convenient routes for pedestrians (including runners) and cyclists;
- facilities for recreation and leisure activities, including sport;
- the animal wildlife and plant habitat, including wildlife corridors;
- aesthetic benefit, including particular views;
- trees and hedges;
- beneficial heritage assets;
- the benefit arising from open spaces within the plan area contributing to 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).

Justification

Most development within Hook Heath will have no impact on Open Spaces. However, where it does, then this policy is essential to achieve the objective of retaining and enhancing the Amenity Value of Open Spaces.

OS2: Local Green Spaces

Local Green Space designation is a means of providing special protection against development for green areas of particular importance to local communities.

Policy

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.

1. The triangle on Wych Hill
2. The three triangular pieces of land at the junction of Hook Heath Road, Pond Road and Holly Bank Road
3. The triangle at the junction of Green Lane with Hook Hill Lane
4. The verges on the South Side of Hook Heath Avenue

The use of Local Green Spaces for 'street furniture' should be minimised.

Justification

1. The triangle on Wych Hill

This is an important, natural, albeit small, sylvan punctuation across from the only retail shops serving Hook Heath. It lies on one of the four entry points to the Area - Wych Hill at its junction with Orchard Mains and Wych Hill Rise. Its natural trees and vegetation provide an important contrast to the surrounding

built environment and establish the rural character at the approach to Hook Heath.

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

These grassed verges together provide an important open green space at the junction of four roads. In addition to their contribution to the rural and residential character at the centre of Hook Heath, they provide important sightlines at one of the busiest junctions connecting 2 of the 4 entry roads into Hook Heath.



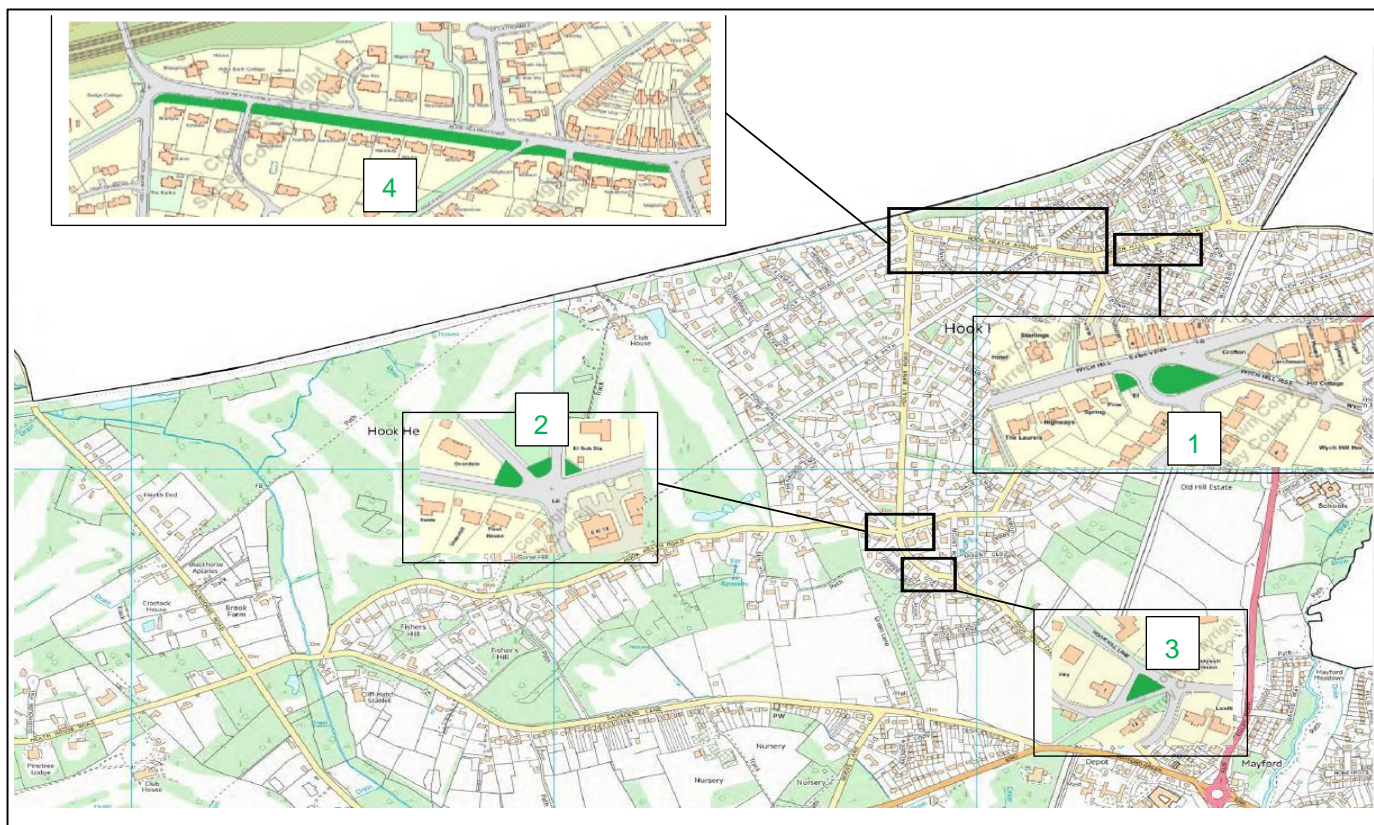
3. The triangle at the junction of Green Lane with Hook Hill Lane

This is an important natural feature of trees and vegetation at the junction of 3 roads – Hook Hill Lane (one of the 4 entry roads into the Area) Copper Beech Close, and Hook Hill Park, and to Green Lane, the footpath through the common land on the southern boundary of Hook Heath leading down to Mayford village.

4. The verges on the South Side of Hook Heath Avenue

Hook Heath Avenue is an important road linking the Wych Hill/Star Hill entry to the Area from Old Woking through Hook Heath (via Hook Heath Avenue) across to the railway and down St John's Hill Road to the neighbouring St John's area. It is unique in the Area in having been laid out 60 feet wide at a time when the norm was 36 feet. The footpath on the north side is of normal width so the unusually large open verges on the south side provide an attractive aspect within the built environment, endorsing the rural character and attractive residential nature of Hook Heath. The mature trees on the verges add to the visual impact.





Map J: Proposed Local Green Spaces

7. LOCAL INFRASTRUCTURE

7.1. INTRODUCTION

There are four routes into Hook Heath: Hook Heath Road, Wych Hill, Hook Hill Lane, and Hook Heath Avenue / St. John's Hill Road. The final two are over single lane traffic light-controlled bridges, and both are subject to weight restrictions. There are five ways out of the Area, the additional route being provided by the one-way Wych Hill Rise. Of these five routes, only Wych Hill and Hook Heath Avenue / St. John's Hill Road offer continuous pavement facilities for pedestrian use into and out of the Area.

Hook Heath is a semi-rural and residential area with roads and bridges that are not designed to carry high volumes of traffic and thus through traffic should be encouraged to use alternative primary thoroughfares.

The one-way system on Wych Hill Rise does help to curtail through traffic, but nonetheless, over 30 cars per hour, more at peak times, and some at inappropriate

speed, use Wych Hill Rise as a short cut. This road is a one-way, single-track lane unsuitable for this use.

Hook Hill Lane is also of major concern to residents: speeding, narrowness of road, lack of pavements for pedestrians, and regular flooding in bad weather, mean that the road is not suitable for the volume of traffic that currently uses it. This narrow, twisty lane serves as the most direct route between St Johns or Hook Heath and Guildford, Mayford and Westfield. A short stretch of it also provides the only access to Ridge Close, Hook Hill Park and Copper Beech Close. Reducing the pressure on this route would be highly desirable.

Uncontrolled and haphazard on-street parking is hazardous to road users and pedestrians. Limited parking restrictions could only be a viable solution to the specific areas of difficulty if alternative safe parking bays were provided.

Speeding is endemic on Hook Heath Road, Hook Heath Avenue, Wych Hill, Wych Hill Rise, Holly Bank Road and Hook Hill Lane. There are only two official speed limit signs on adopted roads within Hook Heath; both are on the unlit section of Hook Hill Lane and are inadequate due to their size and position.

7.2. COMMUNITY FEEDBACK

The March 2014 consultation on the developing Plan established the following level of concerns:

- 91% of residents considered that roads in Hook Heath are being used as 'ratruns'. Wych Hill Rise and Hook Hill Lane were cited as being primary problem areas.
- 82% of residents considered speeding to be an issue.
- 77% of residents considered parking to be an issue.

7.3. COMMUNITY AIM

Infrastructure Improvement

The Neighbourhood Forum will liaise with Woking Borough Council and other relevant bodies to promote the use of the Community Infrastructure Levy, or any other resources, to reduce the levels of on-street parking, incorporate speed reduction measures, improve pedestrian safety, and reduce the amount of through traffic.

This is justified by resident feedback about infrastructure; in the summer 2013 survey speeding was the most common complaint. Traffic, parking and road/footpath maintenance were also identified as serious issues.

7.4. POLICY

LI1: Through Traffic and Road Safety

Policy

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 unless it is clearly demonstrated through a Transport Assessment that the proposal will not severely adversely affect highway safety or residential amenity.

Justification

Hook Heath is a clearly defined residential area with a limited number of access points, though it is used as a short-cut to Woking or Guildford from the west. There is little that can be done to change this, but it is important that traffic does not increase. Traffic, parking and the hazards which result were a major concern of residents during the consultation processes.

The Area is bordered in the north and east by railway lines which effectively form barriers, as does the golf course in the west. In the north there is one access point which connects Hook Heath with St. Johns, and in the north-east and east there are two which provide access to the A320. In the south-east and south-west there are access points which connect the Area with Saunders Lane/Smart's Heath Road and provide access to the west and east respectively. There is therefore no justification for a new access point, though existing connections could (if desired) be upgraded.

The only place a new road could be sited would be in the south to connect Hook Heath Road or Hook Hill Lane with Saunders Lane and it would then have the disadvantage of routing more traffic from Mayford through the centre of Hook Heath. The consequence of this policy is that any development north of Saunders Lane would not be connected to Hook Heath and this would thus preserve a green corridor and the integrity of the escarpment as required by Woking Core Strategy policy CS24.

This policy has as a side effect the support of sustainable development by ensuring that land that could be used for housing is not used for roads.

Over 1,700 people died on Britain's roads in 2013 and over 20,000 were seriously injured. Road traffic accident rates are substantially higher in rural areas than urban ones. There is no development reason to construct another road into or out of Hook Heath, and minimising through traffic so that it uses more suitable roads around the Area is the best way to reduce the chance of an accident.



8. COMMUNITY PROJECTS

During the preparation of the Neighbourhood Plan, a number of residents provided strong feedback on issues which were not directly related to planning consents. It seemed best to progress these as a series of projects. These projects are not part of the Plan, and in particular they are not a matter for the Referendum; but they are listed, for reference only, in the non-statutory Annex at the end of this document.

9. SUSTAINABLE DEVELOPMENT

The policies contained in this Plan are designed to promote sustainable development by guiding development into forms which enhance the character of Hook Heath, and minimise the impact on its natural environment. These forms are not radically different from how the Area has developed over the last century, but perhaps place more emphasis on architectural quality.

For a small residential area like Hook Heath, it is perhaps inevitable that economic benefits from the Plan policies will be indirect – from the development itself, from

subsequent maintenance, and from the work, normally outside the Area, of the extra residents.

Overall the Neighbourhood Plan brings economic, environmental and social benefits. It contributes to the achievement of sustainable development.

Further to providing a screening opinion, having regard to National Planning Policy Guidance, Woking Borough Council has confirmed that there is no requirement for a Strategic Environmental Assessment, a Habitat Regulations Assessment, or an Environmental Impact Assessment, for this Plan. It is also noted that Statutory Consultees, including Natural England and the Environment Agency, are also satisfied that this is the case. This is because the Policies of the Neighbourhood Plan have been judged not to have a significant environmental impact.

10. APPENDICES

10.1. APPENDIX 1

Documents of relevance to the Hook Heath Neighbourhood Plan

National Planning Policy Framework

see <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Woking Core Strategy, 2012

Woking Parking Standards SPD (2006)

Woking Outlook, Amenity, Privacy and Daylight SPD (2008)

Woking draft Design SPD (2014)

Woking Green Belt Review, Peter Brett Associates LLP (2014)

Character Study (2010) produced by the Landscape Partnership

Urban Areas of Special Residential Character SPG (April 2000)

Pond Road Conservation Area SPG (2001)

Residential Boundary Treatments SPG (July 2000)

The Heritage of Woking - An Historic Conservation Compendium (2000)

all available on the Woking Council website, <http://www.woking.gov.uk/>

Surrey Historic Environment Record (on-line)

Surrey Design Guide (2002)

Surrey Vehicular and Cycle Parking Guidance (2012)

available from Surrey County Council, <http://www.surreycc.gov.uk/>

Supporting documents available on the Neighbourhood Forum website

Character Study

Basic Conditions Statement

Consultation Statement

Demographics

Traffic study

Screening Opinion

10.2. APPENDIX 2

Glossary

Arcadian: Key Characteristics of an Arcadian area are

- Individually designed properties;
- Large detached properties on large plots;
- Extensive tree cover;
- Located on converted heathland;
- Arts and Crafts style;
- Often asymmetrical design;
- Detailing varies from property to property;
- Private roads; and
- Wide streets due to size of front gardens, although verges are often not present.

The term Arcadian has historically been used to describe many of the Urban Areas of Special Residential Character within Woking Borough. Houses within this extensive building type were typically constructed from the turn of the 19th century until the 1930s, although there has been some more recent infill. The houses are large, detached properties within large plots, with high levels of tree cover, particularly to rear gardens. Vegetation along the fronts of properties often screens the houses from the road, giving the appearance of rural areas rather than urban.

Density and Grain: Low density (2-15 dwellings per hectare on average). Generally a dispersed street pattern, with a variable building line and houses set back from wide streets (see below).

Parking: Typically off street parking within the building plot.

Planting and green space: Extensive tree cover, often pine and birch. Some street trees e.g. lime, oak and chestnut. Tall hedges to many frontages. Rural appearance.

Detail: Includes individually designed houses, decorative doors and windows and lots of vegetation (*Woking 2010 Character Study*).

Conservation Area: Local authorities have the power to designate as conservation areas any area of special architectural or historic interest. This means the planning authority has extra powers to control works and demolition of buildings to protect or improve the character or appearance of the area. (1)

CS (number): This refers to a particular Core Strategy policy within Woking Core Strategy (2012).

dph: Dwellings per hectare.

Green Area: Any undeveloped area of land.

Green belt: A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purpose of the green belt is to

- check the unrestricted sprawl of large built up areas,
- prevent neighbouring towns from merging,
- safeguard the countryside from encroachment,
- preserve the setting and special character of historic towns, and
- assist urban regeneration by encouraging the recycling of derelict and other urban land.

Green belts are defined in a local planning authority's development plan. (1)

Green Belt Review: In this context, the review of the green belt areas of Woking by Peter Brett Associates which was published by Woking Borough Council in July 2014 at www.woking.gov.uk.

Green Infrastructure: A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. (1)

Hectare: 1 Hectare is approximately 2.47 acres.

Local Green Spaces: Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities. Local Green Space designation is for use in Local Plans or Neighbourhood Plans. These plans can identify on a map ('designate') green areas for special protection. (5)

Local Planning Authority: The public authority whose duty it is to carry out specific planning functions for a particular area. (1) In the case of the Hook Heath Neighbourhood Area, this is Woking Borough Council.

Massing: Appearance of bulk, particularly as seen by a person at ground level. (4)

Materials: The materials and finishes which have an effect on the external appearance of a building or its surroundings (such as outbuildings or boundaries). (3)

National Character Areas: (NCAs) divide England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. Their boundaries follow natural lines in the landscape

rather than administrative boundaries, making them a good decision making framework for the natural environment. (6)

National Planning Policy Framework: A document published by the Department for Communities and Local Government in March 2012, which sets out the Government's planning policies for England and how these are expected to be applied. (1) It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

Natural England: An executive non-departmental public body responsible to the Secretary of State for Environment, Food and Rural Affairs. Its purpose is to protect and improve England's natural environment and encourage people to enjoy and get involved in their surroundings. (6)

NPPF: National Planning Policy Framework

Rhythm: Harmonious sequence or correlation of colours or elements. (2)

SPD: Supplementary Planning Document.

Supplementary Planning Documents: Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan. (1)

SPG 2000: Supplementary Planning Guidance on Urban Areas of Special Residential Character, adopted by Woking Borough Council in April 2000, but now superseded by Woking Core Strategy (2012). This listed Hook Heath as one of seven such areas in the Borough, and described it as having an 'Arcadian' character.

Statutory Designated Site: A site whose protection is required by law (statute), usually through an Act of Parliament. (1 defines 'statutory')

Tree Preservation Order: A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to a tree preservation order may not normally be topped, lopped or felled without the consent of the local planning authority. (1)

Woking Borough Council Draft Design SPD: The draft Supplementary Planning Document published for consultation in July 2014 by Woking Borough Council at www.woking2027.info.

Woking Borough Council Parking Standards SPD: The Supplementary Planning document adopted by Woking Borough Council in 2006.

Woking Borough Proposals Map: The map which forms part of Woking Core Strategy 2027, and shows the classification of the land areas within the Borough (www.woking2027.info).

Woking Core Strategy: The adopted planning policies for Woking for the period 2012-2027, with their justification (www.woking2027.info).

Sources:

- (1) Glossary of Planning Terms, planningportal.gov.uk
- (2) Oxford Concise Dictionary, tenth edition
- (3) Woking Borough Council Draft Design SPD
- (4) Based on comment in Draft Design SPD
- (5) Government planning guidance, March 2014
- (6) Natural England

10.3. APPENDIX 3

Hook Heath Neighbourhood Forum Steering Group Members

Chris Bore
Ron Brandman
Ben Bridgeman
Mike Cooke
Caroline Cox
Neil Cryer
David Dare
Mark Fleischer
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Shaun Glanville, Colin Kite, Nick Spencer, and Giorgio Varda also contributed to the work of the group in the early stages of the Plan's production.

The Forum gratefully acknowledges the generosity of De Vere Venues Gorse Hill in making its facilities available free of charge for meetings of the Forum and the Steering Group.

11. NON-STATUTORY ANNEX – NOT part of the Plan to be put to referendum

COMMUNITY PROJECTS

During the preparation of the Neighbourhood Plan, a number of residents provided strong feedback on issues which were not directly related to planning consents. It seemed best to progress these as a series of projects which are noted below. These will be taken forward by members of the Hook Heath Neighbourhood Forum, who will define the specific issues, though responsibility for carrying out the work lies with other bodies.

What	Responsibility
Improve road markings	Surrey County Council Highways Dept.
Address damaged and inappropriate signage	Surrey County Council Highways Dept.
Change Sat-Nav directions	Sat-Nav map providers
Control speeding and improve pedestrian safety	Surrey County Council Highways Dept.
Update/improve the footpath and cycleway network and clarify rights of way	Woking Borough Council / Surrey County Council
Improve amenity value of specific areas in the Hook Heath Neighbourhood Area by ensuring regular maintenance	Woking Borough Council / Surrey County Council
Address problems with drainage and flooding	Surrey County Council Highways Dept.
Create viewing point over North Downs	Woking Borough Council

This list will be updated regularly.