



**Woking Borough Council
Local Development Documents**

**Sustainability Appraisal Report (incorporating
Strategic Environmental Assessment) to accompany
the**

**Regulation 19 Version of the Site Allocations
Development Plan Document**



October 2018

TABLE OF CONTENTS

1. Introduction	page 4
2. Schedule of SEA Directive Requirements	page 8
3. Sustainability Appraisal Process	page 11
4. Policy context in which the plan is being prepared	page 18
5. Contents of the Site Allocations DPD	page 21
6. Identification and review of other relevant policies, plans and programmes that have a bearing on the Site Allocations DPD	page 22
7. Current Baseline Situation	page 23
8. Likely Situation without the Site Allocations DPD (the Business as Usual Scenario)	page 31
9. Summary of the Key Challenges facing the Borough until 2027 and their Key Sustainability Issues	page 35
10. Sustainability Appraisal Objectives and Framework	page 41
11. Sustainability Appraisal Methodology	page 49
12. Relationship between the SA of the Site Allocations DPD and Green Belt Boundary Review report	page 71
13. Factors that have informed the determination of reasonable alternatives	page 72
14. Limitations and uncertainties encountered during the SA Process	page 73
15. The Sustainability Appraisal and its Findings	page 74
16. Cumulative Impacts	page 93
17. Recommended optimising/mitigating measures	page 96
18. Monitoring Arrangements	page 97
19. Consultation and Next Steps	page 98
20. Conclusion	page 100

List of Figures and Tables

Figure 1: Stages in the preparation of a Development Plan Document

Figure 2: Sustainability Appraisal Process

Figure 3: SA Matrix for assessing individual sites

Table 1: A Checklist of the SEA Directive

Table 2: Method of Travel to Work 2001 Census vs. 2011 Census.

Table 3: Sustainability issues for Woking Borough

Table 4: Sustainability Appraisal Objectives

Table 5: Sustainability Appraisal Framework

Table 6: Effect criteria checklist

Table 7: List of Green Belt sites recommended for allocation/safeguarding and reasons

Table 8: List of Green Belt sites recommended for rejection and reasons

Table 9: Cumulative Impact Assessment

List of Appendices

Appendix 1 – Relationship of the DPD to other Plans, Programmes, Policies and Strategies

Appendix 2 – Baseline data

Appendix 3 – List of consultees

Appendix 4 – List of evidence base

Appendix 5 – List of sites appraised in the SA

Appendix 6 – Effects criteria checklist with decision aiding questions

Appendix 7 – List of sites rejected by threshold

Appendix 8 – List of sites rejected by policy constraints

Appendix 9 – List of reasonable alternative Green Belt sites appraised in the SA

Appendix 10 – List of reasonable alternative urban sites appraised in the SA

Appendix 11 – Full details of the SA of Urban sites (*separate document*)

Appendix 12 – Full details of the SA of Green Belt sites (*separate document*)

Appendix 13 – Summary of SA result and Green Belt boundary review report

Appendix 14 – Map of land parcels assessed by the Green Belt boundary review

Appendix 15 – Level of Development policy protection by the Core Strategy

Appendix 16 – Anticipated capacity of appraised sites

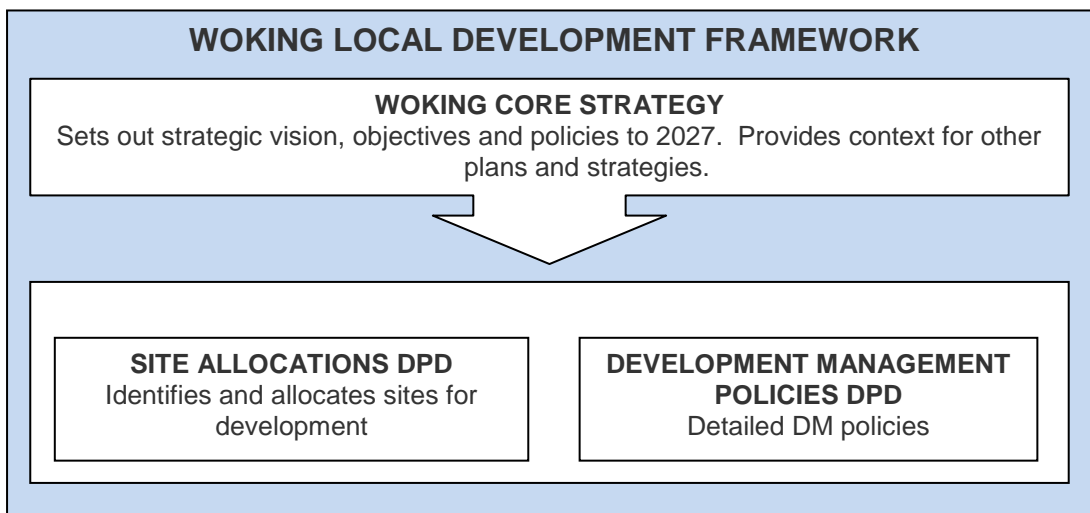
1 INTRODUCTION

- 1.1 The Woking Core Strategy was adopted in October 2012. It sets out the quantity of development to be provided between 2010 and 2027, their broad spatial distribution and the standards that the development is expected to achieve. In particular, it makes provision for the delivery of 4,964 net additional dwellings, 28,000 sq.m of office floorspace, 20,000 sq.m of warehouse floorspace and 93,900 sq.m of retail floorspace. The Core Strategy does not allocate specific sites to bring forward these proposals. It commits the Council to prepare a Site Allocations Development Plan Document (DPD) for this purpose. The overall purpose of the Site Allocations DPD is to allocate specific deliverable sites to enable the delivery of the development proposals of the Core Strategy. It does not seek to review the requirements of the Core Strategy. The Core Strategy has its own built in mechanism for monitoring and reviewing its requirements. The monitoring of how the Core Strategy is performing against its objectives is reported in the Annual Monitoring Report (AMR). The latest AMR was published in December 2017 and is on the Council's website (www.woking2027.info). In preparing the Site Allocations DPD, Woking Borough Council is required by the Planning and Compulsory Purchase Act (2004) to carry out a Sustainable Appraisal (SA).
- 1.2 The SA has been carried out to encompass the provisions of the European Union Directive 2001/42/EC (SEA Directive), which requires an assessment of the effects of certain plans and programmes on the environment. The main purpose of the European Directive is to provide adequate protection for the environment and to ensure the integration of environmental considerations into the preparation of plans and programmes. This requirement is relevant to Woking Borough because of the existence of a number of European environmentally designated sites within its boundaries such as the Thames Basin Heaths Special Protection Areas (SPA) and the Thursley, ash, Pirbright and Chobham Special Area of Conservation (SAC). The draft SA Report has a wider remit and assesses the environmental, economic and social implications of the Site Allocations DPD, and is published for public consultation alongside the draft DPD. Comments received will be taken into account before finalising the SA Report for Submission.
- 1.3 A Habitats Regulation Assessment of the draft Site Allocations DPD proposals with potential for impacts on natura 2000 and RAMSAR sites has also been carried out. This is a separate document, which complements this SA Report. The recommendations of the assessment have been taken into account in preparing the proposals of the Site Allocations DPD.
- 1.4 The Core Strategy which the Site Allocations DPD seeks to deliver was the subject of a comprehensive SA Report, which was considered at the Core Strategy Examination. The Inspector accepted that the SA of the Core Strategy has been prepared to meet the requirements of the European Directive and the Planning and Compulsory Purchase Act. Overall, the SA Report of the Core Strategy concluded that the Core Strategy will make a positive contribution towards achieving sustainable development of the area. The SA Report of the Core Strategy is on the Council's website (www.woking2027.info).
- 1.5 The National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) emphasise that SAs should be proportionate and should not repeat policy assessment that has already been undertaken. Where possible the local planning authority should consider how the preparation of any assessment will contribute to the plan's evidence base. The SA of the Site Allocations DPD takes this

guidance into account where relevant. At the time of writing, the revised NPPF has just been published. The Council has assessed its implications for this particular SA exercise, and are of the view that none of the policies, either individually or cumulatively, will change the overall conclusions in the SA. All NPPF references refer to the 2012 version – it is not intended at this stage to change all of the references.

Background to the Site Allocations Development Plan Document (DPD)

- 1.6 The Woking Local Development Documents (LDDs) are a collection of local planning policy documents to help guide land use decisions in the area. A range of documents will make up the LDDs, the main component of which is the Woking Core Strategy. The Core Strategy is a strategic level document which sets out the overall scale of growth envisaged up to 2027, their broad location to achieve sustainable development and the standard that the development should achieve. The Core Strategy does not allocate specific sites for development. It commits the Council to do so through the Site Allocations DPD. The Site Allocations DPD is therefore of significant importance to the delivery of the Core Strategy.
- 1.7 The Site Allocations DPD will identify and allocate sites for development. In particular, it will identify land for new housing, employment, green infrastructure and other land uses throughout the Borough up to 2027. In addition, it will safeguard land to meet long term development needs of the area between 2027 to 2040, including an appropriate defensible Green Belt boundary to ensure its enduring permanence.
- 1.8 The following diagram shows how Woking's LDDs relate to each other.



Purpose of Sustainability Appraisal

- 1.9 The purpose of the SA is to promote sustainable development through better integration of sustainability considerations into the preparation and adoption of plans, in this case the Site Allocations DPD. The SA assesses the social, economic and environmental implications of proposed proposals in the Site Allocations DPD in a consistent manner. The following box provides further general information on sustainability appraisal.

WHAT IS SUSTAINABILITY APPRAISAL?

Sustainability Appraisal (SA) is a process through which the sustainability implications of a plan or programme, generally prepared by a public authority, are assessed. The SA process aims to test the overall plan, and each policy it contains, against the sustainability objectives which have been agreed for this purpose. The plan can then be altered, if appropriate, to maximise its benefits and minimise its adverse effects. SAs are intended to help planning authorities work towards achieving sustainable development in line with the five principles set out in the UK Sustainable Development Strategy (as also quoted in the National Planning Policy Framework).

Living Within Environmental Limits

Respecting the limits of the planet's environment, resources and biodiversity to improve our environment and ensure that the natural resources needed for life are unimpaired and remain so for future generations.

Ensuring a Strong, Healthy and Just Society

Meeting the diverse needs of all people in existing and future communities, promoting personal wellbeing, social cohesion and inclusion, and creating equal opportunity for all.

Achieving a Sustainable Economy

Building a strong, stable and sustainable economy which provides prosperity and opportunities for all, and in which environmental and social costs fall on those who impose them (polluter pays), and efficient resource use is incentivised.

Using Sound Science Responsibly

Ensuring policy is developed and implemented on the basis of strong scientific evidence, whilst taking into account scientific uncertainty (through the precautionary principle) as well as public attitudes and values.

- 1.10 The process of SA involves a series of stages by which the content of an emerging plan is appraised against a series of sustainability objectives. The Appraisal must also incorporate the requirements of the European Directive 2001/42/EC – commonly referred to as the Strategic Environmental Assessment (SEA) Directive - on the 'assessment of the effects of certain plans and programmes on the environment'. The SEA Directive focuses on environmental issues, whilst the sustainability appraisal is broader and also considers social and economic issues. As there are many crossovers between SA and SEA, government guidance¹ has recommended that the two processes be undertaken simultaneously in an integrated manner.
- 1.11 The final output of the appraisal process is a Sustainability Appraisal (SA) Report that also includes an environmental assessment in accordance with the European Directive. The SA Report will be published alongside the Site Allocations DPD. The extent to which the SA Report has achieved compliance with the SEA Directive is demonstrated in Section 2 (Table 1).

Purpose of this Sustainability Appraisal Report

- 1.12 This SA Report solely relates to the Site Allocations DPD. It is informed by the SA of the Core Strategy.
- 1.13 Options for the spatial distribution of development in the Borough were appraised as part of the SA of the Core strategy. It concluded that the most sustainable location for development would be on previously developed land in the main centres, in particular, the Town Centre. The SA of the Core Strategy also recognised that land released from the Green Belt will be needed to deliver additional homes, especially family homes, which cannot all be met in high density flatted developments. The SA

¹ ODPM (2005) *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents*

of the Site Allocations DPD has been carried out within this broad context. In this regard, one of the primary purposes of the SA is to identify through the appraisal any mitigation measures that might be necessary to be incorporated as key requirements for the sustainable development of the various allocations. The key requirements of the individual allocations in the DPD reflect the outcome of the SA.

- 1.14 This SA Report sets out the approach and outcome of the SA and SEA prepared in-house by Woking Borough Council for the Site Allocations DPD. The SA has been carried out as an integral part of the Site Allocations DPD process and has informed the selection of preferred sites for allocation. In this regard, both documents should be read in conjunction with each other. A copy of this SA Report is on the Council's website. Comments received from the public consultation period (Regulation 18 consultation) have informed this iteration of the SA Report, which in turn has informed the 'Regulation 19' version of the Site Allocations DPD. The comments received during the next consultation period (Regulation 19) will be used to inform further stages of the Site Allocations DPD process. The final SA Report is one of the 'Proposed Submission' documents that must be 'published', as per Regulation 19 of the Local Planning Regulations 2012² and submitted to the Secretary of State. In this regard, a key purpose of the SA Report is to meet the requirements of the Act to help justify a sound DPD.

Structure of the SA Report

- 1.15 This introductory section (Section 1) provides background information regarding the preparation of the Site Allocations DPD and explains the requirements to undertake SA. The remainder of the main body of this report is structured as follows:

- Section 2: Schedule of SEA Directive requirements
- Section 3: Sustainability appraisal process – description of how the assessment was undertaken including any difficulties encountered and in relation to consultation;
- Section 4: Policy context in which the plan is being prepared
- Section 5: Content of the Site Allocations DPD
- Section 6: Identification and review of other relevant policies, plans and programmes
- Section 7: Current baseline situation
- Section 8: Likely situation without the Site Allocations DPD
- Section 9: Summary of key challenges and sustainability issues facing the Borough
- Section 10: Sustainability appraisal objectives and framework
- Section 11: Sustainability appraisal methodology
- Section 12: Relationship between SA of the Site Allocations DPD and Green Belt boundary review report
- Section 13: Factors that has informed the determination of reasonable alternatives
- Section 14: Limitations and uncertainties encountered during the SA process
- Section 15: Sustainability Appraisal findings
- Section 16: Cumulative impacts
- Section 17: Recommended optimising/mitigating measures
- Section 18: Monitoring arrangements
- Section 19: Consultation and next steps
- Section 20: Conclusion

² The Town and Country Planning (Local Planning) (England) Regulations 2012

2 SCHEDULE OF SEA DIRECTIVE REQUIREMENTS

2.1 A key objective of the SEA Directive is ‘to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development’. The Directive defines ‘environmental assessment’ as a procedure comprising:

- preparing an Environmental Report on the likely significant effects of the draft plan or programme;
- carrying out consultation on the draft plan or programme and the accompanying Environmental Report;
- taking into account the Environmental Report and the results of consultation in decision making; and
- providing information when the plan or programme is adopted and showing how the results of the environmental assessment have been taken into account.

2.2 The Council is satisfied that the above objectives have been met. To meet the above objectives and what is meant by environmental assessment, the Directive sets out detailed specific requirements. Table 1 lists the details of the requirements and where they are covered in the Report. This table is deliberately set out at the beginning of the Report to guide the reader about how the requirements of the Directive have been met.

Table 1 - A Checklist of the SEA Directive

Requirements of the Directive	Where it is covered in Report
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. (The information to be given is (Art. 5 and Annex 1);	SA Report Section 9, 15
a) An outline of the contents, main objectives of the plan and programme and relationship with other relevant plans and programmes;	Sections 1, 4, 5, 6 and Appendix 3
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	Sections 7, 8, 9
c) The environmental characteristics of areas likely to be significantly affected;	Section 8
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	Sections 9
e) The environmental protection objectives, established at international, community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation;	Sections 4, 9, 10
f) The likely significant effects on the environment, including issues such as biodiversity, population, human health, fauna,	Appendix 15, Appendices 11, 12

flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should be secondary, cumulative, synergistic, short, medium and long term permanent, temporary, positive and negative effects).	
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	Section 17, Appendices 11, 12
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know how) encountered in compiling the required information;	Sections 11, 12, 13, 15
i) A description of measures envisaged concerning monitoring in accordance with Article 10;	Section 15, 18
j) A non-technical summary of the information provided under the above headings;	Separate document
The report shall include information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication on the assessment (Art. 5.2);	SA Report
Consultation <ul style="list-style-type: none"> • authorities with environmental responsibilities, when deciding on the scope and level of the information to be included in the environmental report (Art 5.4); 	Section 19, Appendix 3
<ul style="list-style-type: none"> • authorities with environmental responsibility and the public shall be given an early and effective opportunity within an appropriate time frame to express their opinion on the draft plan or programme and the accompanying environmental report before adoption of the plan or programme (Art. 6.1, 6.2); 	Section 19, Appendix 3
<ul style="list-style-type: none"> • other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7); 	N/A
Taking the environmental and the results of the consultation into account in decision-making (Art. 8);	Section 17, Appendices 11, 12, DPD
Provision of information on the decision: When the plan or programme is adopted, the public and any countries consulted shall be informed and the following made available to those so informed: <ul style="list-style-type: none"> • the plan or programme as adopted; • a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report pursuant to Art. 5, the opinions expressed pursuant to Article 6 and the results of the consultations entered into pursuant to Article 7 have been taken into account in accordance with Article 8, and the reason for choosing the plan or programme as adopted, in the light of the 	Requirement to be followed after adoption of DPD

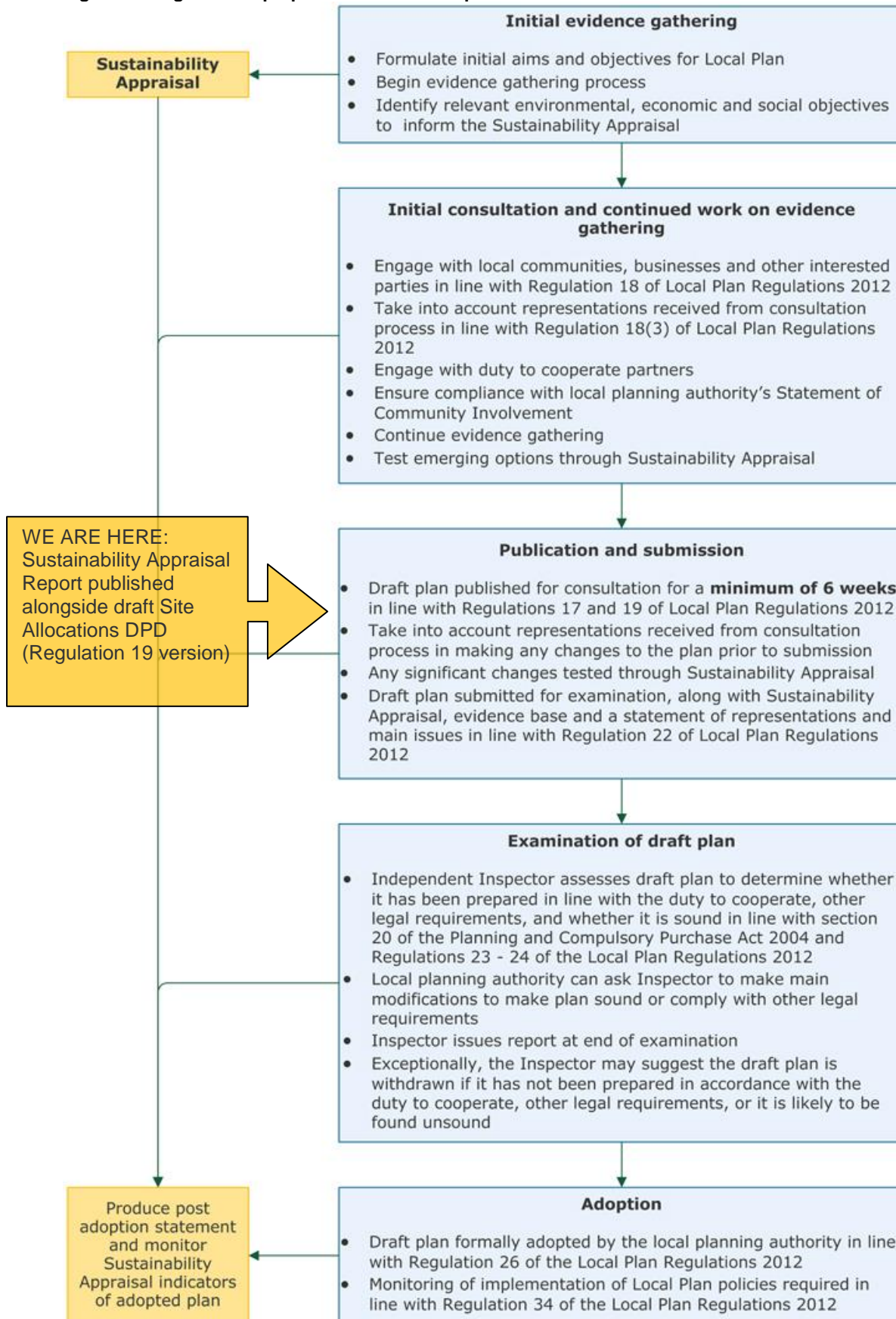
<p>other reasonable alternatives dealt with; and</p> <ul style="list-style-type: none"> the measures decided concerning monitoring (Art. 9 and 10); 	
Monitoring the significant environmental effects of the plan's or programme's implementation (Art. 10);	Section 18
Quality assurance: environmental report should be of a sufficient standard to meet requirements of the SEA Directive (Art. 12).	Section 20, SA Report

3 THE SUSTAINABILITY APPRAISAL PROCESS

Stages in the DPD Preparation Process and Relationship to Sustainability Appraisal

- 3.1 The key stages for preparing DPDs are significantly prescribed by the Regulations. Local Authorities will be required to demonstrate how their DPD satisfies all statutory requirements, including the provisions of the Regulations. An essential part of the process is the extent to which the local community has been involved in the plan making process in accordance with the Statement of Community Involvement. The Council plans to give two separate formal opportunities for the community to be involved in the Site Allocations DPD process in accordance with Regulations 18 and 19 of the Regulations. The SA Report will be published alongside the draft Site Allocations DPD for comments, which will be taken into account to inform the subsequent stage of the process. In addition, there has been a series of informal consultation with the statutory consultees and key stakeholders to seek technical input to inform the process.
- 3.2 The various stages that the Council must follow in preparing the Site Allocations DPD are summarised in Figure 1 below. The stage reached in the process is indicated by an arrow.
- 3.3 The Government has published *Sustainability Appraisal of Regional Spatial Strategies and Local Plan Documents (November 2005)* and the *National Planning Policy Guidance* to provide guidance on the preparation of SAs. They set out five key stages for the preparation of SAs for Development Plan Documents. These are:
- Setting the context and objectives, establishing the baseline and deciding on the scope;
 - Developing and refining alternatives and assessing effects;
 - Prepare the Sustainability Appraisal Report;
 - Publish and consult on the Sustainability Appraisal Report and Local Plan;
 - Post adoption reporting and monitoring.
- 3.4 The Sustainability Appraisal process and its relationship with the DPD process are illustrated by Figure 2.

Figure 1: Stages in the preparation of a Development Plan Document

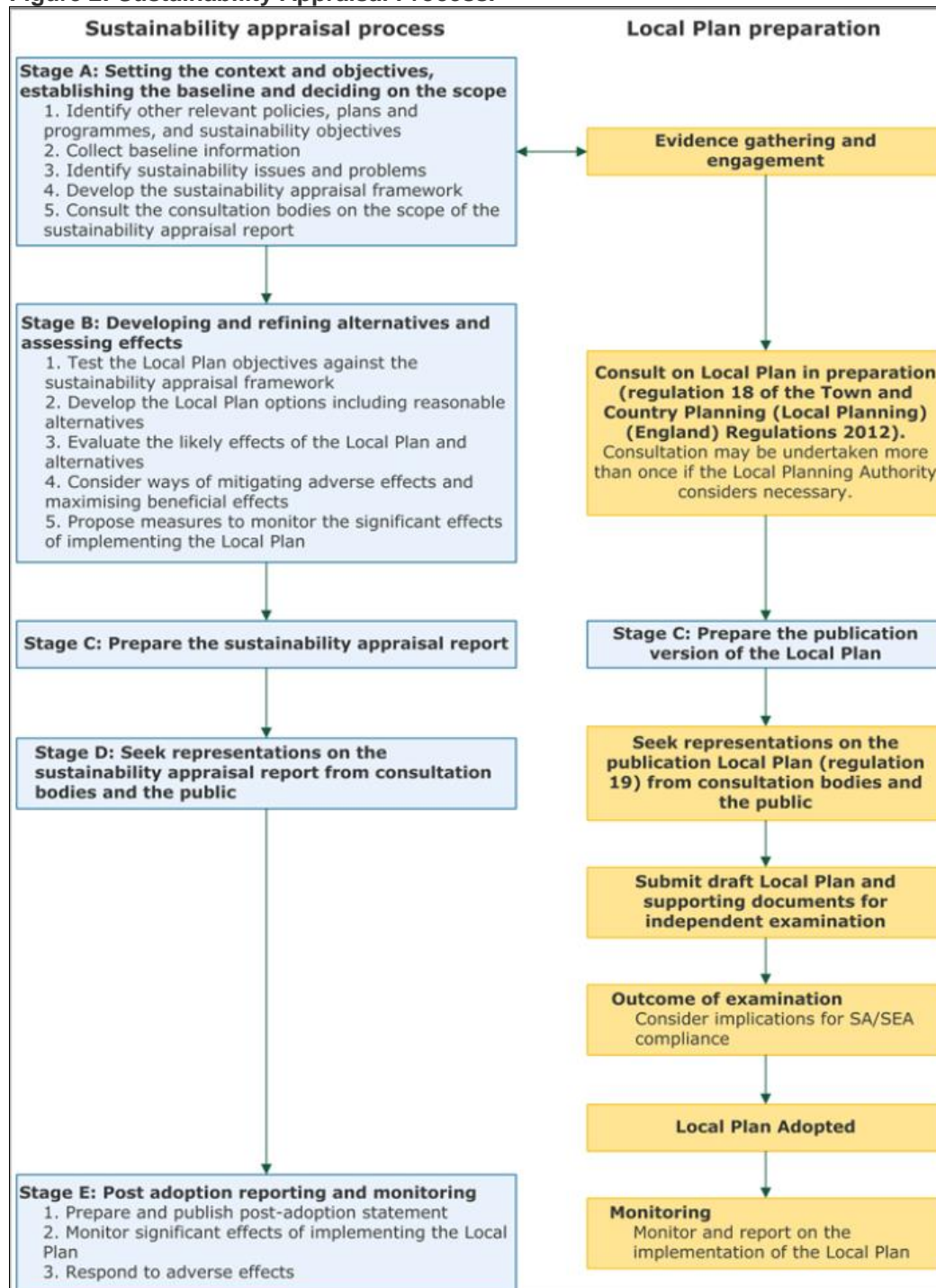


Source: draft [National planning practice guidance](#) (CLG, extract 17 September 2013)

Stages in the Sustainability Appraisal Process

3.5 The key stages of the sustainability appraisal process and its relationship to the Local Plan are shown in Figure 2, below. This has been extracted from the Government's latest Planning Practice Guidance, which provides clarity on the purpose of sustainability appraisal and how the process should be applied to Local Plan preparation.

Figure 2: Sustainability Appraisal Process.



Source: Planning practice guidance at <https://www.gov.uk/government/collections/planning-practice-guidance> (accessed July 2017)

- 3.6 The appraisal has been carried out in-house by the Planning Policy team. Undertaking the process in-house has helped to ensure that the key findings of the appraisal were taken into account in the preparation of the draft Site Allocations DPD as an integral process. The Council is currently at Stage D of the process as depicted in Figure 2. The SA Framework from the Scoping Report was used to test the sustainability of the proposals of the draft Site Allocations DPD. The results of this assessment, as well as the outcome of each of the steps within Stage B, have been conveyed within this latest iteration of the SA Report (Stage C). This SA Report now accompanies the draft Site Allocations DPD and will be subject to consultation by 'consultation bodies'³, key stakeholders and members of the public (Stage D) at the Regulation 19 stage.
- 3.7 The Council has published an up-to-date Scoping Report (February 2014) that sets out the scope of the SA for the Site Allocations DPD. The Scoping report is the first stage of the SA process that provides the foundation blocks for the preparation of the SA Report. A copy of the Scoping Report is on the Council's website⁴. It is mainly about gathering information to inform the SA process and addresses the key tasks in Stage A of Figure 2. These include:
- Identify other relevant policies, plans and programmes and sustainability objectives;
 - Collect baseline information;
 - Identify sustainability issues and problems;
 - Develop the sustainability appraisal framework;
 - Consult the consultation bodies on the scope of the sustainability appraisal report.
- 3.8 Details of these stages are set out below.

Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope

- 3.9 The first stage of the SA process – setting the context and objectives, establishing the baseline and deciding the scope – was undertaken by the Council and published as *Development Delivery Development Plan Document Sustainability Appraisal final Scoping Report (February 2014)*. The Scoping Report is available to view online⁴. The Scoping Report provides context for both the Site Allocations DPD and the Development Management Policies DPD.
- 3.10 The Core Strategy Scoping Report (February 2010) was designed to be used as a basis for all documents subsequently produced as part of Woking LDD preparation. However, having reviewed the Core Strategy Scoping Report it was concluded that various sections required updating, including the relevant policies, plans and programmes (particularly since the National Planning Policy Framework has been introduced) and the baseline information. By bringing this information up-to-date specifically with the Development Management Policies DPD and Site Allocations DPDs in mind, the most relevant sustainability issues and problems could be identified and a more appropriate Sustainability Appraisal framework could be developed.

³ As set out in the Town and Country Planning (Local Planning) (England) Regulations 2012

⁴ Available at: www.woking2027.info/allocations/allocation

3.11 As part of the scoping exercise, a desk-based study was undertaken to update the existing wide range of plans, policies and programmes at the international, national, regional and local level. As many plans and programmes were collected for the Core Strategy sustainability appraisal, this study looked at only new or updated plans and programmes and strategies of relevance. The latest table showing the relationship of the Site Allocations DPD to other plans, programmes, policies and strategies can be found in **Appendix 1**. This has been updated since the publication of the Scoping Report to include a number of new documents including:

- Woking Borough Draft Local Transport Strategy and Forward Programme, Surrey Transport Plan (September 2014)
- Woking 2050: A Vision for a Sustainable Borough (2015)
- Biodiversity and Planning in Surrey (May 2014)
- Newly adopted and draft Neighbourhood Plans for the area (Hook Heath, Pyrford, West Byfleet)
- Natural Woking: Biodiversity and Green Infrastructure Strategy (March 2016)
- Biodiversity Opportunity Areas, by Surrey Nature Partnership (2015)
- Statement of Community Involvement (updated 2015)
- Surrey Landscape Character Assessment: Woking Borough (2015)
- West Surrey Strategic Housing Market Assessment (2015)
- The State of Surrey's Nature (2017) and Natural Capital Investment Plan for Surrey (2018)
- Local Enterprise Partnership Strategies
- Woking Economic Development Strategy 2017-2022
- Woking's Strategic Housing Land Availability Assessment (2017)
- Revised National Planning Policy Framework (July 2018)

The final column of Appendix 1 sets out how the SA has taken the findings of these documents, including issues identified in the new publications, into account.

3.12 Baseline information was collated and analysed to provide information on the current and likely future state of the Borough. This was first undertaken as part of the Scoping Report stage and refined throughout the appraisal process. The purpose of the collection and analysis of baseline information is threefold:

- it provides important contextual information on the current and likely future state of the Borough to inform the identification of key sustainability issues;
- secondly, it provides the basis for identifying trends and predicting the significant effects of site allocation policies on sustainability. Knowledge of existing sustainability conditions is crucial to an effective appraisal and understanding of site allocation policies effects on sustainability in the Borough; and
- thirdly, it provides a series of indicators and targets, which can be used in monitoring the identified significant effects of the site allocation policies.

3.13 Much of the baseline information was held by the monitoring section of the Planning Policy Team and other departments within the Council. However, additional liaison with statutory consultees (such as the Environment Agency) and other key stakeholders (such as the Surrey Wildlife Trust) during statutory consultation and informally has contributed to this information and improved the breadth and robustness of the baseline. The latest baseline information can be found in **Appendix 2**.

3.14 The sustainability appraisal framework (SA Framework) is central to the appraisal process and contains the sustainability objectives against which the emerging site allocation policies were appraised. The revised, up-to-date SA Framework was

consulted on in January-February 2014, and views were gathered from the Environment Agency, Historic England and Natural England, as prescribed by the SEA Regulations⁵. The Council also consulted with other key stakeholders, listed in **Appendix 3**, including neighbouring authorities.

- 3.15 The detailed comments and responses can be found in Appendix 5 of the Scoping Report⁶. A summary of the key comments received is set out below:
- Addition of various documents for inclusion in Plans, Programmes, Policies and Strategies table;
 - Addition of assessment criteria e.g. 'Source Protection Zones and Aquifers';
 - Updates to the Baseline Information e.g. to include Biodiversity Opportunities Areas, Species of Principal Importance and Habitats of Principle Importance;
 - Amendments to 'sustainability issues' table, confirming legally protected species and declining species of the Borough, as well as degree of flood risk from water bodies in the Borough.
 - Seek sufficient protection of wildlife on both designated and undesignated nature sites;
 - Additional considerations under Sustainability Appraisal Objectives, such as Objective 6 on "Make the best use of previously developed land and existing buildings" ensuring that the value is adequately assessed in terms of landscape, townscape, amenity, habitats, use by protected species.

The Scoping Report and SA Framework were modified according to comments received. The SA is also informed by other evidence base of the Council as set out in **Appendix 4**.

- 3.16 As stipulated in the Scoping Report, the SA Report presents an opportunity to include an update of the baseline information and relevant policies, plans and programmes, if necessary, to ensure the SA Framework is robustly addressing the latest sustainability issues. Following this exercise (see Appendices 1 and 2), the scope remains fundamentally similar to that agreed through the dedicated scoping consultation in 2014. Having taken the newly published documents and evolving baseline information into account, it is considered that the environmental, economic and social issues and objectives identified during the scoping stage remain unchanged, and the SA Framework - and SA objectives, indicators and decision-aiding questions therein (illustrated by Table 5) - continues to act as an effective framework against which the likely effects of alternative proposals in the emerging DPD are assessed. Any comments from the prescribed consultation bodies⁷ during the Regulation 19 consultation period on the updated information are welcomed.

Stage B: Developing and refining options and assessing effects

- 3.17 Developing options for a plan is an iterative process, and incorporates feedback from consultation with public and stakeholders. The SA can help to identify where there may be other 'reasonable alternatives' to the options being considered for a plan. 'Reasonable alternatives' is a term used in the SEA Directive and Regulations, and are therefore legally required to be considered when preparing a plan. The options for the Site Allocations DPD include potential sites for development, and there have been a number of stages in developing and refining the site options as described in more detail in **Section 15**.

⁵ The Environmental Assessment of Plans and Programmes Regulations 2004 – the SEA Regulations

⁶ Available at: www.woking2027.info/allocations/allocation

⁷ As per Regulation 12(5) and 12(6) of the SEA Regulations

Stage C: Preparing the Sustainability Appraisal Report

- 3.18 This draft SA Report details the process undertaken to date in carrying out the SA of the draft Site Allocations DPD, as well as setting out the findings of the appraisal.

Stage D: Consultation on the Site Allocations DPD and the SA Report

- 3.19 There are two formal stages for consultation prescribed by the SEA Regulations⁸. The first requires Woking Borough Council to invite comments on the Scoping Report from the Environment Agency, Historic England and Natural England. The Council may also consult with other interested parties at their discretion. Consultation on the Scoping Report lasted for five weeks, as required by Regulation 12(6) of the SEA Regulations. Following this period, responses were analysed and amendments were made to the Scoping Report to reflect the advice of consultees and in the interests of improving the process of the sustainability appraisal. The responses to the consultation and the resulting actions taken are included at Appendix 5 of the Scoping Report. Useful comments were provided by the consultees on additional plans, policies and programmes that could be referred to, further details of the sustainability issues affecting the Borough, and suggestions for baseline indicators.
- 3.20 The second formal consultation stage for the SA Report is the consultation on the draft SA Report⁹ to accompany the consultation on the draft Site Allocations DPD. In the interests of producing a robust and informative SA Report, this round of consultation is vital in ensuring that representations received are taken into account before a final version is published.
- 3.21 The Council carried out public consultation (in accordance with Regulation 18 of the Local Plan Regulations 2012) on the draft Site Allocations DPD and draft SA Report between June and July 2015. Comments received were taken into account in preparing this latest version of the SA Report – resulting in the appraisal of additional sites (see Appendix 18) and undertaking a consistency check - which has informed the latest 'Regulation 19' version draft Site Allocations DPD.
- 3.22 The Council is now inviting representations on the latest draft Site Allocations DPD and accompanying SA Report in accordance with Regulation 19 of the Local Plan Regulations 2012. Comments received will be taken into account before the SA Report is submitted as an accompanying document to the DPD for Examination. In addition to the formal consultation with the statutory consultees, the Council also informally engaged with them to seek their technical input before the draft SA is published for consultation.

Stage E: Monitoring and Reporting of the Site Allocations DPD

- 3.23 The final SA Report will set out recommendations for monitoring the social, environmental and economic effects of implementing the Site Allocations DPD. These monitoring proposals would be considered within the context of the broader monitoring framework of the Core Strategy and Site Allocations DPD as part of the Council's Annual Monitoring Report.

⁸ The Environmental Assessment of Plans and Programmes Regulations 2004 – the SEA Regulations

⁹ Regulation 12 of the SEA Regulations

4 POLICY CONTEXT IN WHICH THE PLAN IS BEING PREPARED

European Directive and National Planning Policy

- 4.1 The European Union Directive 2001/42/EC (SEA Directive) requires an assessment of the effects of certain plans and programmes on the environment. The key purpose of the European Directive is to provide adequate protection for the environment and to ensure the integration of environmental considerations into the preparation of plans and programmes. Strategic Environmental Assessment of plans and programmes is a key principle of the UK planning system. There are other European Directives, which apply to UK planning practice. For example in 1992, European Union governments adopted the Habitats Directive to protect the most seriously threatened habitats and species across Europe. This Directive complements the Birds Directive of 1979. At the heart of these Directives is the creation of a network of sites called Natura 2000. The Birds Directive requires the establishment of Special Protection Areas (SPAs) for birds. Furthermore, the Habitats Directive requires Special Areas of Conservation (SACs) to be designated for other species and habitats of European significance. Woking Borough has both of these sites designated within its borders. A separate Habitats Regulations Assessment screening has been carried out to assess the impacts of the Site Allocations DPD on these sites. Details of the assessment are on the Council's website and hard copies can be obtained on request.
- 4.2 At the heart of national planning policy is the objective of achieving sustainable development. Section 19 of the Planning and Compulsory Purchase Act 2004 requires a local planning authority to carry out a sustainability appraisal of each of the proposals in a Development Plan during its preparation. More generally, section 39 of the Act requires that the authority preparing a Local Plan must do so "with the objective of contributing to the achievement of sustainable development". Planning practice guidance accompanying the National Planning Policy Framework is clear to emphasise that a sustainability appraisal should be an appraisal of the economic, social and environmental sustainability of the plan. The requirements of national planning policy therefore go beyond the environmental requirements of the EU Directive. Planning practice guidance provides guidance on the preparation of sustainability appraisals by stating that "Sustainability appraisals incorporate the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (commonly referred to as the 'Strategic Environmental Assessment Regulations'), which implement the requirements of the European Directive 2001/42/EC (the 'Strategic Environmental Assessment Directive') on the assessment of the effects of certain plans and programmes on the environment. Sustainability appraisal ensures that potential environmental effects are given full consideration alongside social and economic issues".
- 4.3 The Thames Basin Heaths Special Protection Area Joint Strategic Partnership Board has been established to strategically manage the protection of the SPA across all the authorities with SPAs within their boundaries. A delivery Framework has been approved by the Board to ensure a consistent approach to avoid harm to the SPA as a result of development pressures. The Joint Strategic Partnership Board and Natural England have agreed that the provision of Suitable Alternative Natural Greenspace and Strategic Access Management and Monitoring are the most effective means of avoiding harm to the SPA.
- 4.4 Woking Borough Council is satisfied that national guidance has been followed and there will be no need for a separate Strategic Environmental Assessment. Also, the

Council has identified sufficient SANG land to mitigate the impacts of residential development during the entire period of the Core Strategy.

Woking Core Strategy 2012

- 4.5 As a starting point the Site Allocations DPD follows on from the overarching strategy provided by Woking Core Strategy, adopted in 2012. The Core Strategy sets out the Council's vision, objectives and strategic policies on issues such as housing, employment and retail. It identifies broad distribution for new housing, employment and retail growth but does not allocate specific sites for development. It commits the Council to prepare a Site Allocations DPD to allocate specific sites to bring forward the delivery of the Core Strategy proposals. The Core Strategy makes provision for the delivery of the following scales of development up to 2027:
- 4,964 net additional dwellings, with an overall affordable housing provision target of 35%
 - 28,000 sq.m of additional office floorspace and 20,000 sq.m of warehousing floorspace;
 - 93,900 sq.m of additional retail floorspace.
- 4.6 The Site Allocations DPD will form part of Woking's Local Development Documents and will allocated specific sites across the Borough that are suitable for certain forms and scales of development and the necessary infrastructure to support the development. This will enable the delivery of the spatial vision, objectives and growth targets set out within the Core Strategy.
- 4.7 The Site Allocations DPD will also safeguard sites to meet development needs beyond the present plan period, between 2027 and 2040.

Community Strategy for Woking Borough

- 4.8 Woking's Community Strategy sets out a future for the Borough based on the local community's aspirations and vision. It sets out six key aims for improving the quality of life for people in Woking, which are:
- A strong community spirit with a clear sense of belonging and responsibility;
 - Access to quality and affordable housing for local people and key workers;
 - A clean, healthy and safe environment;
 - A transport system that is integrated and accessible, recognising Woking's potential as a transport hub;
 - A community which values personal health and well-being; and
 - Integrated and accessible local facilities and services.
- 4.9 Woking Core Strategy reflects the key aims of the Community Strategy, the delivery of which will be facilitated by the Site Allocations DPD. The sustainability appraisal will be a significant contributory factor to influence sustainable development of the Core Strategy proposals.
- 4.10 The Core Strategy has a clear vision of what the Borough would look like by 2027. It sets out the following specific objectives to deliver the vision of the Core Strategy. The vision and objectives have been examined and supported at the Core Strategy Examination. The vision and objectives of the Site Allocations DPD are the same as that of the Core Strategy and will form the basis for the SA of the objectives.
- **Objective 1:** To enable a diverse range of development such as offices, housing, shops, leisure and cultural facilities in Woking Town Centre to enable

its status as a centre of regional significance to be maintained. Development will be of high quality and high density to create an attractive environment for people to live, do business and visit.

- **Objective 2:** To enable attractive and sustainable development of the district and local centres to provide convenient access to everyday shops and local services, local community facilities, parks and open spaces.
- **Objective 3:** To enable the provision of well designed homes of different types, tenures and affordability to meet the needs of all sections of the community. This will be in sustainable locations and at densities that maximise the efficient use of urban land without compromising the distinctive character of the local area.
- **Objective 4:** To protect the integrity of the Green Belt and to harness its recreational benefits for the community.
- **Objective 5:** To enable a buoyant local economy with good quality offices, business parks and industrial areas, which meet the needs of modern business. This will mainly be encouraged in Woking Town Centre, West Byfleet District Centre and the employment areas.
- **Objective 6:** To lead the way in high quality sustainable development that minimises the adverse impacts of climate change. This will be achieved through maximising opportunities for implementing renewable energy technologies, maximising the efficient use of energy and water in buildings and managing waste effectively.
- **Objective 7:** To maintain and improve air and water quality and manage effectively the impacts of noise and light pollution.
- **Objective 8:** To encourage the high quality design of buildings, neighbourhoods and the public realm that creates a sense of place where people feel safe to spend time and interact without fear of crime.
- **Objective 9:** To ensure that the provision of community infrastructure, including key services and facilities, keeps pace with the growth of the Borough. This will include schools, healthcare, water supply, drainage and flood alleviation, leisure, green infrastructure and community facilities.
- **Objective 10:** To work in partnership with Surrey County Council and other stakeholders with an interest in transport provision to deliver a transport system that enables people to access key services, facilities and jobs by all relevant modes of travel. In particular, by encouraging the use of public transport and creating a safe environment for people to walk and cycle to the town, district and local centres.
- **Objective 11:** To provide an integrated and effective transport interchange that has an improved Woking Railway Station as a focus.
- **Objective 12:** To preserve and enhance the cultural, historic, biodiversity and geodiversity features of the Borough and make them accessible to the benefit of residents.
- **Objective 13:** To significantly reduce both absolute and relative deprivation in Sheerwater, Maybury and the Lakeview Estate in Goldsworth Park.

5 CONTENT OF THE SITE ALLOCATIONS DPD

- 5.1 The Site Allocations DPD seeks to allocate land within the urban area and land released from the Green Belt to deliver the development planned by the Core Strategy. The allocations are called Proposal Sites. The Site Allocations DPD is structured in groups according to the nature and location of the allocation.
- Section A: development and infrastructure sites in the Urban Area
 - Section B: development and infrastructure sites within the existing Green Belt
 - Section C: land for SANG/open space use within the Green Belt
- 5.2 Each Proposal Site has a unique reference number and the following information:
- A brief introduction explaining the purpose of the site, the need for it and the role it will play in responding to the Core Strategy;
 - Proposal Site reference number and site address;
 - A recent photograph of the site;
 - A definition of the proposed uses on the site with site specific key requirements for its development;
 - The reasoned justification for the allocation and the evidence base supporting the proposal;
 - Commentary on land ownership, availability, viability and any development phasing;
 - The site plan;
 - An indicative illustration of how the allocated uses could be achieved on site, including indicative capacities where relevant.
- 5.3 The Site Allocations DPD also includes an Implementation and Monitoring section, a Glossary, and various Appendices. A list of all the sites that have been appraised are at **Appendix 5** of this SA Report.

6 IDENTIFICATION AND REVIEW OF OTHER RELEVANT POLICIES, PLANS AND PROGRAMMES THAT HAVE A BEARING ON THE SITE ALLOCATIONS DPD

- 6.1 The Site Allocations DPD is influenced by other plans, policies and programmes and by broader sustainability objectives. The DPD needs to be consistent with international and national guidance and strategic planning policies (as described above), and should contribute to the goals of a wide range of other programmes and strategies, such as those relating to social policy, culture and heritage. It must also conform to environmental protection legislation and the sustainability objectives established at an international, European and national level.
- 6.2 The Site Allocations DPD aims to deliver the objectives of the Core Strategy, which was prepared with the help of the review of relevant policies, plans and programmes undertaken as part of the SA for the Core Strategy. As part of this SA process for the Site Allocations DPD, the Core Strategy SA review of plans, policies and programmes was updated as part of the review of the Scoping Report, and in subsequent stages of preparing the SA Report, and the results are detailed in **Appendix 1**. Paragraph 3.11 above describes how the plans, policies and programmes have been continually updated to include the latest, relevant publications. The table in Appendix 1 sets out how the requirements in these documents have been taken into account within the SA Framework. The review has been central in identifying the up-to-date sustainability issues and objectives to be considered in the SA of the Site Allocations DPD. Furthermore, it has helped in defining the baseline data for the SA and the SA Framework that is used for appraising the proposals of the Site Allocations DPD.
- 6.3 The most significant development for the Site Allocations DPD has been the publication of the National Planning Policy Framework (NPPF) in March 2012 (subsequently revised in July 2018), and associated planning practice guidance. There is now a strong 'presumption in favour of sustainable development' and much emphasis is placed on achieving sustainable growth. Local authorities are required to identify sufficient land to meet the development requirements of their up-to-date local plans. The following key messages are drawn from the review of the relevant policies, plans and programmes. They are not exhaustive:
- There are international Directives and obligations such as on climate change, conservation of natural and semi natural habitats and wild fauna and flora, conservation of wild birds, water framework and air quality that the DPD should take account of;
 - Nationally, there are a number of legal and policy requirements to be satisfied, including those set out in the NPPF;
 - The need to facilitate and make provision for affordable housing is a particular priority at both national and local levels;
 - A priority to reduce green house emissions at both national and local levels;
 - The need to safeguard the sustainable use of water and maximise the efficient use of other natural resources;
 - The need to conserve and enhance the natural environment, including improving air and water quality;
 - The need to protect and enhance the historic environment and improving its accessibility and understanding;
 - Need to explore possibilities for development and renewable energy;
 - Need for improvements to sustainable modes of travel;
 - Need to minimise and manage local incidents of flood risk.

7 CURRENT BASELINE SITUATION

- 7.1 A key starting point for the SA process is a good understanding of the current state of the environment. **Appendix 2** includes full details of baseline data of the key sustainability issues for the SA. This is helpful information when assessing and predicting the impacts of options and identifying issues which the Sustainability Appraisal should consider. Each Appraisal matrix includes a summary of the baseline data to inform the decision making process. The SEA Directive requires the following to be taken into account when establishing this information – biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between them. These are covered under various headings in the table in **Appendix 2**. The baseline data has been updated to reflect the latest state of the environment, but the basis against which the likely effects of alternative proposals in the emerging DPD has remained the same. The outcome has therefore not led to any changes in the SA Framework. The consultation bodies will have an opportunity to review this latest information during the course of the ‘Regulation 19’ consultation exercise.
- 7.2 In addition to the baseline information shown in **Appendix 2**, the Council has carried out the studies listed in **Appendix 4** to provide robust evidence to support the Site Allocations DPD and the SA. For example, the Strategic Flood Risk Assessment has been used to inform the suitability of land allocated in the Site Allocations DPD for residential development.
- 7.3 The SEA Directive requires a statement of the current state of the environment. Because this report is a Sustainability Appraisal Report instead of a Strategic Environmental Appraisal, a portrait of the key characteristics of the Borough – including the socio-economic situation – is provided. The baseline information, together with other contextual information, has been used to compile this portrait.

Character of Woking Borough and Demographics

- 7.4 The Borough of Woking is located in north-west Surrey, about 40 km (25 miles) from London and is 6,400ha in area. Woking is the main town which is located in the centre of the Borough. Woking is a modern town which is currently undergoing renewal. The vast majority of the population lives in the main built-up part of the Borough which is dotted with smaller centres, known locally as “the villages”. West Byfleet in the east and Knaphill in the west are the largest centres with other key centres being Byfleet, Sheerwater, Horsell, Goldsworth Park, and St. Johns. A few small villages, of which the largest are Brookwood and Mayford, lie just outside the main built-up area.
- 7.5 Outside this main urban area, the remaining 60% of the Borough is Green Belt. Relatively little of the Green Belt land is in active agricultural use, the main uses are open spaces, playing pitches, golf courses, commercial nurseries and horse grazing. There is also a significant amount of low density residential property, and some industrial premises, in the Green Belt. The Green Belt also contains extensive heathland. Nowhere in the urban area is more than 1.5km from open countryside.
- 7.6 At present Woking has the 5th highest resident population in Surrey with 99,695 residents (2016 population estimate). With a population density of 15.6 persons per hectare, Woking is the third densest borough in Surrey. The average household size in the Borough is the second highest in the county with 2.49 persons per household and slightly above both the regional and national average.

- 7.7 Woking has a fairly young population. It is the Borough with the fifth highest proportion of children under the age of 16 in Surrey. It is also the Borough with the third lowest number of over 65's in the county. Within the Borough approximately 62.5% of the population are aged between 18-64, slightly above the Surrey average.
- 7.8 The number of people in all age groups is set to increase over the lifetime of the Core Strategy, with the exception of the 15-29 age group. In common with the nation as a whole, the forecast is for the proportion of older people to rise in the future. Compared to other age groups the number of people at retirement age has the steepest increase over the next 13 years. There is some spatial variation in the age profile. The youngest populations are found in the Goldsworth Park and Maybury and Sheerwater areas.
- 7.9 Woking is a diverse and multi-cultural Borough that has the highest proportion of non-white British residents in Surrey. The 2011 Census data demonstrated that 16.6% of the population were from a black or minority ethnic background – which has significantly risen from 8.7% in the 2001 Census. This is higher than Surrey as a whole at 9.8%, and the South East at 9.5%. This population, largely Asian and Asian British, mainly lives in Maybury and Sheerwater, where over 40% of the population is from a Black and Minority Ethnic (BME) group.
- 7.10 Less than 60% of the population are Christian and Woking has the largest Muslim community in Surrey that makes up around 7.4% of the Borough's overall population.
- 7.11 Woking Borough, although rated as an area of low deprivation in national terms (Woking is in the top 10% of the least deprived areas in the country), does contain areas and issues that are masked by high levels of affluence. In 2010, four areas within the Borough fell within the top 40th percentile, up from two areas in 2004. The Council has identified the areas of Sheerwater, Maybury and the Lakeview Estate as Priority Areas as they are some of the most deprived areas in Surrey. The ward of Maybury and Sheerwater is identified as one of the most deprived ward in Surrey with an index of 41.22, compared to the Borough average of 9.91. Policy CS5 of Woking Core Strategy identifies key policies to make a positive contribution towards addressing the challenges in these areas.

Natural and Historic Environment

- 7.12 The Metropolitan Green Belt covers approximately 60% of the area of the Borough. Green Belt plays a key role in providing recreational opportunity, securing the quality of the Borough's landscape setting, and in contributing to the special identity of the area. In addition to designated Green Belt land, Woking Borough contains:
- 2 internationally important Natura 2000 sites (partly in the Borough) including Special Areas of Conservation (SAC) and Special Protection Areas (SPA):
 - Thames Basin Heaths SPA
 - Thursley, Ash, Pirbright and Chobham SAC
 - 6 SSSI (Sites of Special Scientific Interest)
 - 44 SNCI (Site of Nature Conservation Importance)
 - 2 Local Nature Reserves covering 7ha (Mayford Meadows and White Rose Lane)
 - 4 Biodiversity Opportunity Areas (BOAs)
 - 4 operational SANG (Suitable Alternative Natural Greenspace) covering 56.2ha and 4 proposed SANG
 - 3 Historic Parks and Gardens
 - 845 allotment plots on 10 sites, covering an area of 15ha

- 184 Listed Buildings of which 5 are Grade I, 10 Grade II*, and 169 Grade II
 - 311 Locally Listed Buildings
 - 1 Grade I registered park and garden on English Heritage's Buildings at Risk register (Brookwood Cemetery)
 - 25 Conservation Areas
 - 5 Scheduled Ancient Monuments
 - 50.6ha of Ancient Woodland, making up 0.8% of the Borough in 32 woodland parcels (Source: Ancient Woodland Inventory for Surrey, 2011).
- 7.13 Access to areas of natural and semi-natural open space has been identified in the 2008 Open Space, Sports and Recreation Audit, and updated in Natural Woking Biodiversity and Green Infrastructure Study (2016) and the latest draft Infrastructure Delivery Plan (2017). Provision includes 51 individual sites in and around the Borough, covering an area of 538ha (over 8% of the Borough). Sites include the Thames Basin Heaths Special Protection Area, which covers part of Horsell Common, Sheets Heath Common and Brookwood Heath. The audit found that all areas of the Borough are in good proximity of at least one natural or semi-natural open space.
- 7.14 Of the 6 SSSI areas in the Borough (which are divided into 16 separate management units), recent surveys by Natural England (1 May 2014) show that the majority are in 'favourable' or 'recovering' condition. Some SSSI areas are in 'unfavourable condition with no change', and none are in 'unfavourable condition and declining'. 37 of Woking SNCIs were surveyed between 2003 and 2005. 14 were found to have declined in quality, 13 were considered to be stable, and 1 was considered to have improved. 9 were not included in the survey – a problem with SNCIs is that many are privately owned.
- 7.15 Some areas of the Borough are at significant risk of flooding, and this will be exacerbated in the future by the impacts of climate change. The Borough lies entirely within the catchment of the River Wey, which is sub-divided here into the following water bodies: Addlestone Bourne, Hoe Stream, Basingstoke Canal and the River Wey and Wey Navigation. The River Wey is the principle watercourse in the Borough and represents a major source of flood risk within the Council area. Surface water flooding and flooding from smaller watercourses is also significant on a local scale. Planning applications within Flood Zone 2 are only permitted if it can be demonstrated that there are no suitable alternatives in areas at lower risk. Over the 2016-17 monitoring period for the Core Strategy, 41 dwellings were completed in Flood Zone 2, and 101 were within Flood Zone 3. Since planning permission was granted for these dwellings, flood alleviation works have been completed and the sites are now within Flood Zone 1. In 2012, the Hoe Valley scheme removed almost 200 homes and a number of community buildings from the threat of regular flooding, and provided extensive public open space and new wildlife habitats. 58.9% of new developments over the 2016-17 monitoring period incorporated Sustainable Drainage Systems.
- 7.16 Generally the river quality in the Borough, as classified under investigations for the Water Framework Directive, is 'moderate'. However, there are concerns regarding the chemical quality of the Wey.
- 7.17 Redevelopment in Woking Town Centre over the last 40 years has resulted in the demolition of much of the original Victorian town centre. Christ Church is the only listed building of historic interest. Elsewhere in the Borough, the original villages still contain medieval churches and many buildings of architectural and historic significance, as well as a number of conservation areas. Scheduled ancient monuments, sites of archaeological significance, historic gardens and areas of historic landscape interest all form part of Woking's cultural heritage and deserve appropriate

protection for future generations to enjoy. Brookwood Cemetery was recently added to English Heritage's 'at risk register' – it has been identified as having 'extensive significant problems'. The Council has adopted eight Conservation Area appraisals. These need to be reviewed, and new appraisals are required for the remaining Conservation Areas.

Transport and Access to Services

- 7.18 Over the 2016-17 monitoring period all new dwellings (except two) were within a 15 minute walk to the nearest primary school. It can also be noted that the majority of new dwellings are within 10 minutes of a G.P and hospital. An area of concern is the distance of new homes to secondary schools. As indicated within the Surrey County Council School Organisation Plan, additional secondary school places will be needed in the Borough. The Community Infrastructure Levy will be used to contribute towards improving the number secondary school places by either extending existing schools or creating new ones. A recently completed, new secondary free school, Hoe Valley Free School, will also improve access to secondary school for those in the south of the Borough from September 2018.
- 7.19 In recent years there have been significant steps taken to improve transport, infrastructure and accessibility within the Borough. Various projects are underway or in the pipeline, such as the Sheerwater Access Scheme, the tunnelling and widening of Victoria Arch in the Town Centre and road improvements to Six Crossroads roundabout. A new pedestrian bridge from the Town Centre to Brewery Road has recently been completed as part of the new WWF Living Planet Centre development. There have also been improvements to the public realm in Commercial Way, in the Town Centre.
- 7.20 Patronage of Woking Railway Station continues to grow, with over 7million passengers starting or finishing their journey at the station – an increase of 844,908 since 2009/10. It is now the fourth busiest interchange station in the South East (excluding London). West Byfleet, Brookwood and Worplesdon stations have also shown increases in the number of passengers entering and exiting the stations over the past year. Data from the Office of Rail Regulation shows that all the railway stations within the borough are well used. Data collected by South West Trains indicates that reliability and punctuality is very good, and closely aligns with Charter Standards. There is limited up-to-date local data on bus patronage available, but usage in 2009/10 was good at 29.88million passenger journeys across Surrey. Reliability of bus services rose between 2007 to 2010 from 68% to 80% according to Surrey County Council. The Surrey Local Transport Plan 3 (April 2011) seeks to increase satisfaction with ease of access to work by any mode, which was at 73.22% in 2010 (compared to 77.38% in Hampshire).
- 7.21 Woking has been designated a Cycle Town, and cycling facilities and routes in the area have been significantly improved since 2008, when funding was secured from Cycling England. The Borough has experienced a 60% increase in dedicated cycle facilities between July 2008 and March 2011. Subsequently, further investment was made to cycle infrastructure in Woking via the Travel SMART programme. Despite this, car ownership in Woking remains very high – and is largely unchanged from the 2001 Census. There has been no increase in numbers of people cycling or walking to work, but there has been a rise in people taking the train or bus to work (13.1%), and this is higher than the regional figure. The private car remains the dominant means of transport in Woking.

Table 2: Method of Travel to Work 2001 Census vs. 2011 Census. *Source:* Office for National Statistics.

	2001 Census	2011 Census
% of Woking's households which own 1 or more cars	69.4	68.3
% of households with more than one car	15.1	15
% of people who travel to work by car or van	42	41.4 (South East = 41.3)
% of people who travel to work by train or bus	6.2	13.1 (South East = 8)
% of people who cycle or walk to work	8.2	8.3 (South East = 9.4)

Employment and economic activity

- 7.22 The strategic location of the Borough close to the M3 corridor, the international airports of London Heathrow and London Gatwick as well as proximity to London makes Woking an ideal location for major business and retail.
- 7.23 Woking has a large economic workforce with 86.2% of the population economically active (in 2017), the second highest proportion in Surrey and well above both regional and national averages (81.4% and 78.4% respectively). The Nomis website reports that the unemployment rate in Woking was 2.4% (2017) compared to 3.2% in the South East. The rate has decreased from 4.5% in 2013. Job density in Woking in 2016 stood at 0.91 – the density figures represent the ratio of total jobs to population aged 16-64, and the figure is similar to the regional average (0.88). In 2016, wholesale and retail (14.6%), professional services (14.6%) and human health, social work and administrative activities (9.4%) were the main industry employers in the Borough. The on-going regeneration of the town centre will see the retail sector continue to employ a large proportion of the residents in the Borough.
- 7.24 The number of people in the Borough claiming Job Seekers Allowance is steadily falling since its peak in the summer of 2009. It is hoped that this figure continues to fall as development in the Borough, and town centre in particular, continues to take place. However, take up of benefits varies by wards – Maybury and Sheerwater, Old Woking and Kingfield and Westfield have a higher claimant rate than the countrywide and borough proportions. The wards of Maybury and Sheerwater, Kingfield and Westfield and Knaphill also have relatively high proportions of young people not in education, employment or training.
- 7.25 There is a wide range of companies and organisations based in the Borough, creating a dynamic and diversified job market. Some of the major employers in the Borough include:
- Oil, gas and petrochemical companies Petrofac, Mustang and Kuwait Petroleum
 - Financial and business service companies such as CapGemini and Fidessa
 - An advanced engineering technology centre at McLaren, and
 - Multi-national companies WWF, SAB Miller and Yum! Foods.
- 7.26 The biggest concentration of employment is in Woking Town Centre, principally in retail and office jobs. The other main employment centres are in the business parks and industrial estates in Sheerwater and Byfleet. Unlike some other parts of Surrey, there are relatively few large, modern out-of-town business parks and Woking Town Centre remains the single most important employment location. Having access to

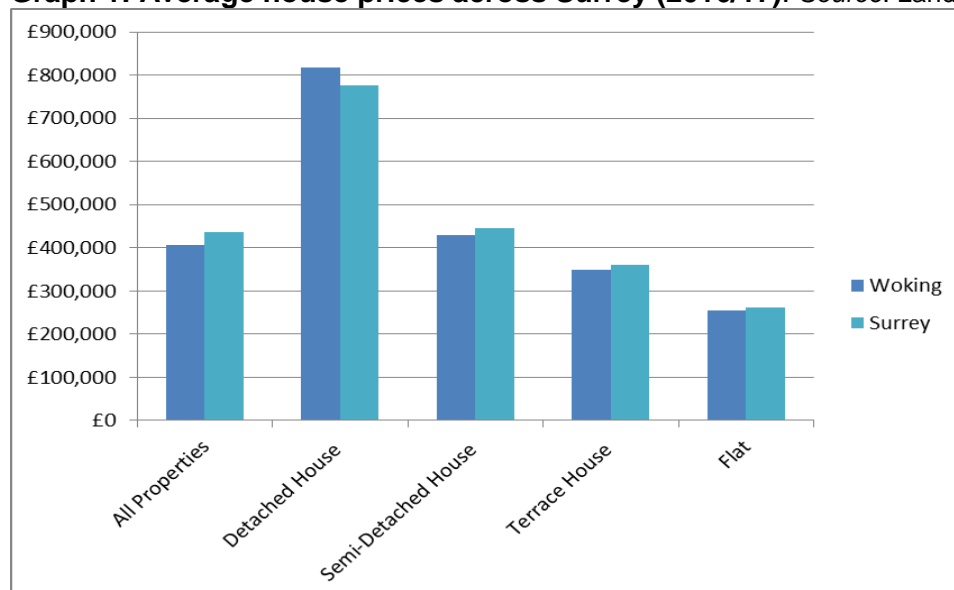
good quality jobs can assist in reducing unemployment levels and deprivation. The Sheerwater Access Scheme was awarded funding in July 2012, which is designed to address infrastructure blockages that are holding back economic growth. Access to Sheerwater Business Park will be greatly improved and the creation of 600-1250 jobs across a variety of sectors is foreseen. Further employment opportunities for residents in areas such as these in the Borough are required, and spatial planning has a key role to play.

- 7.27 Changes in permitted development rights enabling a change of use from B1a (offices) to C3 (residential) have adversely affected the amount of commercial floorspace throughout the borough – 10,834sqm of office floorspace lost in 2016/17. Vacancy rates of commercial and industrial floorspace in the borough have fallen since a vacancy peak in 2013, from 20.3% back down to 7.5%. Although floorspace is being lost, an improvement in economic growth and recent office refurbishments which improve the quality of remaining stock have contributed to an overall fall in vacancy rates since 2013. The ongoing regeneration of the Town Centre should contribute to an improvement in the provision of high quality office space.
- 7.28 Woking has over 80,000m² of retail floorspace, making it the second largest shopping centre in Surrey after Guildford. Woking Town Centre provides for the majority of shopping needs in the Borough, although local residents do shop further afield, particularly in Guildford. Retail vacancy rates in the primary and secondary shopping areas of Woking Town Centre have increased from around 10% in 2014, to around 30% in 2016/17. This could partly be due to the redevelopment of the Town Centre, which includes temporary closure and reconfiguration of a number of retail units. The picture is better across the borough, where vacancy rates are around 1% (a slight increase from 0.8% in 2016).

Housing and the Built Environment

- 7.29 Although lower compared to most of the neighbouring boroughs in Surrey (see Graph 1), property prices are over £100,000 higher than the national average at £242,415. The average price of a property in Woking is £407,009 during 2016/17 and this is a drop from 2015/16 which was £421,910. According to recent market data, the average flat in the borough is sold for £254,952 which is reduced from 2015/16 price of £283,470, whilst the average detached house value is £816,935, the average semi-detached house is £429,310 and the average terrace house is £347,944. Despite this drop, the difficulty in accessing mortgage finance coupled with the requirement for larger deposits and long-term affordability pressures has led to an inability for many potential first-time buyers to purchase properties. The need for affordable housing remains considerable. The latest Strategic Housing Market Assessment shows that there is a need for an additional 375 new affordable homes per annum. The majority of provision should be focused on smaller properties.
- 7.30 The majority of homes in Woking are privately owned (70%) with the rental market making up around 30% of the housing stock. The rental market in the south east is generally higher than in Woking and in London alone; one in five households rent their home from the private market. This could indicate that housing in Woking is more affordable than other areas in the region as many people in London and the South East cannot afford to buy their own homes.

Graph 1: Average house prices across Surrey (2016/17). Source: Land Registry



7.31 Since 2006, an average of 287 dwellings per year have been delivered within the Borough – generally, housing completions have been in line with the annual housing target set out in the Core Strategy. According to 2011 Census data and Planning Services data, there are currently 41,093 households in the Borough. Over the past 10 years the largest increase in dwelling types has been in the number of flats in the Borough. This can be attributed to both the large number of new developments taking place in the Town Centre, as well as the number of conversions of detached and semi detached houses into smaller units. Core Strategy Policy CS11 highlights that the Council will not permit the loss of family homes on sites capable of accommodating a mix of residential units unless there are overriding policy considerations justifying the loss. This policy should help to ensure there is a mix of dwelling types and sizes to address local needs. Development schemes currently under construction at Brookwood Farm and Kingsmoor Park (also known as Moor Lane) will also help to readdress the balance between flatted and housing developments across the Borough.

7.32 Woking Council published an updated Gypsy and Traveller Accommodation Assessment (GTAA) and Woking Borough Council Traveller Accommodation Assessment in November 2013. The Assessment identified a need to provide 20 pitches between 2012 and 2027, at a net annual average provision of 1.3 pitches. This is in addition to the GTAA (2007) and therefore a total of 26 pitches are required between 2006 and 2027. At present, the Council has met its identified need for additional pitches in the Borough up to 2015. Sites to meet the need for necessary additional pitches between 2015 and 2027 will need to be identified through the Site Allocations Development Plan Document (DPD).

Health

7.33 The residents of the Borough are generally well in terms of their health. According to 2011 Census data, over 96.6% of residents are in very good, good or fair health. The average life expectancy in Woking is 79.3 years for males - 1.1 years above the national average – and 84.6 years for females – 2.3 years higher than the national average. However, the more deprived wards experience worse outcomes for these indicators than the Borough as a whole: people living in the healthiest wards such as

St John's and Hook Heath have an average life expectancy of over 7 years more than those in the least healthy wards, such as Maybury and Sheerwater, Old Woking and Kingfield and Westfield.

- 7.34 According to the National Child Measurement Programme, prevalence of obesity amongst 4 to 5 year old children is decreasing, and is significantly better than the England average. However, obesity amongst 10 to 11 year old children is on the rise in Woking (in 2011/12 16.6% were classed obese, versus 13% in 2010/11). This is on par with the South East at 16.5%, but better than the England average of 19.2%.

Qualifications and Education

- 7.35 The population across Woking is generally highly qualified in comparison to the South East, with 92.8% of people over the age of 16 having some form of qualification and 64.3% being educated to NVQ Level 4 or higher (compared to 39.6% in the South East) (Nomis, 2017).
- 7.36 Woking schools have shown improvements in recent years with the percentage of people with NVQ2 and higher qualifications having increased since 2010. 80.9% of all pupils were achieving 5 or more A*-C grade passes at GCSE or equivalent in 2015 (compared to 76.8% nationally). Data shows that performance improved in 2011 and has remained steady since. The percentage of people with no qualifications has decreased since a peak in 2008 (11.3%) to 5.7% in 2014 – similar to the regional figure (5.6%). Data demonstrates that there is a spatial variation in the achievement of percentage of pupils achieving 5 or more A*-C grade GCSEs (including English and Maths) between 2009-2011. For example, Maybury and Sheerwater (44.3% achievement) does not perform as well as some of the more affluent areas such as Horsell East and Woodham (84.6%) and Pyrford (83.8%).

Leisure and community facilities

- 7.37 Generally, public satisfaction with leisure and community facilities is high at around 80%, and there are no major gaps in public provision. Annual Surrey County Council Resident Satisfaction Surveys have shown that the vast majority of residents are either very or fairly satisfied with cultural activities and libraries in the Borough. However, it is difficult for community and faith organisations to find sites for larger premises. The evidence base prepared for the Core Strategy also indicates local shortages in the provision of playing pitches and children's play areas. There is also a high demand for allotment plots, with 53 people on a waiting list (although demand has reduced since the delivery of a new site at Littlewick Allotments).
- 7.38 There are a number of existing primary and secondary schools close to capacity. As indicated within the Surrey County Council School Organisation Plan, there has in the past been an adequate number of places in the Borough to accommodate secondary school students, but demand is projected to increase in forthcoming years. Thusfar, various projects have been commissioned to adequately meet demand – such as the new Hoe Valley School serving the South of Woking - but future provision of educational facilities continues to be identified.

8 LIKELY SITUATION WITHOUT THE SITE ALLOCATIONS DPD (THE 'BUSINESS-AS-USUAL' SCENARIO)

- 8.1 The purpose of the Site Allocations DPD is to allocate land for a range of uses to deliver the spatial vision and objectives of the Core Strategy. The Sustainability Appraisal Report accompanying the Core Strategy gave a brief description of how the Borough would look without the intervention of the Core Strategy (see Section 7¹⁰). Many similar scenarios would result without the Site Allocations DPD, as set out below.
- 8.2 Overall, without the Site Allocations DPD to support the delivery of the Core Strategy, unplanned and unmanaged forms of development may occur across the Borough, and it is less likely that the future needs of the Borough will be met in the most sustainable manner possible. The vision and objectives of the Core Strategy could be undermined.
- 8.3 A positive and proactive approach to planning is preferred for several reasons:
- **Socio and economic implications without the allocation of sites:** without the identification of Proposal Sites put forward in the Site Allocations DPD, a lack of provision of sufficient and suitable sites to meet the need for housing (particularly affordable housing, specialist housing for the elderly and Gypsy and Traveller accommodation) may result. House prices could rise further and exacerbate the more than average house prices in the area due to excessive demand, which will be unmatched by supply. First time buyers, in particular, the young will be priced out of the housing market. This situation could put off people who wish to look for jobs in the area due to high cost of living.
 - Demand for jobs is predicted to rise. Without adequate identification of sites to supply employment land, businesses will find the area an unattractive location to establish. This could also have implications on the unemployment rate in the area. There are potential consequential impacts such as a decline in the skill base of the area due to a brain drain to other nearby authorities.
 - Population will continue to outgrow the necessary infrastructure to support it. The consequential lack of access to key services and facilities could lead to social exclusion. Many of the underlying causes of deprivation in some areas of the Borough will continue to exist. Consequently, the wellbeing of some of the people living in these areas will decline. The Proposal Sites identified in the Site Allocations DPD include sites for the provision of critical infrastructure to support a growing population.
 - Investor confidence in new homes and jobs could be harmed, potentially slowing growth in the local economy. The Site Allocations DPD is important for ensuring the location and spread of development is sustainable and does not put unnecessary strain on infrastructure. Allocated sites establish the principle of development of a site. This provides certainty of development opportunities, which is good for business.
 - There could be a challenge by developers that the Council has failed to identify sufficient land to meet its development needs. It could also encourage speculative development in unsustainable locations. The Council could lose control of key planning decisions leading to development by planning appeal.
 - **Environmental implications without the allocation of sites:** the environmental implications will be mixed. The rate of growth in development across the Borough might not be as fast as it would have been without the Core Strategy,

¹⁰ The Sustainability Appraisal of the Core Strategy Publication Document is available at: www.woking.gov.uk/planning/policy/ldf/cores/woking2027/saofcorestrpd

and the Site Allocations DPD to deliver its spatial strategy. This could result in a reduced rate of impacts on natural assets because there will be less people to use them and less development traffic. Additionally, land in the Green Belt would not be allocated to meet development needs. However, the purpose of the Site Allocations DPD is to help bring forward development in what is potentially the most sustainable location in the Borough. It therefore aims to:

- reduce traffic impacts by locating development to the main centres and allocating land for essential transport infrastructure to support development (and thereby reduce intensification of existing transport infrastructure, which could lead to air pollution);
- allocate sites for the green infrastructure required to mitigate impacts of development on existing designated sites (such as sufficient Suitable Alternative Natural Greenspace to reduce impacts on the Thames Basin Heaths Special Protection Area);
- identify Green Belt land which contributes the least towards the purposes of the Green Belt to accommodate future development – with the highest potential to deliver sustainable development - thereby preserving the most valuable Green Belt land; and
- put forward a range of site-specific requirements to both maximise environmental benefits (such as connecting to the surrounding green infrastructure network and incorporating biodiversity measures) and to reduce harmful impacts on the environment (such as replacing valuable trees or being designed to avoid impacts on important views, and contributing towards the achievement of overall net gains for plant and wildlife species through participating in the Council's Favourable Conservation Status initiative).

In these respects, there could be negative environmental implications without the Site Allocations DPD. To protect, mitigate and minimise harm to sensitive environmental landscapes and historic buildings whilst meeting the development needs of the community, the Site Allocations document along with the Sustainability Appraisal process is necessary.

Characteristics of area likely to be most affected by the Proposals of the Site Allocations DPD

8.4 The Site Allocations DPD has Borough-wide coverage and its impacts will affect all part of the Borough. It allocates specific sites across the Borough to make provision for housing, employment and infrastructure to meet identified needs of the community. It is prepared in the context of the spatial strategy of the Core Strategy, and in this regard, it seeks to allocate most sites on previously developed land in the Town Centre and to a lesser extent in the other main centres such as West Byfleet. To meet the nature, type and the overall requirements of the Core Strategy, the Site Allocations DPD also allocates specific sites in the Green Belt to meet housing and infrastructure needs between 2022 and 2027 and safeguards land to meet development needs between 2027 and 2040. These are the broad areas likely to be most affected by the Site Allocations DPD. The broad distribution of development and their policy protection is illustrated in Appendix 15.

Woking Town Centre

8.5 Woking Town Centre has been identified as a Centre of significant change. It is the focus of major retail, office and employment generating development. The town centre is compact and benefits from the second busiest station in Surrey, with journey times to London Waterloo of less than 30 minutes. To capitalise on Woking's excellent transport links and motivated by the Government's wish to promote an

integrated transport network, Woking Borough Council is working in partnership with key stakeholders from the transport industry and local organisations, to promote Woking rail station as a transport hub. An improved and upgraded public transport system for the area and improved traffic flows around the Borough will further add to Woking Town Centre's reputation as a well connected business centre. There are proposals in the Site Allocations DPD and other strategies to help deliver this objective.

- 8.6 In 2008 Woking was designated as a Cycle Town. Cycle Woking, the partnership between Woking Borough Council and Surrey County Council is working on improving the existing Woking Cycle Network, upgrading the Basingstoke Canal towpath and increasing cycle parking across the Borough. These improvements are helping to reduce congestion by encouraging cycling across the Borough and increasing cycling by commuters to railway stations. Whilst the Cycle Woking initiative has ended, the Council's commitment to enhance the cycle infrastructure of the area continues. Through funding from the Local Sustainable Transport Fund, the Council is working with Surrey County Council to invest significant capital to improve cycling in the area. The Council's Regulation 123 List to deliver its Community Infrastructure Levy also includes a number of specific schemes to improve cycle infrastructure in the area.
- 8.7 Woking's economy is predominantly service sector led; there are more finance and insurance businesses than any other type of firms. Woking Town Centre is home to many leading national and international companies including the computer services and software giant Cap Gemini, Mouchel Consulting's management services, Skanska engineering, and South African Breweries' UK headquarters.
- 8.8 Woking Town Centre is the largest centre in the Borough and provides a range and choice of shopping facilities as well as providing a social and entertainment hub. The town centre has two modern shopping centres, the Peacocks Centre and Wolsey Place which represent the core retail area. The Peacocks Shopping Centre opened in 1992 and contains over 70 stores, across three main floors. Wolsey Place is older and offers over 60 stores at ground level. The Council bought the centre in early 2010. Recent improvement to the Town square has enhanced the attractiveness of the shopping environment. The two centres are now linked at the frontage and well integrated with the market, which has recently opened. The economic vitality of the Town Centre is complemented by good quality restaurants. The Core Strategy has identified significant potential for additional retail floorspace in Woking Town Centre up to 2027. This is estimated to be about 93,900 sq.m of retail floorspace. The Victoria Square scheme, which already has planning permission, will deliver significant retail to house major brands such as Marks and Spenser.
- 8.9 Woking Town Centre has a strong cultural offer with two theatres and a six-screen cinema. The Victoria Theatre presents leading theatrical productions from across the UK whilst the Rhoda McGaw Theatre specialises in new and community projects. The Lightbox gallery and exhibition space opened in September 2007. The town centre is an ideal location for further cultural and entertainment facilities to strengthen this offer as emphasised in the Core strategy. There is also the potential to broaden the appeal of the evening economy, for example with more high quality restaurants. New well know restaurants such as Bills and Carluccio's have recently opened outlets in the Town Centre. Improvement to Commercial way and the Town Centre is now having the benefits of attracting investment into the Town centre. The Town, District and Local Centres Study identified that residents are likely to increase

their expenditure on leisure by 26%, more than twice the national average, between 2009 and 2026. Increasing the cultural and leisure offer is in line with the Council's Cultural Strategy and will benefit the quality of lives of residents as well as boosting the economy.

- 8.10 In addition to the cinema and theatre, Woking Town Centre has a number of leisure facilities. The Big Apple family entertainment complex includes ten pin bowling, laser quest, and children's soft play with a Gala Bingo on the upper floors. There is one small gym in the town centre. To complement the entertainment and cultural offer are good quality hotels in the Town Centre such as Holliday Inn and Premium Inn.
- 8.11 The Town Centre continues to change to offer an enhanced experience in accordance with the aspiration of the Core Strategy. A recent planning approval for the Victoria Square development will transform the Town Centre and consolidate its status as a regional economic hub. Potential future transport improvements to Victoria Arch will improve north to south links of the area. The Site Allocations DPD will identify specific deliverable sites to facilitate the comprehensive delivery of the aspirations of the Core strategy for the Town centre.
- 8.12 West Byfleet is the second largest centre in the Borough. It has good accessibility, benefiting from the mainline rail station on the London to Portsmouth line and frequent bus services into Woking Town Centre. There are a good range of services within the centre including the library, a modern health centre, hairdressers, an optician, banks, travel agents, estate agents and chemists. It has a reasonable retail offer including a medium sized supermarket, convenient stores, a butcher and a number of restaurants. Its retail ranking declined between 1998 and 2008. It also has high vacancy levels. Its designation as a District Centre and the policies of the Core Strategy, which the Site Allocations DPD is seeking to deliver, is intended to reverse any recent decline.
- 8.13 In addition to the Town Centre and West Byfleet District Centre, there are networks of local centres with varying characteristics that will also be affected by the Site Allocations DPD to a lesser extent.

9 SUMMARY OF THE KEY CHALLENGES FACING THE BOROUGH UNTIL 2027 AND THEIR KEY SUSTAINABILITY ISSUES

9.1 Woking Core Strategy addresses a broad range of issues and challenges facing the Borough until 2027 as set out below, which were developed through various stages of consultation with the general public and consultation bodies:

Housing:

- The urban area is surrounded by the Green Belt and other environmental designations such as the Thames Basin Heaths Special Protection Area and the Thursley, Ash, Pirbright and Chobham Special Area of Conservation. The need to identify sufficient land that is available and suitable in sustainable locations to meet all types of housing need continues to be an issue;
- There is significant unmet need for affordable housing, which will have to be delivered in a period of severe public sector budget constraint and an economic downturn;
- The need to balance the priority to secure affordable housing with the viability of development schemes is challenging;
- The need to meet the accommodation needs of the elderly as the rate of the elderly population continues to increase;
- The need to meet the accommodation needs of Gypsies and Travellers in sustainable locations;
- There is significant need for family homes, in particular, affordable family homes that cannot all be met in high density flatted accommodation in the main urban centres;

Economy:

- How to ensure that there is sufficient land at sustainable locations to meet modern business needs.
- How to control the loss of employment land to alternative uses at a period when the Government's economic agenda is pro-growth;
- How to set a positive framework to support business start ups and small businesses.
- How to deal with unallocated employment sites within the Green Belt without compromising its openness.
- How to define the boundaries of the town centre and its shopping area to reflect its functionality and focus of activities.
- How to define the hierarchy of centres in the Borough to reflect their status and functionality.
- There are pockets of deprivation within the community that need to be addressed.

Transport and accessibility:

- How to accommodate the proposed growth identified in the Core Strategy without significantly exacerbating the existing traffic situation. In particular, how the Core Strategy will encourage a modal shift from car based travel to environmentally friendly alternatives such as walking, cycling and public transport;
- How to strike a balance between the need to meet the parking needs of local businesses and residents and managing the level of congestion in the area. In particular, how to achieve the balance without undermining local economic activity.

Climate change:

- Woking is recognised for its work to tackle the adverse impacts of climate change. Setting a framework that encourages renewable and low carbon energy generation and the delivery of high standards of sustainable

construction of building without compromising the viability of schemes will be a significant challenge.

- The security of water supply as an important resource against a background of growth.
- There are some areas liable to flooding. Planning to avoid development in a flood zone and/or ensuring that further growth does not exacerbate the existing situation is an important issue for consideration.

Infrastructure and services:

- How to ensure that the delivery of infrastructure and services keep pace with development.

Green infrastructure and the historic environment:

- How to strike a balance between the need to protect and/or enhance the Thames Basin Heaths Special Protection Area and the Thursley, Ash, Pirbright and Chobham Special Area of Conservation and the need to achieve growth to meet the needs of the community;
- The need to protect the purpose and integrity of the Green Belt from the growing pressure for further development that cannot all be accommodated within the urban area and/or on previously developed sites;
- How to achieve a balance between the existing character of the area and the design of new development that incorporates high sustainable construction standards;
- How to ensure a design approach that is flexible to accept tall buildings in the town centre whilst retaining the general image of Woking;

9.2 These issues and challenges informed the development of the policies of the Core Strategy, and subsequently, the content of the Site Allocations DPD, which would assist to deliver the requirements of the Core Strategy. In addition to issues and challenges set out above, the review of relevant plans, policies and programmes, and the up-to-date baseline information for the area, has highlighted a number of key sustainability issues facing Woking Borough. These are set out in detail in Table 3 below.

Table 3: Sustainability issues for Woking Borough

SOCIAL	<p>Population</p> <ul style="list-style-type: none"> • Increasing rate of growth of elderly population and the need to plan to meet their needs e.g. for housing provision, health and social support. • One of the densest boroughs in Surrey (third) • Average household sizes are one of the highest in Surrey (2.49 persons per household) – slightly above regional and national averages. • One of the highest proportion of children under the age of four in Surrey. • Pressure on infrastructure such as schools and community facilities as population increases. • Increasingly diverse ethnic composition. Supporting the needs of rapidly increasing Black and Minority Ethnic (BME) group – highest proportion in Surrey (16.6% in 2011).
	<p>Health and well-being</p> <ul style="list-style-type: none"> • Generally a healthy Borough and residents have a long life expectancy; however, more deprived wards have lower life expectancy. • Increasing obesity levels among older children (3.6% increase from 2010-11 reporting period to 2012-13); although lower than national average. • Low levels of deprivation in national terms, but the Borough contains some of the most deprived areas in Surrey (Maybury and Sheerwater). • Overall crime rates have fallen since 2011/12, but in 2017 there were increases in fraud and forgery and burglary. • Good level of satisfaction with, and access to, local health services, including GPs, hospitals and dentists. • High level of usage of parks and open spaces, but only half of residents using sport/leisure facilities. • High public satisfaction with leisure and community facilities, and cultural activities.
	<p>Housing</p> <ul style="list-style-type: none"> • Despite being the second most affordable borough in Surrey, average house prices are high. There remains a lack of affordable housing and entry level properties. • Lack of Gypsy and Traveller Accommodation identified from 2015 onwards. • Large numbers of people on the housing register. Demand for affordable housing on the register vastly outweighs supply. • A need to improve housing conditions across the Borough, particularly of Houses in Multiple Occupation. • Proportion of new housing development that is 2+ bedrooms (family accommodation) remains high (71% in 2016-17 period). • High levels of housing completions, with the majority currently on previously developed land. • Predominance of high density housing balanced with need for family housing (average housing density in 2017-18 was 66 dwellings per hectare).
ECONOMIC	<p>Employment and skills</p> <ul style="list-style-type: none"> • A skilled and qualified workforce in the Borough, with only 7.9% unqualified (compared to 6.9% regional scale, and 9.7% in Great Britain) and 45.7% in 2016/17 being educated to Level 4 and above (equivalent to Certificate of Higher Education). • Lower educational performance in Priority Places such as Maybury and Sheerwater. • Improve provision of primary and secondary school classrooms, and early years provision. • High economically active workforce, across a wide range of industries with the

ENVIRONMENTAL	<p>majority being in professional occupations.</p> <ul style="list-style-type: none"> • Low levels of unemployment and those claiming unemployment benefits are decreasing. • High claimant rates in some parts of the Borough, along with higher proportions of young people not in education, employment or training. • Average earnings for full-time workers has steadily increased and is now higher than regional and national averages (as of 2016/17). • Woking's 2013 UK Competitiveness Index ranking has decreased from 32nd to 41st since 2010 (out of 375 localities). Although one of the lowest ranking localities in Surrey, it is performing well at a regional and national scale. • High vacancy rates of commercial and industrial floorspace, and rising retail vacancy rates in primary and secondary retail area of the Town Centre. Falling vacancy rates in district and local centres since 2011 (except in Horsell). • Low rates of retention for convenience goods expenditure in rural parts of the Borough (to large out-of-centre destinations e.g. Sainsbury in Brookwood). • Loss of offices to residential uses through Permitted Development rights.
	<p>Transport and accessibility</p> <ul style="list-style-type: none"> • Excellent rail connections with London and South East, with increasing number of passengers at Woking, Brookwood, West Byfleet and Worplesdon stations. • Excellent cycling infrastructure, but improvements are still possible. • No significant decrease since 2001 in proportion of people travelling to work by car. • Comparably high percentages travel to work by rail or bus to work, reflecting good connectivity to London. • Car ownership persistently high (68.3% compared to 69.4% in 2001). • Comparably high percentage of households own 2 cars or vans (32.99% compared with 24.66% nationally). • Good accessibility to local services, including GPs and employment, but accessibility to secondary schools is a rising concern. • Improve local area road safety and accessibility via cycle, pedestrian, road and public transport improvement schemes.
	<p>Environmental health and natural resources</p> <ul style="list-style-type: none"> • It is not considered that air quality poses a significant risk to health in the Borough, but two Air Quality Management Areas have been established in Anchor Hill, Knaphill, and more recently Guildford Road, Mount Hermon. • Busy and congested roads contribute to air pollution. • Number of sites of potential land contamination concern is steadily increasing. • Light pollution is not considered to be an issue. • One of the most common complaints to the Environmental Health service is regarding noise. • Incidents of water pollution in the Thames region have decreased since 2007. • Hoe Stream has been assessed as 'poor ecological status' and is predicted to remain poor by 2015. It is classified as 'at risk' by the Environment Agency. • The River Wey achieves 'moderate potential' ecological status, but fails in terms of current chemical quality, and is predicted to remain so by 2015. It is classified as 'at risk' by the Environment Agency. • The Basingstoke Canal achieves 'moderate potential' ecological quality. • High levels of water consumption and supply/demand deficit with increases in population and housing growth. • High levels of recycling and composting coupled with reduction of waste going to landfill. Household waste predicted to rise with increase in population.
	<p>Biodiversity</p> <ul style="list-style-type: none"> • A wide range of sites designated for their biodiversity including the Thursley,

	<p>Ash, Pirbright and Chobham Special Area of Conservation, and the Thames Basin Heaths Special Protection Area.</p> <ul style="list-style-type: none"> • Within the Woking area the most common examples of legally protected species are bats, badgers, and Great Crested Newts. However, there are many other declining species some of which are also prioritised for conservation. Some species previously present have been lost to the Borough. The heathlands support important breeding bird populations, which are especially vulnerable to recreational pressure. • Provision of sufficient and effective Suitable Alternative Natural Greenspace (SANG) and securing development contributions. • Only two SSSIs are in 'favourable' condition, nine are in 'unfavourable condition but recovering', five are in 'unfavourable condition with no change', and none are in 'unfavourable condition and declining'. • Thirteen SNCIs are considered to be stable, fourteen were declining in quality (as of 2005), and only one was improving. Nine were not included in the survey. • Both White Rose Lane and Mayford Meadows Local Nature Reserves were in an unfavourable condition (as of 2002), but works by volunteers are ongoing to improve them. • The biodiversity of the Borough is vulnerable to new developments and land management practises which could result in habitat loss and fragmentation.
	<p>Green and Blue Spaces</p> <ul style="list-style-type: none"> • The River Wey presents a major flood risk within the Borough. The Hoe Stream and River Bourne also pose lower degrees of flood risk to parts of the Borough. • Surface water flooding, and flooding from smaller watercourses is also significant on a local scale. • The Basingstoke Canal is potentially a source of flood risk (e.g. in cases of extreme weather brought about by climate change), but this is not currently an issue. • A need to identify new and/or improve the Borough's green infrastructure network (identified in Natural Woking) which would assist in its protection and enhancement. • 60% of the Borough is designated as Green Belt, which makes a significant contribution to the openness of the Borough's landscape. • A deficit of open space, sport and recreation facilities (specifically children's play areas, pitches and allotments). • An appropriate level of natural space is required close to people's homes. 10% of residents feel their needs are not being met in terms of access to and use of the countryside, primarily due to lack of information, distance from homes and problems with transport/parking. • High demand for allotment plots (but increasingly being met by new sites). • High percentage of residents (81.6%) is satisfied with maintenance of Surrey countryside for recreation. • High proportion of development currently takes place on previously developed land.
	<p>Historic environment</p> <ul style="list-style-type: none"> • The Borough contains a wide range of areas, gardens, buildings and monuments of historic importance designated at both statutory and local level, which need to be protected and enhanced. • Brookwood Cemetery – a grade I Registered Park and Garden - is on English Heritage's 'Heritage at Risk' Register. • Conservation area character appraisals need to be created and/or updated. • Pressure for development on heritage assets, the Green Belt, open spaces and

	protected landscapes.
	<p>Sustainable construction and climate change</p> <ul style="list-style-type: none"> • The impacts of climate change may include increased risk of flooding from the River Wey, the River Bourne and smaller watercourses. • Reduced water resources due to climate change. • Improvement in CO2 emissions throughout the past decade. • Extensive investment in decentralised energy infrastructure (e.g. Town Centre Combined Heat and Power network) – further expansion possible. • Improve resilience to climate change e.g. through integration of SUDS within development. • Reduce energy emissions from dwellings and transport.

9.3 There are a number of European protected sites within the Borough – the table above sets out sustainability issues relating to these designated sites. Regard will need to be given to these in the Sustainability Appraisal. However, under the Habitat Regulations, it will also be necessary to undertake a Habitats Regulations Assessment which is a similar but separate document to the Sustainability Appraisal.

10 SUSTAINABILITY APPRAISAL OBJECTIVES AND FRAMEWORK

10.1 Sustainability Appraisal guidance recommends the development of sustainability objectives, which are distinct from the objectives of the development plan. These provide a way of checking whether the DPD objectives are the best possible ones for sustainability and act as a yardstick against which the social, environmental and economic effects of a plan can be tested.

10.2 The Core Strategy Sustainability Appraisal identified 20 Sustainability Appraisal (SA) objectives. These have been reviewed in the light of current information and has been consolidated into 17 clear objectives for the purposes of appraising the proposals of the Site Allocations DPD. It is important to emphasise that none of the key objectives used to inform the SA of the Core Strategy had been lost as a result of this review and consolidation. The SA objectives are set out in Table 4 below and they take into account comments received from the statutory consultees as part of the consultation on the Scoping Report.

Table 4: Sustainability Appraisal Objectives

Objective 1: Provision of sufficient housing which meets the needs of the community and which is at an affordable price
Objective 2: Facilitate the improved health and well-being of the population and reduce inequalities in health
Objective 3: Reduce vulnerability to flooding and harm from flooding to public well-being, the economy and the environment
Objective 4: Reduce poverty, crime and social exclusion.
Objective 5: To improve accessibility to all services and facilities
Objective 6: Make the best use of previously developed land and existing buildings
Objective 7: Minimise air, light and noise pollution
Objective 8: Reduce land contamination and safeguard agricultural soil quality
Objective 9: Conserve and enhance biodiversity
Objective 10: Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking
Objective 11: Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts
Objective 12: Reduce the impact of consumption of resources by using sustainably produced and local products
Objective 13: Reduce waste generation and disposal and achieve sustainable management of waste
Objective 14: Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably
Objective 15: Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure
Objective 16: Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all
Objective 17: Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance the economies of town, district, local and neighbourhood centres.

10.3 The SA objectives, the review of plans, programmes and strategies, the key sustainability issues, the baseline information, the consultation responses and

requirements of the SEA Directive, have all informed the Sustainability Appraisal Framework (SA Framework) illustrated in Table 5.

- 10.4 The purpose of the SA Framework is to provide a consistent basis for describing, analysing and comparing the sustainability effects of the options and various proposals of the Site Allocations DPD.
- 10.5 The SA Framework is objective led and hence includes a set of objectives to be achieved by the various elements of the Framework. The SA Framework was published for consultation with the statutory consultees and key stakeholders from January-February 2014, and was amended as per the comments received. It is considered sufficiently comprehensive to be used to appraise the Site Allocations DPD. As mentioned in previous sections, the scoping information has evolved during the preparation of the Site Allocations DPD, but it has not been considered necessary to amend the SA Framework as it continues to accurately reflect newly emerging information.
- 10.6 The Core Strategy Sustainability Appraisal process also developed a series of decision-aiding questions in order that the potential impact of emerging alternative policies on the SA objectives could be examined in detail. These have been used again in the appraisal of the Site Allocations DPD, helping focus the appraisal to establish the clear and direct impacts of potential development sites. The full SA Framework including SA objectives, decision-aiding criteria and indicators is shown in Table 5 below – this acted as the main tool at each stage of the SA for assessing the options for the Site Allocations DPD.

Table 5: Sustainability Appraisal Framework

SA Objective	Indicators	Decision-aiding questions
Social objectives: supporting strong, vibrant and healthy communities		
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	Net housing completions	Would the development of the site / policy option: <ul style="list-style-type: none"> • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of housing to meet local need? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes to meet identified needs? • provide appropriate properties for a change demographic profile?
	5-year housing land supply	
	No. pitches approved for Gypsies, Travellers and Travelling Showpeople	
	Percentage of affordable housing	
	No. households on the housing register	
	No. specialist units delivered for older people	
	Average property price	
	Average monthly rent	
	Proportion of new dwellings by size and type	
	Population profile	
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	Proportion of people who describe their health as good	Would the development of the site / policy option: <ul style="list-style-type: none"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and open space for informal and/or formal recreation?
	Proportion of people who describe their health as not good	
	Proportion of people with a limiting long-term illness	
	Life expectancy	
	Death rates from circulatory disease, cancer and stroke	
	No. persons participating in health and exercise activities at Woking's Centres for Community	
	Child Wellbeing Index	
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	No. of permissions granted contrary to Environment Agency advice	Would the development of the site / policy option: <ul style="list-style-type: none"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing surface water drainage problem?
	No. of properties at risk from flooding	

4. Reduce poverty, crime and social exclusion	Average score for Indices of Multiple Deprivation (IMD)	Would the development of the site / policy option: <ul style="list-style-type: none"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities?
	No. of areas within Woking that are in the top 20% of deprived areas nationally	
	Proportion of adults on key out of work benefits	
	No. of recorded offences per 1000 people	
	Percentage of people who believe the police and local council are dealing with anti-social behaviour and crime	
5. To improve accessibility to all services and facilities	Ranking in the Indices of Multiple Deprivation using the geographical sub domain (road access to GP, supermarket/convenience store, primary school and post office)	Would the development of the site / policy option: <ul style="list-style-type: none"> • provide local community services (e.g. education, health, leisure and recreation)? • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? • help support existing community facilities? • help support the provision of religious cultural uses?
	No. new developments located within 30 mins travel by public transport to local services	
Environmental objectives: protecting and enhancing our natural, built and historic environment		
6. Make the best use of previously developed land and existing buildings	Proportion of new dwellings built on previously developed land	Would the development of the site / policy option: <ul style="list-style-type: none"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land?
	Proportion of new business floorspace built on pdl	
	Amount of derelict land	
	Dwelling densities	
7. Minimise air, light and noise pollution	Number and extent of Air Quality Management Areas	Would the development of the site / policy option: <ul style="list-style-type: none"> • affect an existing AQMA (or 'air quality hot spot') or lead to its designation? • help to improve air quality? • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic?
	Annual average of NO2 in AQMAs	
	No. of noise complaints to Environmental Health	
	No. of light complaints to Environmental Health	
	Percentage of permissions that include a condition to minimise light pollution and spillage	

		<ul style="list-style-type: none"> • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution?
8. Reduce land contamination and safeguard agricultural soil quality	Amount of development on Grade 1, 2 or 3a agricultural land	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid development on agricultural land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination?
	No. of sites of potential contamination concern	
	Amount of contaminated land brought back into beneficial use	
9. Conserve and enhance biodiversity	Creation of new and enhancement of existing BAP priority habitats (aka Habitats of Principal Importance), for recovery of BAP priority species (aka Species of Principal Importance).	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid land take of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity?
	No., extent and condition of designated sites	
	Extent of ancient woodlands	
	No. and area of SANGs	
	SANG capacity	
	Population of wild birds	
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	Number of listed buildings, locally listed buildings, ancient monuments and conservation areas.	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important asset? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets?
	No. of Conservation Area Character Appraisals	
	Statutory listed assets at risk	
	Access to and use of the natural environment	
	Proportion of residents satisfied with cultural and recreational facilities	
	Net change in amount of green infrastructure	
	No. properties open to the public on heritage days	
	No. of conditions recommended on archaeological sites	
	No. of historic landscapes	
	No. of sites in areas of high archaeological potential where development takes place without prior assessment	

11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	Per capita emissions of CO2	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15.</p>
	Proportion of housing achieving Code for Sustainable Homes requirement and commercial buildings achieving BREEAM very good	
	Installed capacity for energy production from renewables	
	No. of dwellings and amount of commercial floorspace which are providing CHP onsite or connected to a district heat network	
	No. of conditions requiring development to be designed and constructed to connect to the future district heat network	
	Number of developments incorporating SUDS	
12. Reduce the impact of consumption of resources by using sustainably produced and local products	Sustainability credentials of new development	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide or affect land for allotments?
	No. of local food producers from Woking area listed in the Surrey Produce Directory	
	No. of allotment plots in the Borough and percent vacant	
13. Reduce waste generation and disposal and achieve sustainable management of waste	Proportion of waste that has been recycled/reused/composted	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • support a reduction in the generation of waste? • minimise waste in the construction process?
	Amount of household waste collected	
	Amount of waste going to landfill	
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	Quality of rivers and groundwater	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • support the improvement of water quality?
	Pressure on water resources	
	Incidents of major and significant water pollution	

	No. new dwellings incorporating greywater/rainwater collection systems Household per capita consumption of water	<ul style="list-style-type: none"> • support the efficient use of water resources? • operate within the existing capacities for water supply and wastewater treatment? • prevent water resource pollution? • facilitate water quality to be achieved through remediation? • provide adequate wastewater and sewerage infrastructure?
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	Proportion of travel to work by mode Access to, frequency and reliability of public transport Investment in public transport, cycling and walking modes Developer contributions (including CIL) allocated for public transport, cycling and walking Car ownership per household No. of planning permissions with Green Travel Plans Length of cycle track Proportion of new residential development within 30 minutes public transport time of key services	Would the development of the site / policy option: <ul style="list-style-type: none"> • reduce the need to travel, particularly by car/van/lorry? • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.?
Economic objectives: building a strong, responsive and competitive economy		
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	Percentage of pupils achieving five or more A*-C GCSEs No. of jobs in the Borough Level of qualification of those living in the Borough Annual change in employment floorspace Percentage of vacant employment floorspace Percentage of unemployed economically active people Proportion of people claiming unemployment benefits Percentage of people unemployed for over a year Percentage of economically active people of	Would the development of the site / policy option: <ul style="list-style-type: none"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education?

	working age	
	No. of people not in education or employment training (NEET)	
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	No. of VAT registrations and deregistrations	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres?
	Earnings by residents and workforce	
	UK Competitiveness Index ranking	
	No. of businesses in rural areas	
	Amount of commercial and industrial floorspace	
	Amount of vacant commercial and industrial floorspace	
	Vacant floorspace in town, district, local and neighbourhood centres	

11 SUSTAINABILITY APPRAISAL METHODOLOGY

11.1 The following appraisals are carried out:

- 1 appraisal of objectives;
- 2 appraisal of alternative options;
- 3 appraisal of specific sites.

11.2 The SA Framework objectives provides a consistent basis for describing, analysing and comparing the sustainability effects of the objectives, options and the specific proposals of the Site Allocations DPD. The SA Framework is objective-led and as such comprise of objectives to be achieved by each site being assessed.

11.3 Figure 3 is a standard proforma used for the appraisal of the sites. The proforma includes key baseline information to enable decision aiding questions to be answered. The manner in which the objectives, options and the sites contribute to achieving the SA Framework objectives is indicated by the following symbols:

Symbol	Predicted effect	Suggested action/response
++	Very positive impact – site allocation/use would significantly help in achieving the objective	Consider whether very positive impact can be further enhanced.
+	Positive impact – site allocation/use would help in achieving the objective	Consider whether positive impact can be further enhanced.
0	Neutral impact – site allocation/use would neither help nor hinder the achievement of the objective	Policy or allocation likely to be acceptable; consider whether intervention could result in positive impacts.
-	Negative impact – site allocation/use would be in conflict with the objective	Consider mitigation, such as delete/reconsider/amend the policy or site allocation; reconsider proposed use.
--	Very negative impact – site allocation/use would be in significant conflict with the objective	Significant mitigation measures to reduce severity of impact; reconsider the policy or proposed use.
I	Effect depends on how the policy and allocation are implemented	Suggestions for implementation.
?	Uncertain – need more information	Consider where this will come from – who has it? What will be done about collecting it? When will it be collected?

11.4 It should be noted that a combination of national and local planning policy is already in place to ensure that project-level impacts (i.e. site implementation stage) are considered, and therefore mechanisms are already in place to reduce or enhance effects. Examples of these effects and whether and how the DPD can address them is given below:

Effect	Mitigation or Enhancement
Thames Basin Heaths SPA & Biodiversity	Many of the effects identified on biodiversity are either uncertain or depend upon implementation. In terms of local biodiversity this will very much depend on individual site design and exploring opportunities for biodiversity gain which will remain project-level

	<p>concerns. Policies CS7 and CS8 of the Core Strategy reduce these uncertainties and no suggestions are made for the site allocations section of the Site Allocations DPD.</p> <p>For internationally designated sites such as the Thames Basin Heaths SPA uncertainty is due to the absence of sufficient SANG to deliver avoidance for the entire Core Strategy housing target. In order to reduce the uncertainty of SPA impacts the Site Allocations DPD will either have to ensure sufficient SANG is allocated to allow sites to come forward or allocate sites which can provide their own SANG.</p>
Use of Sustainable Materials in Development	<p>Use of sustainable materials has been identified as being dependent upon implementation. However, this will be an issue addressed at the project level. Guidance in the NPPF, NPPG and Policy CS22 of the Core Strategy will already act to reduce uncertainties and therefore no suggestions are made at this level of assessment for the Site Allocations DPD.</p>
Impact on Countryside/Green Belt and use of Previously Developed Land	<p>Impact of development within countryside or Green Belt for sites where development already exists will depend upon the impact of existing development in comparison to that proposed. In most cases this will depend upon scale, layout and design which are project level matters and therefore uncertainty will remain, although Policies CS6 and CS21 of the Core Strategy should reduce this.</p> <p>For undeveloped sites within open countryside/Green Belt areas or sites where additional development is proposed beyond that which already exists, development would have significant negative effects on landscape and visual amenity as well as urbanising impacts and land take. Mitigating these effects as fully as possible will mostly depend on project details such as scale, layout, landscaping and design issues although Policies CS1, CS6, CS17, CS21 and CS24 should help to reduce negative effects.</p> <p>When sites in open countryside/Green Belt are required to deliver Core Strategy targets, negative effects could be further reduced by allocating those sites or broad areas which act as urban extensions ahead of sites within the open countryside. As such the Site Allocations DPD should consider how allocations will be prioritised. Evidence provided via the Green Belt Boundary Review can assist in decision-making.</p>
Waste	<p>Uncertain effects arise on waste, especially where one use of development would be replaced by another i.e. employment with residential which would lead to a change in waste streams and volumes. This uncertainty is likely to be reduced at the project level stage when development should consider how it integrates waste measures on site. As such, the uncertainty is unlikely to be reduced at this stage of assessment although Policies CS21 and CS22 of the Core Strategy should help to reduce uncertain effects.</p>
Flood Risk & Water Quality	<p>Negative effects on flood risk and associated negative effect on water quality can be reduced through use of Flood Risk Assessments (FRA) and Sustainable Drainage Systems (SUDS); however these are likely to be through project level assessments. However, Policies CS9 and CS22 of the Core Strategy should aid in reducing negative effects. Nevertheless, the DPD can and will reduce negative effects further by prioritising sites with lowest flood risk in line with a sequential approach advocated by both the NPPF and Core Strategy Policy CS9.</p>
Crime & Design	<p>Effects on crime & design will be considered by individual projects at</p>

	the design stage. As such, the uncertainty is unlikely to be reduced at this level of assessment although Policy CS21 of the Core Strategy should help to reduce uncertainties.
Greenhouse gas emissions	Negative effects on greenhouse gas emissions are likely where an intensification of development is likely to occur, especially on greenfield sites with no previous development. Negative effects are likely to be reduced through the use of sustainable design which is a project level consideration and will be aided by Policy CS22 of the Core Strategy. However, the DPD can mitigate negative effects itself by prioritising sites where older building stock would be replaced with newer more efficient buildings. Prioritising those sites which would have the least increase in CO2 emissions would also help to reduce negative effects; as well as those sites which would improve accessibility to key services and facilities and thus reduce emission from transport.
Heritage Assets	Uncertain effects on heritage assets are likely to be reduced through project level considerations and are unlikely to be reduced at this stage of assessment. Policies CS20 and CS21 of the Core Strategy should help to reduce these uncertainties.
Loss of Employment & Impact to Business	Potential loss of employment sites to other uses is likely to have negative effects on employment and business in general. The DPD can reduce these negative effects by not allocating those sites which are key to delivering employment and economic growth in the Borough or by allocating mixed use sites which retain an element of economic use.
Transport & Accessibility to Services	Negative effects are likely for those sites/locations which are not situated close to or within areas served by a host of service provision or where these are not accessible by a range of public transport including cycling and walking. Policies CS1 and CS18 of the Core Strategy should help to reduce these negative effects but the Document could help to reduce effects further by prioritising sites within locations served by a range of services and accessible public transport facilities.

11.5 Apart from the above predicted effects, the effects are also assessed according to whether or not they will be short, medium or long term. For the purposes of the appraisal, short term is defined as up to 5 years, medium term is 5 – 20 years and long term is over 20 years. The nature of the effects is described where relevant and mitigation measures suggested where appropriate. The proforma has been designed to incorporate these elements of the appraisal. The methodology also allows cumulative impacts to be quantified.

11.6 The appraisal of options rules out sites within absolute constraints and those with the potential yield of less than 10 dwellings and 500 sq.m of employment floorspace. Sites within absolute constraints are ruled out because there will be strong in-principle policy objection to their development and as such no realistic prospects of them coming forward for development during the period of the Core Strategy or the Site Allocations DPD. The Site Allocations DPD does not seek to allocate sites with potential yield for less than 10 dwellings. No purpose would therefore be served by appraising those sites. It should be emphasised that the decision not to appraise these sites does not mean that they could not come forward on the back of a planning application. Those

sites could come forward as windfall sites if they meet detailed policy requirements. For the purposes of the appraisal, absolute constraints are defined as:

- Thames Basin Heaths Special Protection Area;
- Thursley, Ash, Pirbright and Chodham Special Area of Conservation;
- Land at risk of flooding within flood zone 3;
- Common land;
- Sites of Special Scientific Interest (SSSI).

Details of how the various options have been considered, including sites that fall within these constraints are set out in **Section 13**.

- 11.7 The Strategic Housing Land Availability Assessment (SHLAA) and the Employment Land Review has provided the starting point for the selection of sites for sustainability appraisal. Both documents are on the Council's website (www.woking2027.info/ldfresearch).
- 11.8 The Core Strategy provides a clear spatial strategy to guide the distribution of growth. The appraisal process takes this into account.
- 11.9 The Council adopted a 'team work approach' to the sustainability appraisal to generate discussion on likely impacts and to aid objectivity. It also enabled an effective integration of the Site Allocations DPD process with the SA process. Consistency in scoring was assured by producing a detailed Sustainability Appraisal Methodology (as summarised above), clear SA Matrices, simple scoring options and step by step guidance on decision making criteria. A consistency check was also conducted once the scoring was complete using ArcGIS to map the scores against each objective. This enabled the team to easily identify any discrepancies in scoring for sites across the Borough.
- 11.10 In the sustainability appraisal, 'suitable walking distance' is defined as:
- i. 800m walking distance; or
 - ii. 600m straight-line distance; or
 - iii. Within a 10 minute walking distance.
- Sport England goes on to suggest that cycling distances of up to 3km are generally accepted as being a reasonable cycling distance with an upper threshold of 5km.
- 11.11 An effects criteria checklist has been prepared to provide guidance and ensure consistency in the scoring of the effects. This is set out in Table 6. The effects criteria are not and should not be considered a definitive list of significant effects. Their role in the appraisal process is to increase understanding and transparency of judgements and rationale in evaluating the significant effects of the Site Allocations options. A Table of the effects criteria checklist with decision aiding questions to ensure consistency of assessment is at **Appendix 6**.
- 11.12 GIS data has been used as a source of information. However, GIS data has its limitations, and cannot provide information on all topics. Site visits were a useful way of gaining a greater understanding of the assets on or nearby to a potential site (such as valuable trees), and of the nature of the site. Information gained on site visits fed into the appraisal process. In addition, consultation with Council Officers and the statutory consultees assisted in determining sustainability of potential sites. For example, areas at potential risk of contamination or surface water flooding were identified by colleagues in the Neighbourhood Services and Environmental Health teams.

11.13 In determining whether or not an effect is significant, the probability, duration, frequency and reversibility of an effect of the SA objective is considered. Key questions to consider include – how good or bad is the current situation and do trends show that things are getting worse or better, how far is the current situation from the established thresholds and targets, are the problems reversible, permanent or temporary, how difficult would it be to resolve any damage and has there been significant cumulative effects over time and are there expected to be such effects in the future.

11.14 *Mitigating adverse effects:* The SA aims to prevent, reduce and, as fully as possible, offset any significant adverse effects on the environment. 'Mitigation measures' are those measures that will help to achieve this - to prevent, reduce or offset the significant adverse effects of implementing a site (and the Development Plan Document as a whole). However, the emphasis should be on the proactive avoidance of adverse effects and, only once alternative options or approaches to avoiding an effect have been examined, should mitigation then examine ways of reducing the effect. Examples of typical mitigation measures are shown in the table below. It is acknowledged that these are only examples of typical mitigation measures. Each site will require its own site specific mitigations measures based on the circumstances of the impacts.

Effect	Mitigation measures
Substitution/ offsetting adverse effects	Requirements to substitute or offset for certain types of impacts, for instance, through projects that replace any benefits lost through other projects (e.g. a new play area / amenity open space near an area of open space that is being developed)
Flood effects	Undertaking a flood risk assessment for larger sites, including consideration of Sustainable Urban Drainage and how the layout and form of the development might reduce the overall level of flood risk
Assessment of impact of effects	Requiring certain types of impact assessment for certain projects and proposals e.g. a landscape/ traffic assessment, travel plan or ecological survey etc.
Infrastructure effects	Opportunities to extend/improve infrastructure such as improve existing bus services to the site/improve footpath provision and cycle provision/enhance pedestrian links to local centres and local facilities
Use of land	Considering providing a greater variety of uses on the site (e.g. additional education, health services and local shopping provision) to try and achieve a more balanced development which provides greater accessibility for local services / re-location of existing uses e.g. an on-site business
Landscaping effects	Retaining any important trees and hedgerows and other boundary vegetation as part of any development / investigate opportunities to link e.g. green infrastructure corridors or green cycle routes
Facilities	Providing community facilities and/or carry out further work to identify if there is a need for community facilities in the area
Design requirements	Design requirements e.g. to complement nearby conservation areas or ensure similar scale of development/introduce street trees to improve character/retain any features which contribute to local character/ whether high quality design or design briefs are required due to site's location at an important entrance to the town, or the site's location within a Conservation Area etc.

Waste	Introduce opportunities for waste recycling provision
Biodiversity	Establishing whether any vacant buildings are home to protected species and making appropriate arrangements to re-house them etc.
Noise	A noise assessment would normally be carried out for any proposed residential development that may be affected by road traffic/rail/flight noise. Design measures might also include appropriate façade insulation or optimising the proposed layout of the buildings.
Contaminated land	If site is potentially affected by contamination, mitigation measures could include requiring the developer to carry out a risk assessment to identify and assess the sources, pathways and receptors; and report on remediation measures to make any risks acceptable. Planning conditions can be applied requiring halting of development if unexpected contamination is found.

Figure 3: SA Matrix for assessing individual sites

Scoring System:

++ Very positive impact	+ Positive impact	0 Neutral impact	- Negative impact	-- Very negative impact	I Effect depends on how allocation implemented	? Uncertain
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X1: Land north of xxxx

Proposed Use:

SA Objective	Decision-aiding questions	Indicators And targets	Short-term 0-5yrs	Medium-term 5-20yrs	Long-term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • facilitate meeting the Core Strategy allocation to a small/large extent? • provide the right type and size of housing to meet local need in line with Core Strategy? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes? • provide appropriate properties for a changing demographic profile? 					<p>Comments: [consider: likelihood of effect, spatial scale, temporary/permanent, short/medium/long term]</p> <p>Optimising/mitigating measures:</p>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and open space for informal and/or formal recreation? 					
3. Reduce vulnerability to flooding and harm	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • result in development within an area at 					

from flooding on public well-being, the economy and the environment	<p>risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</p> <ul style="list-style-type: none"> • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing surface water drainage problem? 					
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 					
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • provide local community services (e.g. education, health, leisure and recreation)? • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? • help support existing community facilities? • help support the provision of religious cultural uses? 					
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land? 					
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • affect an existing AQMA (or "air quality hot spot") or lead to its designation? • help to improve air quality? 					

	<ul style="list-style-type: none"> • support specific actions in designated AQMAs? • avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise? • ensure people are not exposed to light pollution? 					
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid development on agricultural land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination? 					
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase connectivity, of habitats? • avoid recreational impacts on habitats? • avoid adverse hydrological impacts on habitats? • avoid the impacts of vehicle emissions on habitats? • avoid the impact of light on habitats? • preserve and protect existing habitats? • provide opportunities for enhancement and/or creation of biodiversity? 					
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • avoid adverse impacts on important landscapes? • conserve and/or enhance the Borough's existing green infrastructure assets? • conserve and/or enhance heritage assets and their settings? • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important asset? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural 					

	assets?					
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • improve the energy efficiency of the building stock? • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? <p>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</p>					
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide or affect land for allotments? 					
13. Reduce waste generation and disposal and achieve sustainable management of waste	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • support a reduction in the generation of waste? • minimise waste in the construction process? 					

<p>14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • support the improvement of water quality? • support the efficient use of water resources? • operate within the existing capacities for water supply and wastewater treatment? • prevent water resource pollution? • facilitate water quality to be achieved through remediation? • provide adequate wastewater and sewerage infrastructure? 					
<p>15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • reduce the need to travel, particularly by car/van/lorry? • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.? 					
<p>16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? 					

	<ul style="list-style-type: none"> • improve access to and participation in education? 					
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 					
OVERALL CONCLUSIONS						
Summary of Environmental Impacts						
Summary of Social Impacts						
Summary of Economic Impacts						
Overall summary of recommendations for optimising/mitigating measures:						

Table 6: Effect Criteria Checklist

SA Objective	Summary baseline – indicators, targets, trends	Effect Indicator	Positive Effect Criteria	Negative Effect Criteria	Other relevant effect criteria
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. <i>Source: Core Strategy Policies CS10 & CS12</i></p> <p>Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i></p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy & Traveller Accommodation Assessment 2012</i></p> <p>Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.</p>	1a) Number of homes provided	<ul style="list-style-type: none"> • Development which contributes to meeting overall housing requirement. 	<ul style="list-style-type: none"> • Development which reduces or conflicts with meeting housing requirement. 	
		1b) Number of affordable homes delivered through development (net)	<ul style="list-style-type: none"> • Development which contributes to affordable housing requirement. 	<ul style="list-style-type: none"> • Development which reduces or conflicts with meeting affordable housing requirement. 	
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. <i>Source: Woking Service and Performance Plan 2013-14</i></p> <p>Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in</p>	2a) Accessibility to sports/leisure facilities e.g. swimming pools, leisure centres, sports pitches, recreation space (including SANG)	<ul style="list-style-type: none"> • GIS CRITERIA Development in location accessible to sports/leisure facilities: <ul style="list-style-type: none"> - within suitable walking distance from homeⁱ - within suitable cycling distance from homeⁱⁱ - accessible by public transport. 	<ul style="list-style-type: none"> • GIS CRITERIA: Development in location lacking suitable access to sports/leisure facilities. 	<p>7a & 7b (avoid air and noise pollution)</p> <p>15a & 15b (to promote walking and cycling)</p>

SA Objective	Summary baseline – indicators, targets, trends	Effect Indicator	Positive Effect Criteria	Negative Effect Criteria	Other relevant effect criteria
	both health and exercise activities has significantly increased in recent years.				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	3a) Would development take place in flood risk areas?	<ul style="list-style-type: none"> • GIS CRITERIA: Development in Flood Zone 1 (or Flood Zone 2 if demonstrated that there are no suitable alternatives in areas at lower risk). • GIS CRITERIA: Sensitive development (residential/schools) proposed in Flood Zone 1. 	<ul style="list-style-type: none"> • GIS CRITERIA: Development in Flood 3 (unless development is for a replacement property with similar/reduced footprint and flood risk mitigation measures are proposed). NB. Stage 1 site assessment likely to have removed all proposed sites in Flood Zone 3b, unless proposed for non-vulnerable uses. • GIS CRITERIA: Development in Flood Zone 2 where there are suitable alternative areas at lower risk. 	
4. Reduce poverty, crime and social exclusion	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & Performance Plan 2013-14</i></p> <p>Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.</p>	4a) Employment loss or provision in employment deprived area (e.g. Priority Places)	<ul style="list-style-type: none"> • Provision of a range of employment floorspace in areas of employment deprivation such as Priority Placesⁱⁱⁱ. 	<ul style="list-style-type: none"> • Loss of employment floorspace in areas of employment deprivation such as Priority Places. 	
		4b) Loss of provision of skills or training facility in area of employment or income deprivation (e.g. priority places)	<ul style="list-style-type: none"> • Provision of advice/ information/ training facilities, as part of new employment floorspace, to match potential jobs to those in areas of employment/income deprivation. 	<ul style="list-style-type: none"> • Loss of floorspace or failure to consider providing advice/ information/ training facilities, with new floorspace, to match potential jobs to those in areas of employment/ income deprivation. 	16b (access to libraries and training facilities)
		4c) Site with potential exposure to crime	<ul style="list-style-type: none"> • Development which generates potential for crime 'designs it out' e.g. through Code / BREEAM standards / providing passive surveillance. 	<ul style="list-style-type: none"> • No consideration or inclusion of mitigation techniques / methods for sensitive uses proposed for development in areas of crime vulnerability. 	

SA Objective	Summary baseline – indicators, targets, trends	Effect Indicator	Positive Effect Criteria	Negative Effect Criteria	Other relevant effect criteria
5. To improve accessibility to all services and facilities	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	5a) Accessibility to health services e.g. GP surgery	<ul style="list-style-type: none"> • GIS CRITERIA: Development generating need, in location accessible to health facilities: - within suitable walking distance from homeⁱ - within suitable cycling distance from homeⁱⁱ - accessible by public transport. 	<ul style="list-style-type: none"> • GIS CRITERIA: Development generating need for health facilities outside suitable distance. 	<p>2b (access to sports/leisure facilities)</p> <p>16a (access to schools, children's centres)</p> <p>16b (access to libraries and training facilities)</p>
		5b) Accessibility to retail services e.g. shopping parade / local, neighbourhood, district or town centre (as defined in Core Strategy).	<ul style="list-style-type: none"> • GIS CRITERIA: Development generating need for retail facilities in location accessible to them: - within suitable walking distance from homeⁱ - within suitable cycling distance from homeⁱⁱ - accessible by public transport. 	<ul style="list-style-type: none"> • GIS CRITERIA: Development generating need for retail facilities outside suitable distance of shopping parade/centre; • Reduction in retail facilities that reduces access for existing / potential users. 	
		5c) Accessibility to community services e.g. youth facilities, community halls, village hall, sports/social club, places of worship, childcare premises.	<ul style="list-style-type: none"> • GIS CRITERIA: Development generating need for community facilities (residential/education) in location accessible to them: - within suitable walking distance from homeⁱ - within suitable cycling distance from homeⁱⁱ - accessible by public transport. 	<ul style="list-style-type: none"> • GIS CRITERIA: Development generating need for community facilities outside suitable distance. 	
6. Make the best use of previously developed land and existing buildings	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p> <p>Trends: since 2010, the target is</p>	6a) % of development on previously developed land	<ul style="list-style-type: none"> • Development on previously developed land. 	<ul style="list-style-type: none"> • Development on undeveloped land / open space / greenfield sites. 	
		6b) Density of development	<ul style="list-style-type: none"> • Development density suitable for the location^{iv}. 	<ul style="list-style-type: none"> • Development designed at a density which jeopardises the efficient use of land (i.e. not in line with Policy CS10)iv. 	

SA Objective	Summary baseline – indicators, targets, trends	Effect Indicator	Positive Effect Criteria	Negative Effect Criteria	Other relevant effect criteria
7. Minimise air, light and noise pollution	<p>being met and exceeded.</p> <p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.</p>	7a) Air pollution	<ul style="list-style-type: none"> • GIS CRITERIA: Sensitive uses^v placed outside of AQMA and areas of known NO2 exceedance. • Construction methods / design to reduce and /or eliminate air pollution within new development • Multiple trees retained/newly planted to assist in reducing poor air quality. 	<ul style="list-style-type: none"> • GIS CRITERIA: Sensitive uses placed in AQMA and areas of known NO2 exceedance. • No consideration or inclusion of mitigation techniques / methods^{vi} for sensitive uses proposed for development in areas of high air pollution. • New development generates significant / increases existing traffic congestion / changes traffic volumes. 	15a-c (reduce traffic emissions through sustainable transport modes)
		7b) Noise ^{vii} pollution	<ul style="list-style-type: none"> • Sensitive uses^{viii} located in areas less exposed to noise pollution. • GIS CRITERIA: Sensitive uses are not adjacent to 'Important Areas' and 'First Priority Locations' as defined by Defra Noise Action Plan. • Inclusion of mitigation measures^{ix} e.g. screening and planting using green infrastructure, or construction methods / design to reduce and eliminate noise pollution. 	<ul style="list-style-type: none"> • Placing sensitive uses^{viii} in areas exposed to noise pollution (particularly close to roads or railways). • GIS CRITERIA: Sensitive uses are adjacent to 'Important Areas' and 'First Priority Locations' as defined by Defra Noise Action Plan. • No consideration or inclusion of mitigation techniques / methods as part of development in areas of high noise pollution. 	
8. Reduce land contamination and safeguard agricultural soil quality	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in</p>	8a) Contaminated land	<ul style="list-style-type: none"> • Sensitive uses located outside of contaminated land areas^x. • Development which takes opportunities to remediate contaminated land. 	<ul style="list-style-type: none"> • Placing sensitive uses in areas exposed to contaminated land^x. • No consideration or inclusion of mitigation techniques / methods as part of development in areas of land contamination. 	

SA Objective	Summary baseline – indicators, targets, trends	Effect Indicator	Positive Effect Criteria	Negative Effect Criteria	Other relevant effect criteria
	number of sites with potential land contamination.	8b) High quality agricultural land	<ul style="list-style-type: none"> Development that integrates / preserves / enhances^{xi} existing high quality agricultural land of Grade 1, 2 or 3a. 	<ul style="list-style-type: none"> Development that would lead to loss or harm of high quality agricultural land of Grade 1, 2 or 3a. 	
9. Conserve and enhance biodiversity	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.</p>	9a) Effect on local ecological sites and opportunity areas, including: SSSI, SPA, SAC, SANG, SNCI, LNR, Common Land, Ancient Woodland, BAP Priority Habitats, and locally designated sites (no designated National Nature Reserves / RAMSAR sites in the Borough).	<ul style="list-style-type: none"> GIS CRITERIA: Development is more than 400m from a SPA^{xii} GIS CRITERIA: Development is more than 250m from important site/habitat, including: <ul style="list-style-type: none"> - SACN - SSSI - SNCI, LNR and other Ancient Woodland - BAP Priority Habitats - Locally designated sites Development that integrates / preserves / enhances existing designated habitats, features or wildlife corridors Development that maintains / enhances the connectivity and integrity of the Borough's wildlife 	<ul style="list-style-type: none"> Development which is within 400m of a SPA (NB. Stage 1 site allocation assessment likely to have removed these sites). Development within 250m from an important site/habitat and where insufficient mitigation measures have been proposed. Development that would fragment the connectivity and integrity of the Borough's wildlife network. Light pollution from new development that would disturb wildlife corridors (sever corridor function) or designated habitats/species. 	10a, 10b and 10f (effect on trees and GI assets, which host biodiversity)
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20</i> Improved provision of open space. <i>Source: Core Strategy Policy CS17</i></p> <p>Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals</p>	10a) Effect on registered / valuable trees	<ul style="list-style-type: none"> Development location / design which integrates the majority of existing trees of value to ecosystem services (including amenity). Development which proposes additional tree planting to create / enhance GI. 	<ul style="list-style-type: none"> Development location / design that leads to loss of all existing trees of ecosystem services value without adequate replacement. Development which fails to take opportunities to create / enhance GI. 	2a (accessibility to recreation space) 9a (effect on biodiversity sites)
		10b) Effect on connectivity and integrity of the strategic GI network	<ul style="list-style-type: none"> Development that takes opportunities to provide new/strengthen existing GI corridors and linked assets. 	<ul style="list-style-type: none"> Development that severs existing GI corridor / linked assets. Development that leads to loss of individual GI assets on existing corridors in the strategic GI network. 	
		10c) Effect on	<ul style="list-style-type: none"> Suitable development in and 	<ul style="list-style-type: none"> Overbearing or 	

SA Objective	Summary baseline – indicators, targets, trends	Effect Indicator	Positive Effect Criteria	Negative Effect Criteria	Other relevant effect criteria
	of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking place in areas of high archaeological potential without prior assessment.	landscape features and views	around landscape features ^{xiii} . <ul style="list-style-type: none"> Development which enhances long distance views / vistas or character of landscape features. 	unsympathetic development in and around landscape features ^{xiii} . <ul style="list-style-type: none"> Development which has a negative effect on long distance views / vistas / landmarks or character of landscape features. 	
		10d) Effect on designated heritage assets, including: - Listed buildings - Conservation Areas - Listed Historic Parks and Gardens - SAM	<ul style="list-style-type: none"> GIS CRITERIA: Development is more than 250m from a designated heritage asset: - Listed Building - Conservation Area - Scheduled Ancient Monument - Listed Historic Park or Garden Development that enhances / integrates or preserves existing designated assets. 	<ul style="list-style-type: none"> GIS CRITERIA: Development that is within 250m of a designated heritage asset and would harm the asset. Development beyond 250m of a designated heritage asset, which still has potential to harm the asset. Development would lead to the loss of a designated heritage asset. 	
		10e) Effect on other heritage assets, including: - Locally listed assets - Locally valued features and landmarks	<ul style="list-style-type: none"> Development that enhances / integrates or preserves such heritage assets. 	<ul style="list-style-type: none"> Development that leads to loss of such heritage assets. 	
		10f) Quantity, quality and accessibility to Public Open Spaces	<ul style="list-style-type: none"> GIS CRITERIA: Development in location accessible to a suitable quantity and quality of public open space (ref. ANGSt standards^{xiv}). Development that increases access to public open space e.g. enhances/ provides connection to surrounding GI. public open space in areas of need. 	<ul style="list-style-type: none"> GIS CRITERIA: Development in location lacking suitable access, quantity or quality of public open space (ref. ANGSt standards^{xiv}). Development on public open space which reduces quantity, quality and accessibility, below standards of provision. 	
11. Reduce the causes of climate change – particularly by increasing energy efficiency	Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</i> Dwellings to meet energy and	11a) Effect of development on Borough-wide carbon emissions	<ul style="list-style-type: none"> Development that provides renewable or low and zero carbon energy technologies. Development that takes opportunities to incorporate additional measures to become 	<ul style="list-style-type: none"> Development that leads to an increase in carbon emissions and fails to take opportunities to mitigate the emissions. Reduced levels of the Code 	2a (better accessibility to services = reduced travel by car)

SA Objective	Summary baseline – indicators, targets, trends	Effect Indicator	Positive Effect Criteria	Negative Effect Criteria	Other relevant effect criteria
and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	water categories of Code Level 4. <i>Source: Core Strategy Policy CS22.</i> Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 & CS22.</i> Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.		energy efficient and reduce carbon emissions, or reach higher levels of the Code or BREEAM standards than Policy CS22 requirements.	or BREEAM on sites, relative to Policy CS22 requirements.	5a – 5c) (better accessibility to services = reduced travel by car) 10a – 10f (potential impact of energy development on natural and historic landscape) 15a – 15c (reduce carbon emissions through sustainable travel modes)
		11b) Effect on vulnerability to climate change impacts	<ul style="list-style-type: none"> Development that generates increased vulnerability to climate change incorporates adaptation measures e.g. GI, SUDS 	<ul style="list-style-type: none"> Development that increases vulnerability to the impacts of climate change and fails to consider adaptation measures 	10a – 10c, 10f (enhanced GI assets increase capacity to adapt)
12. Reduce the impact of consumption of resources by using sustainably produced and local products	Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i> Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	12a) Effect on consumption of resources	<ul style="list-style-type: none"> Construction methods / design (e.g. through use of Code or BREEAM standards) to reduce impact of consumption of resources within new development. 	<ul style="list-style-type: none"> No consideration or inclusion of measures to use sustainably produced and local products, e.g. through use of construction standards. 	11a (Code for Sustainable Homes and BREEAM standards can facilitate this)
13. Reduce waste generation and disposal and achieve sustainable	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan</i>	13a) Effect on sustainable waste management on sensitive land uses	<ul style="list-style-type: none"> Development which contributes to sustainable waste management^{xv}. GIS CRITERIA: Waste development more than 250m of sensitive land uses^{xvi}. 	<ul style="list-style-type: none"> Development which reduces or conflicts with meeting waste management requirement^{xv}. GIS CRITERIA: Waste facility would be 	

SA Objective	Summary baseline – indicators, targets, trends	Effect Indicator	Positive Effect Criteria	Negative Effect Criteria	Other relevant effect criteria
management of waste	2011. Trends: increase in recycling and composting; decrease in waste going to landfill.			within 250m of sensitive land uses ^{xvi} .	
		13b) Effect on waste generation	<ul style="list-style-type: none"> Development generating increased levels of waste located within suitable distance of waste management facility^{xvi}. Development that includes features to enhance waste reduction e.g. composting, recycling. 	<ul style="list-style-type: none"> Development generating increased levels of waste outside suitable distance. No consideration or inclusion or mitigation techniques / methods as part of development which increases generation of waste. 	
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i> Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	14a) Effect on water quality of region's rivers and groundwater	<ul style="list-style-type: none"> Development location / design that preserves water quality (e.g. minimises risk of pollution / provides adequate wastewater and sewerage infrastructure). GIS CRITERIA: Development that avoids / maintains Groundwater Source Protection Zone. 	<ul style="list-style-type: none"> Development location / design that leads to harm or loss of water quality. GIS CRITERIA: Development that leads of harm of Groundwater Source Protection Zone. 	
		14b) Sustainable use of water resources	<ul style="list-style-type: none"> Development which proposes measures to minimise water consumption and maximise use of rainwater/grey water. 	<ul style="list-style-type: none"> No consideration or inclusion of mitigation techniques / methods for minimising water consumption. 	11a (Code for Sustainable Homes and BREEAM standards can facilitate this)
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 & Core Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase	15a) Site access to public rights of way network	<ul style="list-style-type: none"> Development on or adjacent to primary walking network / public rights of way routes. Extension or enhancement to walking network to facilitate and encourage travel by walking. 	<ul style="list-style-type: none"> Development outside primary walking network / public rights of way routes, that requires use of poorer quality routes, which could lead to private car journeys. Development that reduces connectivity, safety or use of walking network. 	
		15b) Site access to cycle network	<ul style="list-style-type: none"> Development on or adjacent to existing cycling network. Extension or enhancement to cycling network to facilitate and encourage travel by cycling. 	<ul style="list-style-type: none"> Development outside cycling network / public rights of way routes, that requires uses of poorer quality routes, which could lead to private car journeys. Development that reduces connectivity, safety or use of cycling network. 	
		15c) Site access to public transport	<ul style="list-style-type: none"> GIS CRITERIA: Development generating need 	<ul style="list-style-type: none"> GIS CRITERIA: Development generating 	

SA Objective	Summary baseline – indicators, targets, trends	Effect Indicator	Positive Effect Criteria	Negative Effect Criteria	Other relevant effect criteria
	across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.		<p>to travel within suitable walking distanceⁱ to bus stops/ train station.</p> <ul style="list-style-type: none"> • Development that enhances access to bus stops/train station. • Development with access to multiple bus routes/rail routes. 	<p>need for travel outside suitable walking distanceⁱ to access bus stops/ train station.</p>	
		15d) Site access to jobs and services	<ul style="list-style-type: none"> • GIS CRITERIA: Development generating need to travel to work / shops / services in location accessible to them, i.e.: <ul style="list-style-type: none"> - within suitable walking distanceⁱ - within suitable cycling distanceⁱⁱ - accessible by public transport to a shopping parade / local, neighbourhood, district or town centre. 	<ul style="list-style-type: none"> • GIS CRITERIA: Development generating need for travel to work/shops/services outside suitable distances of shopping parade/centre. 	
		15e) Site access to strategic road network	<ul style="list-style-type: none"> • GIS CRITERIA: Development generating need to travel within 500m to existing road infrastructure. 	<ul style="list-style-type: none"> • GIS CRITERIA: Development generating need to travel outside suitable distance to access existing road infrastructure. 	
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with</p>	16a) Site access to education facilities e.g. pre-schools, primary schools, secondary schools, children's centres, higher education.	<ul style="list-style-type: none"> • Development that provides additional education facilities to increase access/address known capacity issues. • GIS CRITERIA: Development generating need for education in location accessible to them, i.e.: <ul style="list-style-type: none"> - within suitable walking distance from homeⁱ - within suitable cycling distance from homeⁱⁱ - accessible by public transport. 	<ul style="list-style-type: none"> • GIS CRITERIA: Development generating need for education outside suitable distance to access them. 	17a (generating suitable employment opportunities)
		16b) Access to public library and/or training facilities	<ul style="list-style-type: none"> • GIS CRITERIA: Development generating need for skills knowledge within suitable distance of libraries or other information/training facilities, i.e.: <ul style="list-style-type: none"> - within suitable walking distance from homeⁱ - within suitable cycling distance 	<ul style="list-style-type: none"> • GIS CRITERIA: Development generating need for skills knowledge outside suitable distance of libraries or other information/ training facilities. 	

SA Objective	Summary baseline – indicators, targets, trends	Effect Indicator	Positive Effect Criteria	Negative Effect Criteria	Other relevant effect criteria
	no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).		from home ⁱⁱ - accessible by public transport..		
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).</p>	17a) Any employment generating floorspace created (A use classes, B use classes, D use) e.g. retail, commercial office, factory, warehousing	<ul style="list-style-type: none"> • Additional employment-generating floorspace proposed. • Provision or maintenance of a mix of employment types across a development/ area. 	<ul style="list-style-type: none"> • Net loss of valuable or useable employment floorspace through development. 	

12 RELATIONSHIP BETWEEN THE SA OF THE SITE ALLOCATIONS DPD AND GREEN BELT BOUNDARY REVIEW REPORTS

- 12.1 The SA Report and the Green Belt boundary review reports¹¹ are two distinct sources of evidence base prepared to inform decisions about specific sites that the Council might wish to allocate in the Site Allocations DPD. The SA is objective led and takes into account the requirements of the European Directive and the Environmental Assessment of Plans and Programmes Regulations 2004. The specific objectives for the SA are set out in the SA Framework. Whilst some of the assessment criteria for both studies do overlap, there are others that do not. For example, the methodology for the Green Belt boundary review takes into account a number of factors that are required by the NPPF to be taken into account in releasing land from the Green Belt for development, which are not covered in the SA Framework objectives. These include ensuring that any land released from the Green Belt will not undermine the purposes of the Green Belt, availability of sites to ensure they have the realistic prospects of coming forward during the life of the plan and the viability of developing the sites. Together, the documents provide sufficient and comprehensive coverage of useful information that will complement each other to inform planning decisions and judgements about the preferred sites to be allocated to deliver the objectives of the Core Strategy.
- 12.2 Policy CS1 of the Core Strategy sets out the overall spatial strategy for the distribution of development across the Borough. Whilst the Core Strategy seeks to concentrate most development on previously developed land at the main urban centres, it identifies the Green Belt as a broad location for meeting future development needs and commits the Council to carry out a Green Belt boundary review to identify specific sites that could be released from the Green Belt for residential development from 2022 to 2027. The Council is to prepare a Site Allocations DPD to allocate specific sites to ensure the delivery of the Core Strategy proposals and the Green Belt boundary review should be carried out as an integral part of the Site Allocations DPD process to inform decision about preferred sites for development. The Green Belt boundary review (GBBR) has now been completed and the report is on the website. An additional Landscape Assessment and Green Belt review was then undertaken by Hankinson Duckett Associates to assess the capacity of the landscape to accommodate development at land east of Martyrs Lane. Ultimately, the preferred sites for allocation will be informed by the spatial strategy of the Core Strategy. The SA does not only assess sites recommended in the Green Belt boundary review report for development. It is a separate and distinct evidence base that assesses all other reasonable alternative sites promoted and identified in the Strategic Housing Land Availability Assessment and the Employment Land Review and Topic Paper in equal detail. 'The Planning Practice Guidance' provides useful guidance on assessment of alternatives. Reasonable alternatives are the different realistic options considered by the plan-maker in developing the policies of the plan. They must be sufficiently distinct to highlight the different implications of each so that meaningful comparisons can be made. The alternatives must be realistic and deliverable. The appraisal should outline the reasons the alternatives were selected, the reasons the rejected options were not taken forward and the reasons for selecting the preferred approach in light of the alternatives'. The SA follows this guidance in ensuring that alternatives considered are reasonable, realistic and deliverable.

¹¹ The Green Belt Boundary Review by Peter Brett Associates (January 2014) and The Landscape Assessment and Green Belt Review by Hankinson Duckett Associates (August 2016)

13 FACTORS THAT HAVE INFORMED THE DETERMINATION OF REASONABLE ALTERNATIVES

13.1 Based on the advice in the Planning Practice Guidance the following factors were used to inform the determination of what were reasonable and realistic alternatives to appraise:

- sites that fell within policy and/or site specific constraints that would be difficult to overcome, including sites within 400m exclusion zone of the Thames Basin Heaths Special Protection Area, sites within Flood Zone 3, Special Area of Conservation, Sites of Special Scientific Interests (SSSI) and Common Land. These are sites that the strength of policy objection to their development will prevent them from coming forward during the plan period. For example, the Special Protection Areas and Special Areas of Conservation are environmental designations of European significance. Natural England has advised that residential development within 400m of the SPA should be resisted because it is not possible to avoid the adverse effects of development of the SPA. The NPPF accords significant weight to flooding issues and requires Local Authorities to direct development away from areas at risks of flooding;
- sites with a yield below the minimum site size threshold of 10 dwellings or 500 gross sq.m floorspace. The Site Allocations DPD will not be allocating any land for development below this threshold. It would be unnecessary therefore to appraise any such sites. It is important to emphasise that this does not mean that those sites will never come forward. They may come forward for development as windfall sites to be determined on their individual merits. The Strategic Housing Land Availability Assessment and the Employment Land Review provide a useful starting point for identifying reasonable sites for the sustainability appraisal.

14 LIMITATIONS AND UNCERTAINTIES ENCOUNTERED DURING THE SA PROCESS

14.1 A small number of limitations and uncertainties were encountered during the SA process, including:

- The GIS-based spatial analysis had a number of technical limitations. For instance, it was not possible to define purely spatial criteria that addressed all of the SA Objectives that are relevant to site selection. However, the use of the 'decision-aiding questions' the baseline information and GIS data where possible to determine positive and negative effect criteria had helped to overcome this limitation. Due to the limitations of GIS data, site visits to all the sites provided useful way of gaining greater understanding of the potential impacts of development. For example, identifying valuable trees on or nearby to a site, and the level of noise from railway lines and roads.
- Although a range of site level, local and wider information sources and studies were available to inform the appraisal process, without sufficient detailed information it was not always possible to predict with accuracy some effects of developing certain sites against certain SA Objectives. Where that is the case specific requirements are incorporated into the allocation for further investigation to inform the development of the site.
- For a few of the SA Objectives it was difficult to determine positive or negative impacts as the outcome of development would very much depend on how planning policy was implemented at planning application stage.
- Available GIS data on contamination and soil quality gave a very broad indication of land thought to be at risk of contamination. Expert advice has therefore been sought from a number of sources including the Environmental Health Team on each site to help overcome this limitation. Natural England has also provided information of soil quality. The Council's Drainage Engineer has provided advice on flooding.

15 THE SA AND ITS FINDINGS

Sustainability Appraisal of Objectives

15.1 The overall purpose of the Site Allocations DPD is to allocate specific sites to facilitate the delivery of the development proposals of the Core Strategy. The Core Strategy includes a set of objectives to deliver its vision (see paragraph 3.3 of Core Strategy). These are exactly the same as the objectives of the Site Allocations DPD as set out in Section 4 of this SA Report. The objectives of the Core strategy have been comprehensively appraised against similar SA objectives and Framework as part of the SA of the Core Strategy. It is not intended to repeat this element of the SA as part of this appraisal. This decision follows advice in paragraph 167 of the NPPF which states 'Assessment should be proportionate, and should not repeat policy assessment that has been undertaken. Wherever possible the local planning authority should consider how the preparation of any assessment will contribute to the plan's evidence base'. It is however emphasised that the outcome of the SA of the objectives of the Core Strategy has been used to inform the key requirements for allocating specific sites for development in the Site Allocations DPD. The SA Report of the Core Strategy is on the Council's website (www.woking2027.info).

In summary, the SA of the objectives of the Core Strategy revealed the following key outcomes:

- Majority of the objectives make significant contribution towards achieving sustainable development in the Borough and consequently, towards delivering the vision of the Core Strategy. The vision that the Site Allocations DPD seeks to achieve is exactly the same as the vision of the Core Strategy. It follows that the objective of the Site Allocations DPD when implemented will contribute towards the delivery of the vision of the Core Strategy;
- There was an instance that conflict existed between an objective of the Core Strategy and an SA objective. This was about the need to protect the purpose of the Green Belt and restrictions on the Council to identify sufficient sites to deliver housing, for which there is significant unmet need. It was recommended that if Green Belt sites were to be released for development, the Council should demonstrate that it will not undermine the purpose and integrity of the Green Belt through a Green Belt boundary review. This recommendation was supported by the Inspector of the Secretary of State at the Core Strategy Examination. To inform the Site Allocations DPD, the Council has carried out a Green Belt boundary review to ensure that the preferred sites recommended for allocation will not undermine the purpose and integrity of the Green Belt. The commitment to carry out the Green Belt boundary review was informed by the outcome of the SA of the Core Strategy. The Green Belt boundary review report is on the Council's website.
- There were a number of neutral impacts on the SA Framework and this is also worth noting too;
- An objective compatibility matrix was carried out to assess how well the Core Strategy objectives reinforce each other. Whilst this is not a requirement of the EU Directive or requirement of the Environmental Assessment of Plans and Programme Regulations 2004, it was carried out to ensure that no single objective is substantially undermined or compromised in order to achieve another objective. There was no evidence that the pursuit of one objective will undermine any of the others if appropriate mitigation measures could be secured.
- There were few conflicts relating to the objective of concentrating most development in the main centres, in particular, the Town Centre where key

facilities and services are available and the potential implications for air quality arising from increased traffic. There is no doubt that the main centres are the most sustainable locations for development as it reduces the need to travel because of the close proximity of services and facilities. Nevertheless, the Core Strategy and the key requirements for the allocated sites in the Site Allocations DPD have measures to improve sustainable modes of travel such as walking and cycling to minimise incidence of pollution and reduce car use. Examples are Policy CS18: *Transport* of the Core Strategy and relevant key requirements sections of the Site Allocations DPD.

- 15.2 It is clearly demonstrated that care has been taken to ensure that the outcome of the appraisal of objectives have been used to inform appropriate mitigation measures to ensure the sustainable development of the allocated sites and the overall policy framework to achieve sustainable development of the area. (See the draft Site Allocations DPD for key requirements that have been identified for individual Proposals to satisfy).

Sustainability Appraisal of Options

- 15.3 The appraisal of alternative options has been done as an integral and important part of the SA process. Proposals in the Site Allocations DPD must be justified, and in particular, it should be the most appropriate strategy when considered against all reasonable alternatives. The appraisal of options is rooted in the spatial strategy of the Core Strategy. Options for the spatial strategy of the Core Strategy were comprehensively appraised as part of the SA of the Core Strategy and scrutinised at the Core Strategy Examination. The SA of the Core Strategy is on the Council's website (www.woking2027.info). The SA of the Core Strategy assessed options for the spatial distribution of housing development across the Borough. It concluded that most of the new development proposed in the Core Strategy should be concentrated in the main urban area and land in the Green Belt should be released to deliver about 500 new homes to meet housing need at the back end of the plan period. The Core Strategy estimates this figures to be at least 550 new homes. The main reasons for the preferred spatial strategy are:

- It makes good use of previously developed land through the achievement of high density development in the town, district and local centres without putting undue pressure on those areas in respect of land available for competing land uses;
- Development focused in the most sustainable locations in terms of accessibility to local services and public transport nodes;
- Less pressure for development in lower density residential areas than other options;
- Likely to yield nature and type of housing required to meet local need in terms of type, size and tenure,
- Potential for negative impacts on biodiversity, however, this will be dependent on the location of the Green Belt releases and suitable avoidance and mitigation measures.

- 15.4 The preferred spatial option for the distribution of housing has underpinned the SA of the Site Allocations DPD. The scale of development proposed in the Core Strategy, their broad distribution and policy protection is illustrated in **Appendix 15**.

- 15.5 The Council has prepared a Strategic Housing Land Availability Assessment (SHLAA) and an Employment Land Review to identify suitable, available and deliverable sites in

the urban area to ensure that the preferred spatial option is delivered. These have provided the primary source of sites for the SA.

Sustainability Appraisal of reasonable alternative sites

- 15.6 The SHLAA has been prepared in the context of the spatial strategy of the Core Strategy. To make the Site Allocations DPD manageable, the Council has decided that only sites that will yield 10 dwellings or more or 500 sq.m or more of employment floorspace will be allocated for development in the Site Allocation DPD. It is important to emphasise that this does not mean that this category of sites that fall below the threshold will never be developed. They could come forward in the form of windfall sites to be considered on their own individual merits. Historic information suggests that on average about 40 new dwellings could be developed from this source. This source of delivery has been counted towards the overall supply of housing land at the back end of the plan period. Based on this decision **Appendix 7** is a list of sites that have been rejected for the purposes of the SA because they fall below the above thresholds.
- 15.7 There are a number of sites that have also been rejected as reasonable alternatives to appraise in the SA because they are located within areas of significant policy constraints as defined in paragraph 9.16. The Council is of the opinion that there is no reasonable prospect of development overcoming these constraints to enable the sites to come forward for development within the period of the Core Strategy. The list of site rejected for this reason is at **Appendix 8**.
- 15.8 **Appendix 9** is a list of all the Green Belt sites that are considered reasonable alternatives for appraisal in the SA. **Appendix 10** is a list of all urban sites appraised as reasonable alternatives. Full details of the SA of the urban sites are at **Appendix 11**. Full details of the SA of the Green Belt sites are at **Appendix 12**. These appendices include sites appraised arising from comments made during the Regulation 18 period of consultation, and from the updated 2017 SHLAA, which lie within both the Urban Area and the Green Belt.

Analysis of the SA results

- 15.9 Under each option/site considered there is a summary of the environmental, social and economic impacts. This is followed by an overall summary of the suggestions for possible mitigation / optimising measures to avoid adverse / enhance positive impacts associated with allocating the site. The findings have been used to determine which sites could be included in the draft Site Allocations DPD and which should be rejected, and more importantly, the requirements that development has to satisfy to ensure their sustainable development.
- 15.10 Previous iterations of this SA Report¹² analysed the SA results and recommended sites as preferred sites to be considered for allocation for residential development and/or infrastructure in the 'Regulation 18' version draft Site Allocations DPD.

Analysis of representations received during the Regulation 18 consultation

- 15.11 The Regulation 18 consultation of the Site Allocations DPD and the accompanying SA Report took place between 18 June 2015 and 31 July 2016. Overall, 1,692 individuals and organisations submitted comments comprising 32,712 separate representations. The Council has considered the representations and all the

¹² Available at www.woking2027.info/allocations

available evidence including the SA Report of the Regulation 18 version draft Site Allocations DPD and has come to the conclusion that all of the sites that were identified in the draft Site Allocations DPD to meet development needs *up to 2027* should be supported and published for Regulation 19 consultation. The representations made in relation to the SA methodology were analysed and no further modifications in this respect were deemed necessary; although additional site appraisals were considered to be appropriate, and a consistency check was undertaken (see paragraph 11.9).

15.12 The following new sites and/or development uses have been proposed for consideration during, and since, the Regulation 18 consultation, and appraised accordingly:

- Land east of the A320
- Brookwood Cemetery
- Byfleet Cricket Ground and Playing Fields
- Land to the east of Egley Road
- Open land at Blackmore Crescent, Sheerwater
- Pyrford Cricket Ground and Village Hall
- Land at Tulip Trees, near Ascan Croft
- Woking Football Club, Woking gymnastic Club and Woking Snooker Club
- Land at Butlers Well, Pyle Hill (SHLAAHEA035)
- The Brambles, Pyrford Road (SHLAAPYR002)
- Woking Football Club (separate proposal to the one above) (SHLAAHOE001 – extended site)
- West Byfleet Railway Station Car Park
- Land to the east of Martyrs Lane (112.1ha extended site) (SHLAAHOR011)
- Regent House, 19-20 The Broadway (SHLAACAN007)
- Central Reservation opposite Woking Sixth Form College, Rydens Way, Old Woking (SHLAAHOE011)
- Land Ian Allan Motors, 63-65 High Street, Old Woking (SHLAAHOE015)
- Britannia Wharf, Monument Road (SHLAAHOR007)
- Horsell Lodge Residential Care Home, Kettlewell Hill (SHLAAHOR009)
- Land at Bradfield Close and 7 York Road, Woking (SHLAAMHM004)
- Grosvenor Court, Hipley Street, Old Woking (SHLAAHOE12)
- Premier House, 15-19 Church Street West (SHLAACAN041)
- Church Gate, 9-11 Church Street West (SHLAACAN039)
- Land adjacent to Hook Hill Lane, Hook Heath, Woking (SHLAAHEA002) – appraised for residential uses;
- Land at Carters Lane, Old Woking (SHLAAHOE18) – part of site appraised previously under SHLAAOW021, and newly configured site appraised for residential uses;
- Land adjacent to Hook Hill Lane, Hook Heath, Woking (SHLAAHEA002) – appraised for residential uses;
- Land and stables at Shey Copse, Woking (SHLAAPYR007) – part of site appraised previously under SHLAAMHE012.

15.13 The new sites have been appraised using the same Sustainability Appraisal Framework to ensure consistency, and feature in Appendices 11 and 12. Based on the outcome of the appraisal, the following sites are recommended for inclusion in the Site Allocations DPD for Regulation 19 consultation:

- Land at Brookwood Cemetery should be allocated for use as cemetery, crematorium and other form of disposal, conservation and enhancement of the heritage assets of the site, creation of visitor facilities and museum and display space to explain all matters related to death and operational facilities such as secure storage. The site will continue to be washed over by the Green Belt;
- Land at Woking Football Club, Kingfield should be allocated for mixed use development to comprise a replacement stadium, residential development including Affordable Housing, and commercial and retail uses;
- Central Reservation opposite Woking Sixth Form College, Rydens Way, Old Woking should be allocated for residential development;
- Ian Allan Motors, 63-65 High Street, Old Woking should be allocated for residential development;
- Horsell Lodge Residential Care Home, Kettlewell Hill should be allocated for specialist residential accommodation;
- Land at Bradfield Close and 7 York Road, Woking should be allocated for residential development.

15.14 It should be noted that since the site appraisals were carried out (in 2017), development on the central reservation opposite Rydens Way; and at Horsell Lodge Residential Care Home, has since been completed. These sites have therefore been removed from the latest 'Regulation 19' version of the Site Allocations DPD.

List of preferred Green Belt sites identified in the Site Allocations DPD for Regulation 19 consultation

15.15 Sufficient land has been identified in the main urban areas to meet housing land supply up to 2022. The Core Strategy also commits the Council to identify sufficient land from the Green Belt to deliver at least 550 new dwellings between 2022 and 2027. Taking into consideration the representations and all the available evidence including the SA Report of the Regulation 18 version draft Site Allocations DPD, it is concluded that all of sites that were identified in the draft Site Allocations DPD to meet development needs in the Green Belt between 2022 and 2027, with the exception of one, should be supported and published for Regulation 19 consultation. Although Ten Acres Farm was appraised and found to have positive impacts against SA Objective 1, upon further review of the sequential test, geographical distribution of Traveller sites across the Borough, the requirements of the Core Strategy, the Green Belt Boundary Review, as well as the NPPF, it has been decided that this site should not be included in the draft Site Allocations DPD. Alternative provision has been made elsewhere, at locations which are more sustainable in line with national guidance.

15.16 In addition, to ensure the enduring permanence of the Green Belt boundary, the Council has also decided to plan strategically ahead and safeguard land to meet future development needs and associated infrastructure for the period between 2027 and 2040. Since the Regulation 18 consultation period, a further detailed review of the evidence base has been conducted and it was concluded that the proposed safeguarded sites be re-appraised against SA Objective 10 which seeks to conserve

and enhance and where appropriate make accessible for the enjoyment the natural, historic and cultural assets and landscapes of Woking.

- 15.17 The resulting scores – set out in **Appendix 12** - have led Officers to recommend that Land to the east of Upshot Lane and south of Aviary Road, Pyrford (ref. GB13 in the Regulation 18 draft Site Allocations DPD) be rejected for allocation. It is considered that development at this site would cause adverse impacts on the landscape; and although these impacts can be reduced by reducing the extent of residential development and increasing the portion of open space allocated for the site, this alone would not be entirely sufficient to overcome adverse impacts on the integrity of the escarpment as the site falls within it, and importantly, on its upper slopes.
- 15.18 Given the above background, the following is the list of preferred Green Belt sites recommended for allocation and/or safeguarding in the Site Allocations DPD for Regulation 19 consultation:

Table 7: List of Green Belt sites recommended for allocation/safeguarding and reasons:

Site Reference (SHLAA 2017)	Regulation 18 Site Reference (SHLAA 2014)	Reason for recommendation to be considered for allocation in the Site Allocations DPD
SHLAAHEA006: Land south of Brookwood Lye Road, Brookwood, GU24 0EZ	SHLAABRO14a: Land at Coblands Nursery and Lyndhurst, Brookwood Lye Road, Brookwood, GU24 0EZ	The proposal will enable the delivery of housing, including Affordable Housing. It will make a contribution towards the overall housing requirement. Site is in Flood Zone 1 and within reasonable walking and cycling distance from key services and facilities. This will help reduce the need to travel by car and encourage the use of sustainable modes of travel. Part of the site is previously developed land. Development of the site will make efficient use of previously developed land.
SHLAAHEA007: Five Acres, Brookwood Lye Road, Brookwood GU24 OHD	SHLAABR024	The site will make a significant contribution towards meeting the accommodation needs of Travellers and consequently contributing to improving the wellbeing of Travellers. The site is within reasonable walking and cycling distance to services and facilities and the Brookwood Railway Station. Development will help reduce the need to travel by car.
SHLAAAn/a: Brookwood Cemetery, Brookwood, GU24 0BL	SHLAAAn/a	It will enable the future needs of the population to be met.
SHLAABWB010: Land south of High Road, Byfleet, KT14 7QL (also known as land to the south of Parvis Road and High Road)	SHLAABY043: Land south of High Road, Byfleet, KT14 7QL	The proposal will enable the delivery of housing, including Affordable Housing. It will make a contribution towards the overall housing requirement. It is within reasonable walking distance to the Byfleet local centre and a reasonable cycling distance to the Byfleet and New Haw railway station. This will help reduce the need to travel by car and encourage the use of sustainable modes of travel. Most of the site is in flood zone 1 where development is encouraged. It is acknowledged that the eastern corner touches on flood zone 2. It is envisaged that development will be focused at the area covered by Flood Zone 1.
SHLAABWB011:	SHLAABY044:	The proposal will enable the delivery of housing,

Land to the south of Rectory Lane, Byfleet, KT14 7NE	Land to the south of Rectory Lane (previously referenced Murray's Lane), Byfleet KT14 7NE	including Affordable Housing. It will make a contribution towards the overall housing requirement. Site is in reasonable walking and cycling distance to Byfleet Local centre and reasonable cycling distance to Byfleet and New Haw railway station. This will help reduce the need to travel by car and encourage the use of sustainable modes of travel. Most of the site is in flood zone 1 where development is encouraged. It is acknowledged that the southern boundary touches on flood zone 2. It is envisaged that development will be focused at the area covered by Flood Zone 1
Six Crossroads roundabout and environs, Chertsey Road, GU21 5SH	Six Crossroads roundabout and environs, Chertsey Road, GU21 5SH	To improve transport infrastructure and help ease congestion and reduce air pollution.
SHLAAHEA013: Nursery land adjacent to Egley Road, Mayford GU22 0PL	SHLAAMSG009	The proposal will enable the delivery of housing, including Affordable Housing. It will make a contribution towards the overall housing requirement. The development of the site will also provide recreational, sports facilities to service the school and the local community. It will provide an educational facility (secondary school) to serve the local community and the wider area. The provision of the school will have a positive overall bearing on poverty and social exclusion. Site is within reasonable walking and cycling distance to the Mayford Neighbourhood Centre. Consequently, it will help reduce the need to travel by the car. Site is also adjacent to a bus stop. Site is in flood zone 1. However, it is acknowledged that the eastern boundary is adjacent to flood zone 2 and development will take account of that.
SHLAAHEA024: Woking Garden Centre, Egley Road, Mayford, Woking GU22 0NH	SHLAAMSG030	The proposal will enable the delivery of housing, including Affordable Housing. It will make a contribution towards the overall housing requirement. Site is in flood zone 1 where development is encouraged. Site is within reasonable walking and cycling distance from the Mayford Neighbourhood Centre. Consequently, it will help reduce the need to travel by the car. Part of the site is previously developed land, which will make efficient use of previously developed land.
SHLAAHEA018: Land to the north east of Saunders Lane and Hook Hill Lane, Mayford, GU22 0NN	SHLAAMSG016	The proposal will enable the delivery of housing, including Affordable Housing. It will make a contribution towards the overall housing requirement. Site is in flood zone 1 where development is encouraged. It is within reasonable walking and cycling distance to the Mayford Neighbourhood Centre. Consequently, it will help reduce the need to travel by the car.
SHLAAHEA019: Land to the north west of Saunders Lane and Hook Hill Lane, Mayford GU22 0NN	SHLAAMSG017	The proposal will enable the delivery of housing, including Affordable Housing. It will make a contribution towards the overall housing requirement. Site is in flood zone 1 where development is encouraged. It is within reasonable walking and cycling distance to the Mayford Neighbourhood Centre. Consequently, it will help reduce

		the need to travel by the car.
SHLAAPYR003: Land rear of 79-95 Lovelace Drive, Teggs Lane, Pyrford, Surrey GU22 8QZ	SHLAAPY004	The proposal will enable the delivery of housing, including Affordable Housing. It will make a contribution towards the overall housing requirement. Site is in flood zone 1 where development is encouraged. Site is in reasonable walking and cycling distance to the Neighbourhood Centre. Consequently, it will help reduce the need to travel by the car. It has a good accessibility to a range of services and facilities such as a primary school.
SHLAABWB030: Land to the south of Parvis Road (also known as land surrounding West Hall), Parvis Road, West Byfleet KT14 6EY	SHLAAWB0019b / SHLAAWB021	Site will make provision for the delivery of significant amount of housing towards the overall housing requirement. The site is within reasonable walking and cycling distance to West Byfleet District Centre and a range of services and facilities, including a primary school. Consequently, it will help reduce the need to travel by car. The developable area of the site is in flood zone 1 where development is encouraged. It is acknowledged that the site is adjacent to flood zone 2 and 3.
SHLAABWB018: Broadoaks, Parvis Road, West Byfleet, KT14 6LP	SHLAAWB004	Site will make provision for the delivery of housing, including Affordable Housing and a contribution towards the overall housing requirement. The site will also enable the provision of high quality office and research development thereby creating high quality jobs. The combination of the two will have a positive bearing on the wellbeing of the community and on poverty. The site is in flood zone 1 where development is encouraged. It is within reasonable walking and cycling distance to the West Byfleet District Centre and to a range of services and facilities including shops. It is within cycling distance to the railway station. Consequently, it will help reduce the need to travel by car. The site is presently identified in the Core Strategy as a Major Developed Site in the Green Belt for high quality office and Research Park. The designation of the site as a Major Developed Site in the Green Belt has been supported by the Secretary of State. The proposed allocation in the Site Allocations DPD extends the proposed uses on the site and seeks to release the site from the Green Belt. The principle of developing the site has been established by the Core Strategy.
SHLAAAn/a: Woking Palace, Carters Lane, Old Woking GU22 8JQ	SHLAAAn/a	Site will make provision for the delivery of a significant amount of green infrastructure, in the form of heritage country parkland. Improving this site would contribute significantly towards SA Objective 10.

15.19 The Council at its meeting on 18 October 2018 carefully considered the above sites in Table 7 and decided that exceptional circumstances do not exist so as to justify the release of the following sites from the Green Belt because the use of those sites for residential development would conflict with Policy CS24 (Woking's landscape and townscape) of the Core Strategy, fail to protect or enhance a valued landscape in

accordance with paragraph 170(a) of the NPPF, in the case of land to the north west of Saunders Lane fail to conserve designated heritage assets, result in the permanent loss of Green Belt land assessed within the Green Belt boundary review as performing variously a critical and major role to check urban sprawl and a critical and major role towards safeguarding the countryside from encroachment. The release of these sites from the Green Belt would individually and certainly collectively, critically undermine the overall purpose and integrity of the Woking Green Belt:

- Land to the north east of Saunders Lane and Hook Hill Lane, Mayford;
- Land to the north west of Saunders Lane and Hook Hill Lane, Mayford;
and
- Land rear of 79 – 95 Lovelace Drive, Teggs Lane, Pyrford.

It is recommended that all the Proposals that are to be allocated and/or safeguarded will include significant amounts of open space/green infrastructure to enhance the sustainable development of the site and the wellbeing of the occupiers. This is also necessary to ensure that any land released from the Green Belt for development does not undermine the landscape setting of the area. The Green Infrastructure provision will perform multiple functions including providing a transitional buffer between development and their surrounding vicinity and context and ensuring that the landscape setting of the town is not compromised. It will also enhance the biodiversity of the area. This will provide adequate mitigation through careful design to overcome any adverse landscape impacts for developing the sites.

15.20 There are a few objectives against which the above Proposals will have negative impacts. This will include the objectives to minimise air, light and noise pollution, conserving biodiversity and providing a range of commercial development opportunities. For example, as mitigation, noise impact assessment is recommended for the development of sites such as Woking Garden centre to determine appropriate mitigation measures to minimise noise from the railway.

15.21 The developable areas of the preferred sites to take forward into the Site Allocations DPD will be in flood zone 1 where development is encouraged. However, it is acknowledged that some sites are adjacent to or have little parts in flood zone 2 and 3 such as land south of High Road, Byfleet. Appropriate mitigation will be introduced as part of such developments to ensure that their development will not exacerbate flooding elsewhere.

15.22 None of the sites are in areas reported as exceeding air quality objectives set by DEFRA.

15.23 There are a number of SA objectives against which the majority of the Proposals will have neutral impacts such as the objective to maintain and improve water quality of the region's rivers and groundwater. A number of mitigation and/or optimising measures have been proposed to enhance the sustainable development of the sites. The policies of the Core Strategy and the requirements of the Climate Change Supplementary Planning Document ensure the efficient management of water resources as part of development.

15.24 It is acknowledged that the impact of development on climate change is cumulative and needs to be addressed in an integrated and holistic manner. The Core Strategy and the Climate Change SPD include robust requirements to minimise the impacts of development on climate change. A number of the requirements recommended to be

introduced to enable the development of the sites will also help to minimise any adverse impacts on climate change. Whilst on their own individual sites might not have significant impacts on climate change, the Council is acutely aware of their cumulative impacts and has adopted measures to address that.

15.25 Only the residential development of the Woking Garden Centre, Egley Road will lead to the loss of existing employment land. The Site Allocations DPD makes sufficient provision to meet the overall employment needs identified in the Core Strategy, and it is not envisaged that this will undermine the economic strategy of the Core Strategy.

15.26 The SA template for each site sets out the mitigation/optimising measures for developing the site. Examples of such mitigation measures are:

- Provision of a mix of dwelling types and sizes to address the nature of local needs;
- Improve connectivity to green infrastructure;
- Noise impact assessment as a requirement of development;
- Detailed flood risk assessment where relevant;
- Implementation of SUDs as part of development;
- Ecological assessment as part of development;
- Integration of green infrastructure to ensure development does not compromise of the landscape setting of the area;
- Design of development to protect and enhance heritage assets; and
- Developer contributions to provide SANGs to avoid harm to important habitats and species, including the Thames Basin Heaths Special Protection Areas.

15.27 The above summary is by no means exhaustive. It is only a demonstration of the nature and type of the mitigation and optimising measures that are being proposed to be considered as key requirements for the development of the preferred sites. These have been taken forward into the Site Allocations DPD and each Proposal sets out the key requirements that the development of the sites will be required to achieve, which includes the relevant mitigation/optimising measures.

Suitable Alternative Natural Greenspace (SANGs)

15.28 The Council is required under the European Directive to mitigate the impacts of development on designated sites of European significance such as the Thames Basin Heaths Special Protection Areas. The European Directive expects a precautionary approach to be taken to avoid harm to the SPA and in this regard, the mitigation is required to be provided before development is allowed to take place. Natural England has determined one of the effective means of mitigating the impacts of development on the SPA is the provision of SANGs. The following sites have been appraised and recommended as preferred sites for consideration in the Site Allocations DPD for the reason given in paragraph 15.28 below:

- Brookwood Farm SANG, Bagshot Road, Brookwood GU21 2TR (GB18);
- Byfleet SANG, land to the south of Parvis Road, Byfleet KT14 7AB (GB17);
- Westfield Common SANG, land to the east of New Lane, Woking GU22 9RB (GB17) (formerly known as Mayfield SANG);
- Gresham Mill SANG (first SANG), High Street, Old Woking, GU22 9LH (GB20);
- Gresham Mill SANG (second SANG), High Street, Old Woking, GU22 9LH (GB21);

15.29 The reasons for recommending the SANGs for allocation in the Site Allocations DPD are that they will:

- Facilitate improvements to the health and wellbeing of the community;
- Reduce vulnerability to flooding and harm from flooding;
- Facilitate social inclusion;
- Improve accessibility to services and facilities;
- Conserve and enhance biodiversity;
- Conserve and enhance and where appropriate make accessible for the enjoyment of the natural landscape and cultural assets;
- Reduce the cause of climate change; and
- Enable the delivery of housing.

15.30 Overall, the Council has identified sufficient land as SANGs to support the delivery of all the preferred housing sites.

15.31 A number of sites identified as reasonable alternatives for appraisal are rejected on the basis of the analysis of the appraisal and as such are not recommended to be considered for allocation in the Site Allocations DPD. The sites and the reasons for their recommended rejection are set out in Table 8.

Table 8: List of Green Belt Sites Recommended for Rejection and Reasons

Site Reference (SHLAA 2017)	Regulation 18 Reference (SHLAA 2014)	Reason for recommendation to be considered for rejection in the Site Allocations DPD
SHLAAKNA005: The Meadows, Bagshot Road, Brookwood GU21 2RP	SHLAABRO021: The Meadows, Bagshot Road, Brookwood GU21 2RP	Site forms part of a strategic gap between Brookwood and Knaphill. Its development will create an isolated satellite development within the Green Belt that is not contiguous with the existing urban area.
Excluded from SHLAA 2017 (duplicate site)	SHLAABR030: Blackhorse Road and Heath House Road, Brookwood, GU22 0QT	Development of the site will lead to significant loss of woodland and potential habitat. The site has poor accessibility to local services and facilities, in particular by food and cycling.

Excluded from SHLAA 2017 (less than 5 units)	SHLAABR034: Land at the corner of Heath House Road and Rough Road, Woking GU22 0RB	Development of the site will lead to the significant loss of woodland. A significant number of trees on the site are covered by Tree Preservation Orders. Development of the site will have adverse impacts on the landscape character of the area. Site is remote with poor accessibility to key services and facilities, in particular by foot and cycling.
SHLAAKN029: Land at Lynbrook, Chobham Road, Knaphill GU21 2QF	SHLAAKN029	Most of the site is biodiversity opportunity site. It has a strong landscape character that form an integral part of the landscape setting of the area. There are existing mature tree with strong tree belts and woodland strips that are protected by TPO. The site contains areas of woodland.
SHLAAKNA009: Land adjacent to 1-6 Littlewick Cottages, Littlewick Common, Knaphill GU21 2EX	SHLAAKN030	The site form part of the urban fringe landscape. Its development will create a satellite development within the Green Belt that is not contiguous with the existing urban area.
SHLAAKNA010: Land at the Mount, Chobham Road, Knaphill GU21 2TX	SHLAAKN036	The landscape is largely unspoilt and reinforces the sense of visual separation between the north western edge of the town and Bisley
SHLAAKNA015: Stanley Farm, Corner of Limecroft Road and Chobham Road, Knaphill GU21 2QF	SHLAAKN064	The landscape is largely unspoilt and reinforces the sense of visual separation between the north western edge of the town and Bisley
SHLAAKNA004: Land off Carthouse Lane, Knaphill GU21 4XS	SHLAAKN052: Land off Carthouse Lane, Knaphill GU21 4XS	The site form part of the urban fringe landscape. Its development will create an isolated satellite development within the Green Belt that is not contiguous with the existing urban area.
Excluded from SHLAA 2017 (Stage 1 constraint)	SHLAABY069: Byfleet Mill, Mill Lane, Byfleet KT14 7RR	The site is in Flood Zone 3a and 3b (within the functional floodplain). It is designated as Surrey Biodiversity Action Plan Floodplain Grazing Marsh habitat. These are protected by TPO. Byfleet Mill is a Grade 11 listed building.
SHLAABWB017: Land to the south of Murrays Lane, Byfleet KT14 7NE	SHLAABY073: Land to the south of Murrays Lane, Byfleet KT14 7NE	The site is grazing land and part is designated by the Surrey Biodiversity Action plan as Floodplain Grazing Marsh Habitat. There are mature trees on the site. It is crossed by high voltage power lines and associated pylons. There is no visual relationship with the existing community of Byfleet because of the raised M25 and associated screening.
SITE/0090/BYFL	SHLAA n/a: Murrays Lane, Byfleet KT14 7NE	The Site Allocations DPD is not allocating sites for agricultural grazing. This use is an acceptable use in the Green Belt and can continue as such. The Scout Hut has

		already got planning permission for its delivery. There is no evidence to designate the site as open space. In any case it is also acceptable use in the Green Belt. Site has been specifically appraised because it was promoted alongside a petition.
SHLAABWB028: Land south of High Road and adjacent M25, Byfleet KT14 7QG	SHLAABY079: Land south of High Road and adjacent M25, Byfleet KT14 7QG	The site is in Flood Zone 1, 2 and 3. The southern most part of the site is in the functional floodplain. Site is in close proximity to the M25 and development could be exposed to significant noise pollution. The site is traversed by high voltage power lines and associated pylons.
SHLAABWB029: Land at Summer Close, Byfleet KT14 7RY	SHLAABY078: Land east of Byfleet, adjacent Summer Close, Byfleet, KT14 7RY	Most of the site (about 90%) is in Flood Zone 2 and the rest in Flood Zone 3. The risk of flooding could be compounded by the risk of surface water flooding. The Environment Agency has given early indication that the site might be susceptible to contamination.
SHLAAHOR003: Woodham Court, Martyrs Lane, Woking, GU21 5NJ	SHLAAHEW006	Development of the site would result in an isolated satellite development within the Green Belt. Site is remote from key services and facilities and will encourage car use. There is limited opportunity to encourage walking and cycling.
SHLAAHEW016: The Hoyt, Land adjacent to 462 Woodham Lane, Woking, KT15 3QA	SHLAAHEW016: Land adjacent to 462 Woodham Lane, Woking, KT15 3QA	Site is a dense wooded area protected by TPO. Site is well defined. Site is remote from key services and facilities and will encourage car use. There is limited opportunity to encourage walking and cycling. Site helps to define the northern landscape setting of the Borough.
SHLAAHOR006: Land to the rear of Woking Community Recycling Centre, Martyrs Lane, Woking GU21 5NJ	SHLAAHEW027: Land to the east of Martyrs Lane, Woking, GU21 5NJ	Site is not within reasonable distance to key services and facilities. Development of the site would result in an isolated satellite development within the Green Belt.
SHLAAHEA014: Compound, New Lane, Sutton Green, GU4 7QF	SHLAAMSG010	Site has poor accessibility to key services and facilities and would encourage car use. There is limited opportunity to promote walking and cycling. Development of the site would result in an isolated satellite development within the Green Belt.
SHLAAHEA015: Land adjacent to Maybourne Rise, Mayford, Woking, GU22 0SH	SHLAAMSG011	Site has poor accessibility to key services and facilities and would encourage car use. There is limited opportunity to promote walking and cycling. Development of the site would result in an isolated satellite development within the Green Belt.
SHLAAHEA016: Land to the south of Mayford Grange, Westfield Road, Woking, GU22 9QR	SHLAAMSG012	Development of the site would result in an isolated satellite development within the Green Belt.
Excluded from SHLAA 2017	SHLAAMSG013: Silverly, Pyle Hill, Woking, GU22	Site has poor accessibility to key services and facilities and would encourage car use.

(Stage 1 constraint)	OSR	There is limited opportunity to promote walking and cycling. Development of the site would result in an isolated satellite development within the Green Belt. Site contains mature trees.
SHLAAHEA017: Sunhill House, Hook Hill Lane, Woking, GU22 0PS	SHLAAMSG014	Development of the site would result in an isolated satellite development within the Green Belt. Site is adjacent to railway line and its development would increase vulnerable to noise pollution.
SHLAAHEA020: Land between Homespun and Little Yarrows, Guildford Road, Woking, GU22 0SD	SHLAAMSG018	Part of the site is in Flood Zone 3. Site has poor accessibility to key services and facilities and would encourage car use. There is limited opportunity to promote walking and cycling. Development of the site would result in an isolated satellite development within the Green Belt.
SHLAAHEA023: Havering Farm, Guildford Road, Mayford, Woking, GU4 7QA	SHLAAMSG027	Site has poor accessibility to key services and facilities and would encourage car use. There is limited opportunity to promote walking and cycling. Development of the site would result in an isolated satellite residential development within the Green Belt. Site is currently used for industrial purposes. Development would lead to significant loss of employment land.
SHLAAHEA027: Runtley Wood Farm, off New Lane, Sutton Green, Woking, GU4 7QQ	SHLAAMSG037	Site has poor accessibility to key services and facilities and would encourage car use. There is limited opportunity to promote walking and cycling. Development of the site would result in an isolated satellite residential development within the Green Belt.
Excluded from SHLAA 2017 (duplicate site)	SHLAAMSG038: Land to the south of Smart's Heath Road, Woking, GU22 0NP	Development of the site would result in an isolated satellite residential development within the Green Belt.
SHLAAHEA031: Land to the north east of Hedge Cottage, Saunders Lane, Mayford, Woking, GU22 0NT	SHLAAMSG040	Land predominantly consists of woodland, including mature trees covered by TPO. The site features Escarpment and Rising Ground of Landscape Importance. Half the site is designated as Fishers Hill Hook Heath Conservation Area. Site has limited accessibility to key services and facilities. Development of the site would result in an isolated satellite residential development within the Green Belt.
SHLAAHEA029: Land to the south of Moor Lane, Woking, GU22 9RB	SHLAAMSG041	Development would represent a significant incursion into a sensitive landscape of strong rural character with few detracting features and little or no association with the built up area of Woking. Site is beyond reasonable walking distance to key services and facilities. Development of the site would result in an isolated satellite residential development within the Green Belt.
SHLAAHOE16: Land to the south of Carters Lane, Old Woking, GU22 8JQ	SHLAAOW021	Site is in Flood Zone 2 and 3. Depending of the specific nature of the uses proposed, development will be an isolated development in the Green Belt. Green Infrastructure uses are considered to be

		acceptable uses in the Green Belt, but residential uses would lead to negative impacts against environmental SA objectives.
SHLAAPYR005: Warren Farm Mobile Home Park, Warren Lane Pyrford, GU22 8XF	SHLAAPY006	Site is in remote location with limited accessibility to key services and facilities. There is limited opportunity to encourage walking and cycling. Most journeys are likely to be car borne. Development of the site would result in an isolated satellite residential development within the Green Belt. The woodland on the site forms a strong landscape character of the area. Development of the site will lead to loss of commercial activity.
SHLAAPYR006: Cranfield Cottage Paddock, Pryford Road, Pyrford, GU22 8UT	SHLAAPY020	Development of the site would result in an isolated satellite residential development within the Green Belt.
SHLAAPYR007: Land and stables at Shey Copse, Woking GU22 8HR (extended site)	SHLAAMHE012: Land to the south of Old Woking Road (Shey Copse) GU22 8HR	The site lies south of the clear demarcation of the existing urban area, formed by the Old Woking Road. The character of this south side of Old Woking Road is markedly different from that of the urban area opposite; it is more rural and wooded. As such this site fulfils an important role in terms of containing this southern edge of the town, preventing development from extending up to or beyond the very significant ridge of land that runs from west to east (the escarpment). Development of the site for housing would lead to loss of a community use (outdoor activity space for scouts) unless alternative provision is made as part of the development or provided elsewhere. It is emphasised that the recreational use of the site would be an acceptable use in the Green Belt. Allocating the site for development and releasing it from the Green Belt would not allow a defensible Green Belt boundary to be drawn.
SHLAAHEA030: Land to the rear of Hook Heath Road, Hook Heath, Woking GU22 OLF	SHLAASJHH044	This site has been appraised for a special reason because of the potential yield quoted in other sources of evidence such as the Green Belt boundary review report. It is estimated by the Green Belt boundary review that the site has a potential to yield 12 dwellings. Officers have visited the site and are of the view it will be difficult to achieve a satisfactory access, maintain and or enhance the character of the area and also achieve 10 or more dwellings on the site. In this regard, it is recommended that the site should not be allocated for housing development.
Excluded from SHLAA 2017	SHLAA n/a: Land east of the A320	Site is not within reasonable distance to key services and facilities. Limited capacity to accommodate development without significant adverse impacts on landscape

		features and prevailing strong character. Development of the site would result in an isolated satellite development within the Green Belt.
Excluded from SHLAA 2017	SHLAA n/a: Byfleet Cricket Ground and Playing Field	Existing uses prevent development, and there are significant constraints including overhead power lines, noise and accessibility to site.
Excluded from SHLAA 2017	SHLAA n/a: Land to the east of Egley Road	Site is in Flood Zone 2 and 3. Development of the site would cause significant adverse impact on designated habitat (SNCI).
Excluded from SHLAA 2017	SHLAA n/a: Land at Tulip Trees, near Ascan Croft	Site is part of a parcel of land that forms a distinctive sense of place that is highly sensitive to landscape change arising from development. The area contributes to Green Belt purpose by providing local containment of the urban area.
SHLAAHEA035: Land at Butlers Well, Pyle Hill, Woking GU22 0SR	SHLAA n/a: Butlers Well, Pyle Hill, GU22 0SR	Site is not within reasonable distance to key services and facilities. Development of the site would result in an isolated satellite development within the Green Belt. The site helps prevent further encroachment into the countryside.
SHLAAPYR002: The Brambles, Pyrford Road, GU22 8UQ	SHLAAWB084	Development of the site would lead to encroachment into the countryside. Development of the site would result in a degree of urban sprawl.
SHLAAHOR011: Land to the east of Martyrs Lane, Woking GU21 5NJ	SHLAA n/a: Land to the east of Martyrs Lane (extended site), GU21 5NJ	Site is not within reasonable distance to key services and facilities. Development of the site would result in adverse impacts on landscape character; urban sprawl and a significant encroachment into the countryside. It would also result in adverse traffic impacts (with limited scope for mitigation) and the loss of a recreational facility.
SHLAAHOR007: Britannia Wharf, Monument Road, Woking GU21 5LW	SHLAA n/a	There are significant constraints on development of the site including Green Belt land, proximity to protected habitats, within an Area of High Archaeological Potential and Scheduled Ancient Monument, within the Basingstoke Canal Corridor and Basingstoke Canal Conservation Area. Redevelopment of the site for residential use would result in a loss of employment land.
SHLAAHEA002: Land adjacent to Hook Hill Lane, Hook Heath, Woking GU22 0PS	SHLAA SJHH035	Development of the site for residential uses would result in adverse impacts on environmental SA objectives: the area is considered to have a strong landscape character and lies at a high point of the 'Escarpment and Rising Ground of Landscape Importance'. Site is also adjacent to railway line and its development would increase vulnerability to noise pollution. It is, however, considered that the site could provide a suitable location for Green Infrastructure as part of wider development.
SHLAAHOE18: Land at Carters	Part of the site considered under SHLAAOW021	Development of the site would lead to encroachment into the countryside.

Lane, Old Woking GU22 8JQ		Development of the site would result in a degree of urban sprawl. Other constraints include location within Flood Zones 2 and 3; within a Surrey Minerals Plan Concreting Aggregate Safeguarding Area; and within an Area of High Archaeological Potential.
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List of Sites in the Urban Area Recommended for Allocation

15.32 The preferred spatial option for the distribution of development seeks to focus most new development in the urban area, close to key services and facilities. The Site Allocations DPD therefore seeks to maximise the efficient use of previously developed land through redevelopment, intensification of use and mixed use development. The reasons for justifying the selection of preferred urban sites for the purposes of the Site Allocations DPD are broadly similar. In this regard and because of the high number of sites appraised it is not considered manageable and reasonable to provide a justification for why each site was selected. A comprehensive and collective justification has been provided for all the preferred sites. The list of the preferred sites is:

Urban Area sites recommended for allocation:

- SHLAABWB012: Library, 71 High Road, Byfleet, KT14 7QN
- SHLAA n/a: Woking Railway Station, bus/rail interchange, railway flyover and Victoria Arch, High Street, Broadway, Station Approach and Victoria Way, Woking, GU22 7AE
- SHLAACAN046: Land at Albion House, High Street, Woking, GU21 6BD
- SHLAACAN001: Trizancia House, Thomson House and 72 (Woodstead House), Chertsey Road, Woking, GU21 5BJ
- SHLAACAN002: The Cornerstone, The Broadway and Elizabeth House, Duke Street, GU21 5AS
- SHLAACAN004: 2-24 Commercial Way and 13-28 High Street, Woking, GU21 6BW
- SHLAACAN005: Victoria Square Development, Church Street West, Woking, GU21 6HD
- SHLAACAN006: 1-12 High Street and 26-34 Commercial Way, Woking, GU21 6EN
- SHLAACAN030: The Big Apple American Amusements Ltd, H.G. Wells Conference Centre, The Rat and Parrot PH, 48-58 Chertsey Road, Woking, GU21 5AJ
- SHLAACAN003: King's Court, Church Street East, Woking, GU21 6HA
- SHLAASTJ002: 113-129 Goldsworth Road, Woking, GU21 6LR
- SHLAACAN024: Griffin House, West Street, Woking, GU21 6BS
- SHLAA n/a: Concorde House, 165 Church Street East, Woking, GU21 6HJ
- SHLAA n/a: Synergy House, 8 Church Street West, Woking, GU21 6DJ
- SHLAACAN027: 30-32, Woking Railway and Athletic Club, Systems House and Bridge House, Goldsworth Road, Woking, GU21 6JT
- SHLAA n/a: MVA and Select House, Victoria Way, Woking, GU21 6DD
- SHLAACAN035: Chester House, 76-78 Chertsey Road, Woking, GU21 5BJ
- SHLAACAN021: Spectrum House, 56 Goldsworth Road, Woking GU21 6LE
- SHLAAGE062: The Coign Church, 1-5 Church Street West and 5-19 Oaks Road, Woking, GU21 6DJ
- SHLAACAN033: The former Goldsworth Arms PH, Goldsworth Road, Woking, GU21 6

- SHLAACAN028: 1-7 Victoria Way and 1-29 Goldsworth Road, Woking, GU21 6JZ
- SHLAA n/a: Poole Road Industrial Estate, Woking, GU21 6EE
- SHLAAHOR001: Timber Yard, Arthurs Bridge Road/ Horsell Moor, Woking, GU21 4NQ
- SHLAAHOR002: 73 Horsell Moor, Horsell, GU21 4NL
- SHLAAHOE004: Elmbridge House, Elmbridge Lane, Kingfield, Woking, GU22 9AW
- SHLAAHOE019: Sherpa House, Kingfield Road, Kingfield, Woking, GU22 9EH
- SHLAAHEA009 and SHLAAHEA010: Backland gardens of houses facing Ash Road, Hawthorn Road, Willow Way and Laburnum Road (Barnsbury sites 1 & 2), Barnsbury Farm Estate, Woking, GU22 0BN
- SHLAAHEA011: Backland gardens of houses facing Laburnum Road, Ash Road and Ash Close (Barnsbury Site 3), Barnsbury, Woking, GU22 0BU
- SHLAA n/a: Chertsey House, 61 Chertsey Road, Woking, GU21 5BN
- SHLAACAN011: 1 to 5 Elliot Court, North Road, to the rear of 1 to 13 North Road, and 95-105 Maybury Road, Woking, GU21 5JL
- SHLAACAN016: 101-121 Chertsey Road, Woking, GU21 5BG
- SHLAACAN017: Walton Road Youth Centre, Walton Road, Woking GU21 5DL
- SHLAACAN018: 29-31 Walton Road, Woking, GU21 5BX
- SHLAACAN026: Land within Sheerwater Priority Place , Albert Drive, Woking, GU21 5RE
- SHLAA n/a: Forsyth Road Industrial Estate, Forsyth Road, Woking, GU21 5SU
- SHLAA n/a: Monument Way West Industrial Estate, Monument Way West, Woking, GU21 5LY
- SHLAAMHM003: Car park (east), Oriental Road, Woking, GU22 8BD
- SHLAAMHM001: Royal Mail Sorting/Delivery Office, White Rose Lane, Woking, GU22 7AJ
- SHLAAMHM012: Somerset House, 1-18 Oriental Road, Heathside Crescent, Woking, GU22 7BAG
- SHLAAMHM008: Former St Dunstons, White Rose Lane, Woking, GU22 7AG
- SHLAAMHM009: Owen House and The Crescent, Heathside Crescent, Woking, GU22 7AG
- SHLAAMHM010: Coroner's Court (former Woking Magistrates Court), Station Approach, Woking, GU22 7YL
- SHLAA n/a: Quadrant Court, Guildford Road, Woking, GU22 7QQ
- SHLAAMHM005: Coal Yard/Aggregates Yard adjacent to the railway line, Guildford Road, Bradfield Close, Woking, GU22 7QE
- SHLAAMHM007: 11-15 Guildford Road, Southern House, Jubilee House, Lynton House, Station Approach, Woking, GU22 7PX
- SHLAASTJ004: Corner Garage, 16-18 St Johns Road, St Johns, GU21 7SA
- SHLAABWB022: Land at Station Approach, West Byfleet, KT14 6NG
- SHLAABWB024: Camphill Club and Scout Hut, Camphill Road, West Byfleet, KT14 6EF
- SHLAAWB003 (SHLAA 2014 Ref): Camphill Tip, Camphill Road, West Byfleet, KT14 6EW
- SHLAABWB021: Car park to east of Enterprise House, adjacent Social Club, Station Approach, West Byfleet, KT14 6NW
- SHLAAHOE001: Woking Football Club, Westfield Avenue, Woking, GU22 9AA
- SHLAAHOE011: Central Reservation opposite Woking Sixth Form College, Rydens Way, Old Woking GU22 9DL
- SHLAAHOE015: Ian Allan Motors, 63-65 High Street, Old Woking GU22 9JN
- SHLAAHOR009: Horsell Lodge Residential Care Home, Woking GU21 4JA
- SHLAAMHM004: Land at Bradfield Close and 7 York Road, Woking GU22 7QD

Reasons for selecting the preferred sites:

- The sites positively reinforce the overall spatial strategy of the Core Strategy by concentrating development at the main centres closer to key services and facilities. Where feasible and compatible, a number of the sites are proposed for mixed use development to maximise their sustainable development. Examples are Market Square, Victoria Way and Albion House;
- The sites will enable the delivery of housing and employment at sustainable locations and will make a significant contribution towards the housing and employment requirements of the Core Strategy. Examples are land at Station Approach, West Byfleet and Owen House and the Crescent, Heathside Crescent;
- Collectively, they will help improve the health and wellbeing of the people in the area;
- The development of the sites will make the best use of previously developed land;
- Development of the sites will reduce the need to travel by car because of the locational characteristics of the sites, including close proximity to services and facilities. This will have positive impacts on climate change;
- Development of the sites will help promote walking, cycling and public transport;
- Some of the sites will provide a range of commercial development opportunities to meet the economic needs of the Borough;
- The development of the sites will help maintain high and stable levels of employment in the area;
- Development will help improve accessibility to services and facilities.

List of Sites Recommended for Rejection and Reasons

15.33A number of the urban sites are recommended for rejection. The list and the reasons are given below:

Urban Area sites recommended for rejection:

- SHLAAKNA003: BT Telephone Exchange, Bagshot Road, Brookwood, GU21 2RP;
- SHLAAKN026 (SHLAA 2014 ref): Car park opposite The Vyne, Reading Way, Knaphill, GU21 2DU;
- SHLAAMHE013: Car park (west) and signalling station, Oriental Road, Woking, GU22 7AE;
- SHLAAMHE016 (SHLAA 2014 ref): Lion House and car park, Oriental Road, Woking, GU22 7BA;
- SHLAABWB025: 1, 3, 5, 7, 9, 11, 13 and 15 Old Woking Road, West Byfleet, KT14 6LW;
- SHLAACAN031: Land over Woking Railway Station, Station Approach, Woking, GU22 7AE;
- SHLAABWB008: Churchill House and Beaver House, York Close, Byfleet, KT14 7HN;
- SHLAABWB006: Works at 11 Royston Road, Byfleet, KT14 7NX;
- SHLAABY038 (SHLAA 2014 ref): Land to rear of Byfleet Village Hall, High Road, Byfleet, KT14 7QL;
- SHLAABY065 (SHLAA 2014 ref): 96-120 Church Road, Byfleet, KT14 7NF;
- SHLAABWB005: 94-100 Royston Road, Byfleet, KT14 7QE;
- SHLAABWB007: Wey Retail Park, Royston Road, Byfleet, KT14 7NY;
- SHLAABWB001: The Manor School, Magdalen Crescent, Byfleet, KT14 7SR;
- SHLAAGE023 (SHLAA 2014 ref): Part of car park at Goldsworth Park Centre, Denton Way, Woking, GU21 3LG;

- SHLAAPYR001: Monument Hill Playing Fields, Alpha Road, Woking, GU22 8HF;
- SHLAABWB019: Phoenix House, Pyrford Road, West Byfleet, KT14 6RA;
- SHLAAWB025 (SHLAA 2014 ref): Electricity Sub Station, Birch Walk, West Byfleet, KT14 6EJ;
- SHLAAWB017 (SHLAA 2014 ref): Camphill Industrial Estate and Apex Court, Camphill Road, West Byfleet, KT14 6EB
- SHLAAGE033 (SHLAA 2014 ref): Land to the rear of Waitrose Supermarket, Bampton Way, Woking GU21 3LE
- SHLAA n/a: Open land at Blackmore Crescent, Sheerwater
- SHLAA n/a: Pyrford Cricket Ground and Village Hall SHLAACAN007: Regent House, 19-20 The Broadway, Woking GU21 5AP
- SHLAAHOE12: Grosvenor Court, Hipley Street, Old Woking GU22 9LP
- SHLAACAN041: Premier House, 15-19 Church Street West, Woking GU21 6DJ
- SHLAACAN039: Church Gate, 9-11 Church Street West, Woking GU21 6DJ

Reasons for rejecting the sites:

- Loss of employment land that will contribute to the economic strategy of the Core Strategy;
- Loss of a local school;
- Loss of open space/playing fields;
- Flood risk;
- Loss of valuable trees;
- Potential adverse impacts on heritage assets.

16 CUMULATIVE IMPACTS

16.1 An assessment of the cumulative impacts of the Proposals of the Site Allocations DPD is an important part of the SA process. The EU Directive 2001/42/EC Annex 11 requires that the cumulative nature of the effects must be identified and discussed within the SEA. Whilst it is recognised that each Proposal might have their respective impacts, collectively they could add up to a more significant impacts either positively or negatively. The cumulative effects focus on the overall impacts of the Proposals on each of the SA objectives rather than the individual impacts of the Proposals. Table 9 below illustrates what the overall impacts of the implementation of the Site Allocations DPD would be on the SA objectives.

Table 9: Cumulative impact assessment

Sustainability appraisal objectives	Cumulative impacts
Objective 1: Provision of sufficient housing which meets the needs of the community and which is at an affordable price	The Site Allocations DPD will make a long term positive impacts on housing provision. It will help deliver housing of the nature and type necessary to meet local need. This will enable the delivery of the Core Strategy housing requirement.
Objective 2: Facilitate the improved health and well-being of the population and reduce inequalities in health	The provision of green infrastructure, housing and employment will make positive contribution to the general wellbeing of the community.
Objective 3: Reduce vulnerability to flooding and harm from flooding to public well-being, the economy and the environment	The development sites are in Flood Zone 1 where development is encouraged. Majority of the Proposals will have neutral effects on flooding. The green infrastructure proposals will have positive impacts on flooding. Measures have been put in place to ensure that the development of the sites would not exacerbate flooding elsewhere.
Objective 4: Reduce poverty, crime and social exclusion.	Majority of the Proposals will have neutral impacts on this objective. However, the Proposals for employment land, education and green infrastructure will have positive impacts on poverty and social exclusion.
Objective 5: To improve accessibility to all services and facilities	Majority of the Proposals are either within the main urban centres or within reasonable walking and cycling distance to services and facilities. Majority of the Proposals will therefore have positive impacts on this objective.
Objective 6: Make the best use of previously developed land and existing buildings	The impacts are balanced. Majority of the Proposal are in the urban areas and make best and efficient use of previously developed land through redevelopment, intensification and change of use. Consequently, they will have positive

	impacts on this objective. There are also a significant number of Green Belt sites that are being proposed to be released for development. These sites will have neutral impacts on this objective.
Objective 7: Minimise air, light and noise pollution	In the short term, majority of the Proposals could have negative impacts on this objective. However, it is predicted that in the medium to long term most of the impacts will be neutral as the proposed mitigation measures become effective.
Objective 8: Reduce land contamination and safeguard agricultural soil quality	Majority of the Proposals will have neutral impacts of this objective. However, there are a number of the Proposals that could lead to remediation of contamination due to historical contaminative uses and consequently, positive impacts.
Objective 9: Conserve and enhance biodiversity	The impacts on this objective are balanced. The urban sites would generally have neutral impacts on this objective. However, it is predicted that the Green Belt sites could have negative impacts. Appropriate mitigation measures such as the provision of SANGs and adequate integration of green infrastructure in development will help minimise any negative impacts.
Objective 10: Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	Most of the Proposals will have neutral impacts on this objective. A number of the Green Belt sites could have negative impacts by reason of their landscape impacts. A number of the sites are in the vicinity of heritage assets and measure will be in place to ensure that the design of development minimises adverse impacts on their setting.
Objective 11: Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	Individually, majority of the Proposals will have neutral impacts because the impacts could be insignificant. Nevertheless, the cumulative impacts on climate change are particularly important consideration because of the nature of the effects and it is envisaged that the potential cumulative impacts could be negative. Policies CS22 (Sustainable Construction), CS23 (Renewable and low carbon energy generation) of the Core Strategy and the Climate Change SPD includes robust policies to minimise the impacts of development on climate change.
Objective 12: Reduce the impact of consumption	Majority of the impacts on this objective

of resources by using sustainably produced and local products	will be neutral. It is important to note that the Climate Change SPD encourages developers to use locally sourced materials to minimise the impacts of development on the use of resources
Objective 13: Reduce waste generation and disposal and achieve sustainable management of waste	Whilst it is generally acknowledged that development in the short term could have negative impacts on waste generation, in the medium to long term the impacts could be neutral due to the proposed mitigation measures and other strategies of the Council.
Objective 14: Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	Majority of the impacts will be neutral on this objective.
Objective 15: Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	Majority of the Proposals will have positive impacts on reducing the need to travel, especially by the car. Their development will encourage walking and cycling because they are located at or near the main centres within reasonable walking and cycling distance to services and facilities. Most of them also have good accessibility to public transport, including the rail.
Objective 16: Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	Overall the Proposal makes provision for sufficient employment land to ensure positive impacts on this objective. However, many of the impacts will also be neutral.
Objective 17: Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance the economies of town, district, local and neighbourhood centres.	Overall the Proposal makes provision for sufficient employment land to ensure positive impacts on this objective. However, many of the impacts will also be neutral. There is only relatively an insignificant few Proposals that will lead to loss of employment.

17 RECOMMENDED OPTIMISING/MITIGATING MEASURES

17.1 The SEA Regulations require the SA process to identify suitable mitigation measures for any significant adverse effects predicted for the site allocations. This is also an important component of the SA Report. In addition, recommendations to enhance sustainability measures within the Site Allocations DPD are documented as part of this report. The detailed SA Matrices in **Appendices 11 and 12** include a summary section at the end of the matrix setting out all mitigation and optimising measures for each site appraisal. Where subsequently allocated, these have been incorporated into the 'Key Requirements' under each Proposed Site in the Site Allocations DPD. Examples of the mitigation/optimising measures are set out in **paragraph 11.14**.

18 MONITORING ARRANGEMENTS

- 18.1 Sustainability effects are already monitored as part of the Council's Annual Monitoring Report based on the Core Strategy Sustainability Appraisal Indicators. Although these indicators were revised and will be subject to consultation again as part of the Site Allocations DPD process, they remain very similar. The monitoring outcomes will be published by 31 December of each year.

19 CONSULTATION AND NEXT STEPS

19.1 The SEA Directive and the Planning Act both recommends public involvement in the SA process. Furthermore, they expect the outcome of public consultation to be taken into account. It is also a requirement that designated consultation bodies in the UK are consulted at each relevant stage of the SA process. These bodies are:

- Historic England
- Natural England
- Environment Agency

19.2 The Council has an adopted Statement of Community Involvement that sets out how it will consult the public on planning documents. All these requirements have been followed in preparing the SA Report.

19.3 The first stage of the SA process was the preparation of the Scoping Report. The designated consultation bodies and other relevant organisations were consulted to seek their views on:

- Whether the list of sustainability issues were sufficiently comprehensive.
- Whether there are other plans, programmes and strategies that needed to be reviewed and taken into account.
- Whether the SA Framework was adequate.
- Whether the appraisal methodology was sound.
- Whether the baseline data was comprehensive and up to date.

19.4 Comments received were analysed and taken into account. Full details of the representations can be obtained from the Planning Policy Team.

19.5 There has been extensive internal consultation. The preparation of the SA has been a corporate effort with the Planning Policy Team coordinating it. For example, the Environmental Health Team has provided information and advice on air quality and contamination. The Drainage Engineer has provided information and advice on flooding.

19.6 It is intended that this draft SA Report will be published for full Regulation 19 public consultation for a period of 6 weeks in Autumn 2018. Comments received will be taken into account before the final SA Report is submitted to the Secretary of State alongside the Site Allocations DPD Publication Document for Examination. The Regulation 19 consultation will be to allow the public the opportunity to comment on the SA Report and to highlight any new information that needs to be taken into account. All comments will be submitted to the Inspector for Independent Examination.

19.7 When the Site Allocations DPD is adopted, all statutory consultees and the public will be informed about how the SA has influenced the Site Allocations DPD. This will be set out in the form of a report that will be in the public domain.

Finalising Proposals for the Site Allocations DPD

19.8 Apart from the SA, the Proposals of the Site Allocations DPD have also been informed by the Green Belt boundary review and other evidence base including those listed at **Appendix 4**. The SA and the Green Belt boundary review report complement each other in making decisions about the sites that should be allocated in the Site

Allocations DPD. Whilst not a requirement of the SA process a summary of what the Green Belt boundary review says about the Green Belt sites appraised in the SA has been provided to give a comprehensive picture of why sites have been selected or rejected for the purposes of the Site Allocations DPD. **Appendix 13** is a summary of the SA results for each of the Green Belt sites and the corresponding summary of the Green Belt boundary review report. **Appendix 14** is a Map of the land parcels assessed as part of the Green Belt boundary review.

20 CONCLUSION

- 20.1 The SA Report is fundamental to the preparation of the Site Allocations DPD. The Council has a statutory duty to prepare an SA of the Site Allocations DPD. This SA has been prepared to meet the requirements of the EU Directive and the Planning and Compulsory Purchase Act 2004. It addresses all the key stages and tasks in the Sustainability Appraisal of Regional Spatial Strategies and Local Development Framework (ODPM, November 2005). The SA has been prepared as an integral part of the Site Allocations DPD process and its outcome has helped define and refine the site allocation options. The preferred sites that formed the basis of the Site Allocations DPD were assessed using the SA Framework. The Council is satisfied that the appraisal achieves its central goal of striking a good balance between the environmental, economic and social implications of the Site Allocations DPD.
- 20.2 The outcome of the SA will enable the Site Allocations DPD to make a positive contribution towards achieving sustainable development in the Borough. Where there are conflicts, appropriate mitigations measures are suggested, which are taken into account in defining the 'Key Requirements' under each Proposed Site within the DPD , which development has to achieve.
- 20.3 Overall, the implementation of the Site Allocations DPD will assist in the delivery of the spatial strategy and development proposals of the Core Strategy and help create a sustainable community for Woking Borough. The potential yield of the proposed preferred sites demonstrates that sufficient land has been identified to enable the delivery of the relevant requirements of the Core Strategy and to safeguard land to meet development needs up to 2040. A schedule of the potential yield of the sites is at **Appendix 16**.
- 20.4 Whilst the SA Report is a distinct evidence base to inform the Site Allocations DPD, it is also acknowledged that the NPPF sets out specific considerations for amending Green Belt boundaries. This includes ensuring that any site that is taken out from the Green Belt does not undermine its purpose. It emphasises that when defining Green Belt boundaries, local authorities should:
- Ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;
 - Not include land which it is unnecessary to keep permanently open;
 - Where necessary, identify in their plans areas of safeguarded land between the urban area and the Green Belt, in order to meet longer term development needs stretching well beyond the plan period;
 - Make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a local plan review which proposes the development
 - Satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and

- Define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.
- 20.5 A separate exercise has been carried out to align the key conclusions of the Green Belt boundary review which takes into account these additional requirements set out in the NPPF to the sites appraised in the SA Report. It is emphasised that this exercise is not a requirement of the SA process but only to provide a comprehensive picture of how the sites in the Site Allocations DPD have been arrived at. The Table in **Appendix 13** provides a summary of the SA Report and the Green Belt boundary review report for each of the sites appraised in the SA Report. It is concluded that if the Site Allocations DPD follows the recommendations of the SA, the Green Belt boundary review report and other relevant evidence base, it will lead to the most sustainable pattern of development to deliver the spatial strategy of the Core Strategy, in particular, when compared against other reasonable alternatives.
- 20.6 Having taken into account national and local planning policy, and the relevant evidence base - including the SA Report, the Green Belt boundary review report, and representations from public consultations - the Council resolved at its meeting on 18 October 2018 to support the safeguarding of the following Green Belt sites to meet longer-term development needs of the Borough (from 2027 to 2040) for the purposes of Regulation 19 consultation:
- SHLAABWB010: Land south of High Road, Byfleet KT14 7QL (also known as land to the south of Parvis Road and High Road)
 - SHLAABWB011: Land to the south of Rectory Lane, Byfleet KT14 7NE
 - SHLAAHEA024: Woking Garden Centre, Egley Road, Mayford GU22 0NH

The release of these sites for development will be the subject of review of the Core Strategy and/or the Site Allocations DPD. The Council also decided that exceptional circumstances do not exist so as to justify the release of the following sites from the Green Belt:

- Land to the north east of Saunders Lane and Hook Hill Lane, Mayford;
- Land to the north west of Saunders Lane and Hook Hill Lane, Mayford;
- Land rear of 79 – 95 Lovelace Drive, Teggs Lane, Pyrford.

APPENDIX 1: RELATIONSHIP OF THE SITE ALLOCATIONS DPD TO OTHER PLANS, PROGRAMMES, POLICIES AND STRATEGIES

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
International				
The Paris Agreement (2015)	https://unfccc.int/process-and-meetings/the-paris-agreement/the-paris-agreement	LDD to consider ways of delivering the objectives of the Paris Agreement. Also see Climate Change Act 2008.	Parties to put forward their best efforts to combat climate change and adapt to its effects through nationally determined contributions (NDCs). Parties to regularly report on their emissions and implementation efforts.	SA Objective 11 includes reducing greenhouse gas emissions and adapting to climate change
UN Convention on Human Rights	www.hrweb.org/legal/undocs.html	Consultation and policy to be compatible with human rights.	International agreement on human rights which details basic civil and political rights of national and individuals. Includes the right to the peaceful enjoyment of a dwelling, to privacy and protection of privacy by law Freedom of opinion and expression.	SA Objective 4 includes reducing social exclusion, and SA Objectives 2, 7, 8 and 11 include avoiding significant pollution and the objective of improving health and well being. The Air Quality Management Report will inform SA.
Aarhus Convention 1998: The UN Economic Commission for Europe (UNECE) Convention on Access to Information, Public Participation in Decision-Making and Access to Justice in Environmental Matters.	http://europa.eu.int/comm/environment/aarhus/	Information about the LDD to be made available to the public. See Freedom of Information Act and Statement of Community Involvement.	Establishes the right of everyone to receive environmental information that is held by public. The right to participate from an early stage in environmental decision-making. The right to challenge public decisions that have been made without respecting these rights.	Consultation on the Scoping Report and the Sustainability Appraisal Report.
The European Communities Directive 92/43/EEC, on the Conservation of Natural and Semi-Natural Habitats and of Wild Fauna and Flora. (The Habitats Directive, 1992)	http://www.jncc.gov.uk/page-1374	LDD to consider ways of protecting and enhancing habitats and species to comply with Directive. Appropriate Assessment to inform the LDDs.	The Habitats Directive is transposed into UK law through the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended). Conserve threatened habitats and species. Promote the maintenance of biodiversity by taking measures to maintain or restore natural habitats and wild species at a favourable conservation status, introducing robust protection for those habitats and species of European importance. In applying these measures take account of economic, social and cultural requirements and regional and local characteristics. (Article 10 of the Directive and Regulation 37 of the Habitats Regulations).	SA Objective 9 includes protection and enhancement of biodiversity. The findings of the Appropriate Assessment process will inform SA.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
The European Communities Directive on the Conservation of Wild Birds (79/409/EEC of 2 April 1979) – The Birds Directive (EU, 1979)	http://europa.eu.int/eur-lex/en/consleg/pdf/1979/en_1979L0409.do_001.pdf	LDD to consider ways of protecting and enhancing habitats for wild birds to comply with Directive. Appropriate Assessment to inform the LDD.	As above. Transposed into UK law through the Wildlife & Countryside Act 1981 (as amended), the Conservation (Natural Habitats & c.) Regulations 2010 (as amended) and other statutory and non-statutory activities. Target: Reverse the long term decline in populations and farmland and woodland birds by 2020; identification and classification of Special Protection Areas (SPAs).	SA Objective 9 includes protection and enhancement of biodiversity. The findings of the Appropriate Assessment process will inform SA.
European Directive Nitrates 91/676/EEC (1991)	http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=CELEX:31991L0676:en:NOT	The LDD to consider ways of reducing pollution of water from development and development related activities such as transport to comply with Directive.	Integral part of Water Framework Directive. Aim: Reduce water pollution by nitrates. The Environment Agency identifies Nitrate Vulnerable Zones, establishes and implement action programme with this aim.	SA Objectives 12 and 14 include protection of the water environment and sustainable management of water resources.
Air Quality Directive (2008/50/EC)	http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=CELEX:32008L0050:EN:NOT	The LDD to consider ways of reducing air pollution derived from development and development related activities such as transport to comply with Directive.	Avoid, prevent or reduce concentrations of harmful air pollutants and limit values and / or alert thresholds set for ambient air pollution levels. Targets are set for sulphur dioxide, nitrogen dioxide, oxides of nitrogen, particulate matter and lead in the UK Air Quality Strategy. See Air Quality Management Areas Report for details.	SA Objective 7 seeks improved air quality. Woking's Air Quality Management Report will inform SA.
European Directive Water Framework 2000/60/EEC	http://ec.europa.eu/environment/water/water-framework/ (links to EA advice)	The LDD to consider ways of enhancing waterways and wetlands and promoting sustainable water management to comply with Directive.	Reduce pollution of groundwater, enhance waterways and wetlands, use water in a sustainable way, lessen the effects of floods and droughts, protect and restore aquatic ecosystems. Environment Agency to prepare River Basin Management Plans by 2009 to promote sustainable water management. All inland waters to reach "good status" by 2015.	SA Objective 14 includes protection of the water environment and sustainable management of water resources; SA Objective 3 includes reducing the risk of flooding.
European Waste Framework Directive 2008/98/EC	http://ec.europa.eu/environment/waste/framework/	The LDD to consider ways of ensuring waste is handled effectively and efficiently to comply with Directive.	Transposed into UK law by The Waste (England and Wales) Regulations 2011. Waste disposed of without causing danger to humans, the environment, the countryside or places of interest. Noise and odour to be minimised. Waste targets are established in the UK Waste Strategy. Also see Surrey Waste Plan, 2008.	SA Objective 13 includes sustainable management of waste.
The EIA Directive (2014/52/EU)	http://ec.europa.eu/environment/eia/full-legal-text/9711.htm	LDD to include provisions for EIA to comply with Directive.	Requires assessment of the effect of projects on the environment.	The SA Framework includes all the subjects identified in the EIA Directive.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
European SEA Directive 2001/42/EC (2001)	http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=CELEX:L0042:EN:NOT	LDD to be the subject of SA to comply with Directive.	Requires assessment of the effect of projects on the environment.	The SA Framework includes all the subjects identified in the SEA Directive.
European Directive on the Energy Performance of Buildings (2010/31/EU) and Energy Performance of Buildings Regulations	http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=OJ:L:2003:001:0065:0065:EN:PDF	LDD to consider ways of improving energy performance of buildings to comply with Directive, implemented via national Regulations.	Promote the improvement in energy performance of buildings, taking into account conditions, requirements and cost-effectiveness. The timetable and method for achieving this is established through Building Regulations, local planning policy and BREEAM. The baseline is set by Part L of the Building Regulations. In April 2018 Directive was revised to accelerate progress – the UK Government has yet to commit to transpose the requirements into UK law pending Brexit decisions.	SA Objective 11 includes energy efficiency, and seeks sustainable construction.
Valetta Treaty (1992)	http://conventions.coe.int/Treaty/en/Treaties/Html/143.htm	LDD to identify, define and protect important archaeology to comply with Directive.	Recognises importance and clarifies definition of archaeological heritage.	SA Objective 10 includes architectural heritage and archaeology.
Environmental Noise Directive 2002/49/EC	http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=CELEX:L0049:EN:NOT	LDD to identify ways of ensuring noise pollution is limited and/or mitigated to comply with Directive.	Regulations transposed into Environmental Health powers. Plan policies to support overall objectives and requirements of the Directive: measures to reduce noise.	SA Objective 7 includes noise pollution.
EU Seventh Environmental Action Programme 2013 to 2020 (--/2013/EU)	http://ec.europa.eu/environment/newprg/pdf/PE00064_en.pdf	LDD to consider ways of addressing the objectives of the programme by complying with national, regional and sub regional programmes. Also see Climate Change Act 2008.	Priority Areas are Climate Change, Nature and Biodiversity, Environment and Health and Quality of Life, and Natural Resources and Waste. See respective national, regional and sub regional plans, programmes and strategies for these subject areas.	SA Objective 11 includes climate change, SA Objectives 9 and 10 include biodiversity and the natural environment, SA Objective 13 includes waste management.
Landfill Directive 99/31/EC (1999)	http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=CELEX:L0031:EN:NOT	LDD to consider ways of implementing and support the Surrey Waste Local Plan to comply with Directive.	See Surrey Waste Plan, 2008. Formal ratification of a revised Waste Framework Directive expected in June 2018 – this will establish legally binding targets for waste recycling and reduction of landfilling with fixed deadlines. UK Government has indicated it will be adopting the revisions prior to Brexit.	SA Objective 13 includes waste management.
National				

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Town and Country Planning Act 1990; Planning Act 2008 And Compulsory Purchase Act 2004, Housing and Planning Act 2016, Town and Country Planning Regulations 2012, Neighbourhood Planning Act 2017	http://services.parliament.uk/bills/2007-08/planning.html	The LDD must be prepared against the legal framework	These provide the legal framework for the preparation of development plans	The legal framework is continuously referred to throughout the SA process.
Sustainable Communities Act 2007 (as amended)	http://www.local.gov.uk/sustainable-communities-act	The Sustainable Communities Act grants the power to local authorities to develop planning policies which would assist with its objectives.	The Schedule to the Act (Chapter 23): provision of local services; goods and services that are produced within 30 miles; organic food; access by all local people to food that is adequate in terms of both amount and nutritional value; the number of local jobs; energy conservation; energy supplies produced within a 30 mile radius of the region; reducing the level of road traffic including, measures to decrease the amount of product miles; increase in social inclusion, including an increase in involvement in local democracy; increase mutual aid and other community projects; measures designed to decrease emissions of greenhouse gases; measures designed to increase community health and well being; and measures to increase the use of local waste materials for the benefit of the community. emphasises the provision of affordable housing as a key objective (Schedule 1)	The SA Framework reflects all the subjects identified in the Sustainable Communities Act.
Securing the Future: Sustainable Development Strategy for the UK	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69412/pb10589-securing-the-future-050307.pdf	According to NPPF, the purpose of the planning system is to contribute to the achievement of sustainable development (see below). Also see Climate Change Act 2008.	Proposed five guiding principles of sustainable development: living within environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; using sound science responsibly.	The SA Framework and the Sustainability Baseline Report (Appendix 3) reflect all the subjects, indicators and targets identified in the Strategy.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
25 Year Environment Plan (2018)	https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf	The LDD to support and facilitate delivery of the Plan through planning policy which seeks to improve the environment.	A 25 Year Plan to improve the environment, including: clean air, clean and plentiful water, thriving plants and wildlife, reduced risk of harm from environmental hazards such as flooding and drought, using resources from nature more sustainably and efficiently, enhanced beauty, heritage and engagement with the natural environment. Manage pressures on the environment by: mitigating and adapting to climate change, minimising waste, managing exposure to chemicals, enhancing biosecurity. Actions include: using and managing land sustainably, recovering nature and enhancing landscapes, connecting people with environment to improve health and wellbeing, increasing resource efficiency/reducing pollution and waste, protecting the global environment. A set of metrics are being developed. Introduces a 'environmental net gain' principle for development.	The SA Framework reflects all the subjects identified in the Plan. Particularly SA Objective 10 to enhance natural assets and landscapes of Woking.
Clean Growth Strategy (October 2017)	https://www.gov.uk/government/publications/clean-growth-strategy	The LDD includes policies that deliver sustainable development of sites, and thus supports aims of the Strategy.	Sets out proposals to drive acceleration in the pace of decarbonising all sectors of the UK economy through the 2020s. Puts forward actions needed to meet the Paris Agreement, to achieve carbon budgets and deliver clean growth. Focuses on policies which will; create healthier places to live and work via energy efficient buildings; reduce heat wasted; support low emission vehicle rollout; improve air quality; lower GHG emissions. Also includes food and agriculture initiatives to increase incentives for investment in sustainable agriculture.	A combination of SA Objectives address these aims, including SA Objective 11 on addressing causes and consequences of climate change.
Industrial Strategy (November 2017)	https://www.gov.uk/government/publications/industrial-strategy-building-a-britain-fit-for-the-future	The LDD to support and facilitate delivery of the Plan through planning policy which seeks to boost local economy and secure prosperous community.	Focuses on: upgrading the UK's infrastructure (for a new technological era); be the best place to start and grow a business; keep pace with new sectors and emerging businesses; have prosperous communities throughout the UK. Local Industrial Strategies will help drive productivity and boost national economy.	SA Objectives 16 and 17 seek to maintain high and stable levels of employment and productivity and provide a range of commercial development opportunities to meet the needs of the economy. SA Objective 8 includes protection of the best agricultural land and SA Objective 12 using sustainably produced and local products.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Transport Investment Strategy (July 2017)	https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/624990/transport-investment-strategy-web.pdf	LDD to consider ways of addressing the objectives by complying with the Surrey Local Transport Plan 3 (see below).	Seeks to: create a more reliable, less congested and better connected transport network; a stronger economy; enhance global competitiveness; and support creation of new housing by delivering transport infrastructure. Reliance on devolved decision-making, backed by funding – allocated on a competitive basis. New Housing Infrastructure Fund to assist.	SA Objective 5 includes accessibility to key services; SA Objective 15 includes sustainable transport.
Rural Development Programme for England (2014-2020)	https://www.gov.uk/government/publications/rdpe-programme-document-2014-to-2020	LDD to support and facilitate the Programme by responding to Surrey Nature Report, Rural Statement for Surrey and the WBC Natural Woking Strategy.	Works to make England's agriculture and forestry sectors more competitive, and to improve the quality of life in rural areas and to diversify rural economies.	No part of Woking Borough can be considered truly rural. The SA Framework, however, includes 'rural' issues including communities (SA Objectives 4 and 5), access to services (SA Objective 5) sustainable economic development (SA Objective 17), and landscape and biodiversity (SA Objectives 10 and 9).
Rural Productivity Plan (August 2015)	https://www.gov.uk/government/publications/towards-a-one-nation-economy-a-10-point-plan-for-boosting-rural-productivity	LDD to support and facilitate the Plan by responding to Surrey Nature Report, Rural Statement for Surrey and the WBC Natural Woking Strategy.	A 10-point plan to increase productivity growth in England's rural areas. Key priorities: fully connect rural areas to wider economy; skilled rural workforce; strong conditions for rural business growth; easier to live and work in rural areas; greater local control.	No part of Woking Borough can be considered truly rural. The SA Framework, however, includes 'rural' issues including communities (SA Objectives 4 and 5), access to services (SA Objective 5) sustainable economic development (SA Objective 17).
Natural Environment and Rural Communities Act 2006	http://www.opsi.gov.uk/acts/acts2006/ukpga_20060016_en_1	LDD to conform with the Act.	Public authorities must have regard to the purpose of conserving biodiversity. Section 40 also states that 'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat.'	SA Objective 9 includes protection and enhancement of biodiversity. The findings of the Appropriate Assessment process will inform SA.
UK Climate Change Programme March 2006	http://www.official-documents.gov.uk/document/cm67/6764/6764.pdf	LDD to consider ways of delivering the Climate Change Programme through a spatial interpretation of the Woking Borough Council Climate Change Strategy. Also see Climate Change Act 2008.	Key principles include recognising the need to take a balanced and integrated approach across all sectors; enhance the UK's competitiveness; encourage technological innovation; promote social inclusion; reduce harm to health; and the need for constant review. The UK Strategy seeks to secure reductions in excess of the Kyoto Protocol targets. Also see the Climate Change Act and WBC CC Strategy	SA Objective 11 includes addressing the causes and consequences of climate change.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Climate Change Act 2008.	http://services.parliament.uk/bills/2007-08/climatechange.html	The LDD will comply with the provisions of the Act.	The Act creates a long-term framework for the reduction on the UK's carbon dioxide emissions to between 26-32% below 1990 levels by 2020 and at least 80% by 2050. In addition the Act introduces a system of five-year carbon budgets, which set binding limits on CO ₂ emissions and ensure that every year's emissions count. Three successive budgets (set 15 years ahead) will always be in law. The Act also introduces a Committee on Climate Change in an advisory role to the Government	SA Objective 11 includes addressing the causes and consequences of climate change.
National Adaptation Programme 2015, and Climate Change Risk Assessment 2017	https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/500548/Thames_RB_D_Part_1_river_basin_management_plan.pdf	LDD can support the delivery of a resilient built environment.	Seeks to achieve buildings and places that are resilient to a changing climate and extreme weather; and increase capacity of organisations in the built environment sector to address the risks.	SA Objective 11 includes addressing the causes and consequences of climate change.
The Waste Management Plan for England (December 2013)	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/265810/pb14100-waste-management-plan-20131213.pdf	The LDD can support delivery of the Waste Management Plan objectives – it must have regard to the Plan alongside national planning policy on waste.	Measures to be taken to improve environmentally sound preparing for re-use, recycling, recovery and disposal of waste. Measures to be taken to ensure that by 2020 at least 50% by weight of waste from households is prepared for re-use or recycled; and at least 70% by weight of construction and demolition waste is subjected to material recovery.	SA Objective 13 includes waste management.
National planning policy for waste 2014	https://www.gov.uk/government/publications/national-planning-policy-for-waste	LDD to have regard to national policy for waste to the extent that they are appropriate to waste management.	Pivotal role in delivering a more sustainable and efficient approach to resource use and management. Includes ensuring that the need for waste management facilities is considered.	SA Objective 13 includes waste management.
Draft Clean Air Strategy 2018	https://www.gov.uk/government/consultations/air-quality-draft-clean-air-strategy-2018	The LDD to support the implementation of the strategy by including key requirements for sites which ensure air quality standards are maintained.	Air quality is the largest environmental health risk in the UK. Sets out various actions to improve air quality by reducing pollution from a wide range of sources. Final UK Clean Air Strategy and detailed National Air Pollution Control Programme to be published by March 2019.	SA Objective 7 includes improving air quality. Working Air Quality Assessments will inform SA.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Planning and Energy Act 2008	http://www.legislation.gov.uk/ukpga/2008/21/contents	The LDD to accord with the Act. Policies will secure proposals that aim to reduce energy consumption.	Reduction of CO ₂ , maintain reliability of energy supplies. a proportion of energy used in development in their area to be energy from renewable sources in the locality of the development; (b) a proportion of energy used in development in their area to be low carbon energy from sources in the locality of the development; (c) development in their area to comply with energy efficiency standards that exceed the energy requirements of building regulations.	SA Objective 11 includes energy efficiency and production.
Wildlife and Countryside Act (1991), as amended by the Countryside and Rights of Way Act (2000)	http://www.legislation.gov.uk/ukpga/1981/69 http://www.legislation.gov.uk/ukpga/2000/37/contents	The LDD to include measures to protect designated sensitive areas and species to comply with the Act.	Imposes a duty under Section 28G on Borough Councils to conserve and enhance the designated flora and fauna of Sites of Special Scientific Interest (SSSI)	SA Objective 9 includes protection and enhancement of biodiversity. The findings of the Appropriate Assessment process will inform SA.
Conservation of Habitats and Species Regulations 2010	http://www.legislation.gov.uk/ukksi/2010/490/contents/made	LDD to consider ways of protecting and enhancing habitats and species to comply with Regulations. Appropriate Assessment to inform the LDD.	The Regulations provide for the designation and protection of 'European sites', the protection of 'European protected species', and the adaptation of planning and other controls for the protection of European Sites.	SA Objective 9 includes protection and enhancement of biodiversity. The findings of the Appropriate Assessment process will inform SA.
National Planning Policy Framework NPPF 2012, and revised in 2018, with supporting National Planning Practice Guidance	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf	LDD to accord with policies set out in the NPPF.	The overarching aim of the NPPF is the presumption in favour for sustainable development. Sustainable development is all encompassing, including economic, social and environmental objectives. The NPPF combines a number of previous planning statements and guidance into one document- covering planning policies on economic development, retail, transport, housing (including affordable housing), infrastructure, design, communities, green belt, biodiversity, historic environment, climate change etc.. The NPPG replaces several circulars and other publications.	A combination of all SA objectives.

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Localism Act 2011	http://www.legislation.gov.uk/ukpga/2011/20/contents/enacted	The LDD will comply with the Act, including the duty to cooperate and changes to local plan making procedures	The Localism Act introduced various reforms to the Planning system. Including requirements to work with adjoining authorities on planning matters, changes to local plan making procedures, removing regional spatial strategies and introduction of neighbourhood plans and orders.	SA Objective 4 encourages opportunities for decision making and information for all – via social inclusion.
Community Infrastructure Levy	http://www.communities.gov.uk/publications/planningandbuilding/communityinfrastructurelevy	The LDD to accord with the requirements of legislation. The LDD will support the implementation of a levy system, where a separate supplemental planning document will contain the charges.	The community infrastructure levy is a new levy that local authorities in England and Wales can choose to charge on new developments in their area. In areas where a community infrastructure levy is in force, land owners and developers must pay the levy to the local council.	SA Objectives 5 and 17 seek the timely provision of infrastructure; SA Objective 1 includes meeting the housing needs of the community; SA Objective 7 covers noise, SA Objective 5 includes accessibility to key services; SA Objective 15 includes sustainable transport; SA Objective 8 includes contaminated land.
Planning (Listed Buildings and Conservation Area) Act 1990, and The Enterprise and Regulatory Reform Act 2013	http://www.legislation.gov.uk/ukpga/1990/9/contents	Ensure plans and policies take account of the Act and support its implementation.	The 1990 Act sets out special controls in respect of buildings and areas of architectural or historic interest. The 2013 Act enables changes to the 1990 Act to allow certain exclusions to the extent of listing, where appropriate, at the point of designation.	SA Objective 10 conserves and enhances the heritage and cultural assets and landscapes of Woking.
Ancient Monuments and Archaeological Areas Act 1979	http://www.legislation.gov.uk/ukpga/1979/46	Ensure plans and policies take account of the Act and support its implementation.	An Act to consolidate and amend the law relating to ancient monuments; to make provision for the investigation, preservation and recording of matters of archaeological or historical interest and (in connection therewith) for the regulation of operations or activities affecting such matters; to provide for the recovery of grants under section 10 of the Town and Country Planning (Amendment) Act 1972 or under section 4 of the Historic Buildings and Ancient Monuments Act 1953 in certain circumstances; and to provide for grants by the Secretary of State to the Architectural Heritage Fund.	SA Objective 10 conserves and enhances the heritage and cultural assets and landscapes of Woking.
Children (Leaving Care) Act, 2000	http://www.legislation.gov.uk/ukpga/2000/35/contents	LDD to facilitate delivery of the objectives.	Ensure that young people do not leave care until they are ready and receive effective support and accommodation once they have left.	Through better integration with sustainability appraisal of the Sustainable Community Strategy.

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Planning policy for traveller sites 2015 (accompanies the NPPF) (as updated)	https://www.gov.uk/government/publications/planning-policy-for-traveller-sites	LDD to meet housing needs for the whole community.	Sets out Government's planning policy for traveller sites to facilitate overarching aim to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life while respecting the interests of the settled community.	SA Objective 1 includes meeting the housing needs of the community.
The Town and Country Planning (General Permitted Development) Order 1995 (as amended)	http://www.legislation.gov.uk/ukSI/1995/418/contents/made	LDD to accord with the regulations	Permitted development rights are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application, subject to conditions and limitations. The General Permitted Development Order has been amended many times since it was first consolidated in 1995.	A range of SA Objectives will help to create and sustain vibrant communities (e.g. Objectives 4, 5, 16 and 17)
Guidance on Compulsory Purchase Process and the Crichel Down Rules	https://www.gov.uk/government/publications/compulsory-purchase-process-and-the-crichel-down-rules-guidance	Consider the provisions of this guidance where dealing with CPO.	How to use compulsory purchase powers to best effect. Crichel Down Rules apply to surplus Government land which was acquired by, or under the threat of, compulsion should be offered back to former owners, their successors, or to sitting tenants.	No issues for SA.
Human Rights Act (1998)	http://www.legislation.gov.uk/ukpga/1998/42/contents	LDD to be prepared and include appropriate provisions which do not violate Human Rights.	Public authorities have an obligation to act compatibly with Convention rights. People have the right to take court proceedings if they think that their Convention rights have been breached.	Consultation on the Scoping Report and the Sustainability Appraisal Report. SA Objective 4 seeks to reduce social exclusion.
Water Act (2003 and 2014)	http://www.legislation.gov.uk/ukpga/2003/37/contents	LDD to facilitate sustainable management of the water environment and water resources.	The 2003 and 2014 Acts aim to improve protection of the environment and to provide a more flexible process of regulation in respect of water resources.	SA Objective 14 includes protection of the water environment and sustainable management of water resources.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
UK Post-2010 Biodiversity Framework (July 2012)	http://jncc.defra.gov.uk/pdf/UK_Post2010_Bio-Fwork.pdf	LDD to support local BAPs and HAPs	Goals include: <ul style="list-style-type: none"> • address underlying causes of biodiversity loss by mainstreaming biodiversity across government and society • reduce the direct pressures on biodiversity and promote sustainable use • Improve the status of biodiversity by safeguarding ecosystems, species and genetic diversity 	SA Objective 9 includes biodiversity.
Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services (2011)	https://www.gov.uk/government/publications/biodiversity-2020-a-strategy-for-england-s-wildlife-and-ecosystem-services	LDD to protect habitats and facilitate and support enhancement of biodiversity.	National strategy for England's wildlife and ecosystem services. <ul style="list-style-type: none"> • Quality goals for priority habitat and Sites of Special Scientific Interest • Increase in priority habitats by at least 200,000ha • Restoration of 15% of degraded ecosystems – as a contribution to climate change mitigation and adaptation • Improvement in status of wildlife and prevention of further human-induced extinctions of known threatened species • More people engaged in biodiversity issues and taking positive action 	SA Objective 9 includes biodiversity.
The Natural Choice: Securing the Value of Nature (2011)	http://www.official-documents.gov.uk/document/cm80/8082/8082.pdf	LDD to protect habitats and facilitate and support enhancement of biodiversity.	The Natural Environment White Paper aims to move from net biodiversity loss to net gain by supporting healthy, well-functioning ecosystems and coherent ecological networks. Aims to produce a new Biodiversity Strategy for England (see above). Aims to establish Local Nature Partnerships, Nature Improvement Areas, and to take a “strategic approach to planning for nature within and across local areas, by guiding development to the best locations, encourage greener design and enable development to enhance natural networks”. The protection and improvement of the natural environment to remain a core objective of the planning system. Establishes biodiversity offsetting procedure.	SA Objective 9 aims to conserve and enhance biodiversity.
Secured by Design	www.securedbydesign.org.uk	LDD to further the aims of reducing and preventing crime.	Encourages design which seeks to ensure appropriate surveillance, landscaping, lighting, street furniture, footpaths, access and parking such that opportunities for crime are limited and provides advice with respect to how windows, doors and locks should be fitted to prevent crime.	SA Objective 4 includes safe communities.

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Manual for Streets 1, (2007); and Manual for Streets 2 (2010)	https://www.gov.uk/government/publications/manual-for-streets	LDD to support increasing the quality of life through good design and more people-orientated streets.	Guidance to encourage good design which increases the quality of life. Covers layout, quality and materials, user needs, parking, signage, street furniture and lighting.	SA Objective 4 includes safe communities; SA Objective 5 vitality of communities. SA Objective 11 sustainable design.
River Basin Management Plan (RBMP)	http://www.environment-agency.gov.uk/research/planning/148254.aspx	LDD to facilitate and support delivery of River Basin Management Plans.	Safeguard the sustainable use of water; protect and restore ecosystems; improve aquatic environments by the reduction of hazardous substances; reduce groundwater pollution; and help mitigate the effects of floods and droughts.	SA Objective 3 includes reducing the risk of flooding; SA Objective 14 includes protection of the water environment and sustainable management of water resources
Flood and Water Management Act 2010	http://www.legislation.gov.uk/ukpga/2010/29/contents	LDD to meet the legal obligations of the Act	Better security for people and their property from the risk of flooding by creating clearer structures and responsibilities for managing risk. Better service for people through new ways of delivering major infrastructure projects, better protection essential water supplies and improved complaints and enforcement procedures. And greater sustainability by helping people and their communities adapt to climate change and its effects, encouraging sustainable drainage systems and protecting water resources and improved water quality.	SA Objective 3 includes reducing the risk of flooding; SA Objective 14 includes protection of the water environment and sustainable management of water resources
Regional / sub-regional				
The South East Plan (June 2009) NRM6	http://webarchive.nationalarchives.gov.uk/20100528142817/http://www.gos.gov.uk/gose/planning/regionalplanning/815640/	LDD to support the protection of Thames Basin Heath SPA	The South East Plan has been revoked except for Policy NRM6 which relates to new residential development close to the Thames Basin Heaths Special Protection Area.	SA objective 9 to conserve and enhance biodiversity, including those in designated landscapes.
The Thames Catchments Flood Management Plan (2009)	https://www.gov.uk/government/publications/thames-catchment-flood-management-plan	LDD to support and facilitate delivery of the objectives.	Outlines how flood risk will be managed in the Thames Region.	SA Objective 3 includes reducing the risk of flooding; SA Objective 14 includes protection of the water environment and sustainable management of water resources

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Groundwater Protection guidance (from 2017)	http://a0768b4a8a31e106d8b0-50dc802554eb38a24458b98ff72d550b.r19.cf3.rackcdn.com/LIT_7660_9a3742.pdf	LDD to support and facilitate delivery of the objectives	Outlines policies and how they relate to acceptable developments in different locations. The primary priority is the protection of groundwater within designated Source Protection Zones (SPZ) as it is used to supply water for human consumption.	SA Objective 14 includes protection of the water environment and sustainable management of water resources
Local Economic Partnership M3 (LEP) Strategy for Growth and Industrial Strategy	http://www.enterprise3.org.uk/	LDD to facilitate and support the LEP objectives	The Strategy for Growth sets out our strategy and action plan for driving prosperity in the Enterprise M3 area. The central objective of the Strategy is the growth of business but it is supported by investments in enterprise support, innovation capacity, skills development, infrastructure and place. Industrial Strategy due to be published 2018 – focuses on five priorities: supporting growth sectors; inward investment and promotion; making places more competitive; skills needs of businesses; innovation and the growth of high productivity SMEs.	SA objective 17-to provide a range of commercial development opportunities to meet the needs of the economy and support and enhance the economies of town and local centres – will contribute towards LEP objectives.
West Surrey Strategic Housing Market Assessment (2015)	http://www.woking2027.info/ldfresearch/shma	The LDD to be informed by assessment.	The assessment provides a snapshot of the profile of local household market and identifies the potential tenure of new homes required to meet both the need for affordable housing and the demand for market housing.	SA objective 1: to provide sufficient housing to meet the needs of all sections of the community in a sustainable manner.
County				
Surrey Waste Plan 2008 (currently being reviewed – new waste plan to be adopted 2019)	http://www.surreycc.gov.uk/environment-housing-and-planning/minerals-and-waste-policies-and-plans/surrey-waste-plan/surrey-waste-plan-adopted-plan	The Surrey Waste Plan forms part of the Development Plan.	Sets out policies for the use of land for the handling, treatment and disposal of waste arising in or brought into the County, including identifying sites. Waste management practices which are consistent with the principles of sustainable development and the waste hierarchy.	SA Objective 13 includes waste management.

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A Rural Statement for Surrey (2016)	https://www.surreycc.gov.uk/_data/assets/pdf_file/0012/82110/SCREF-Surrey-Rural-Statement-final.pdf	LDD to facilitate and support delivery of rural statement vision.	Framework for future action to address challenges and opportunities for rural Surrey, including planning policies and approaches that support locally appropriate rural development to ensure that rural communities and economies are vibrant in the future, while ensuring that the countryside and character of Surrey is protected. The statement identifies the rural population of Woking at 2% of the total population.	No part of Woking Borough can be considered truly rural. The SA Framework, however, includes 'rural' issues including communities (SA Objectives 4 and 5), access to services (SA Objective 5) sustainable economic development (SA Objective 17), and landscape and biodiversity (SA Objectives 10 and 9).
The State of Surrey's Nature (2017)	https://www.surreycc.gov.uk/_data/assets/pdf_file/0005/138353/reducedThe-State-of-Surreys-Nature-report-2017.pdf	LDD to support opportunities for biodiversity conservation in Surrey	Aims to incur no further losses to Surrey's biodiversity but instead seek opportunities for a genuine net gain.	SA Objective 9 includes biodiversity and habitats and species, SA Objective 10 enhancing natural environment.
Natural Capital Investment Plan for Surrey (2018)	https://surreynaturepartnership.files.wordpress.com/2018/03/natural-capital-investment-plan-for-surrey.pdf	LDD to take account of aims and objectives of the Plan.	Companion to previously published Naturally Richer: A Natural Capital Investment Strategy for Surrey, which begins to identify Surrey's natural environment contribution to the local economy, and Natural Capital assessment methodology. The Plan sets out tangible routes to create and maintain healthy natural assets in Surrey over the next 25 years. Key objectives are to gain acceptance of the Natural Capital Approach within Surrey, and create an investment fund.	SA Objective 9 includes biodiversity and habitats and species, SA Objective 10 enhancing natural environment.
Surrey Local Transport Plan 3 (2011-2026)	http://www.surreycc.gov.uk/roads-and-transport/surrey-transport-plan-ltp3	LDD to be in conformity with LTP3.	The Surrey Transport Plan identifies the transport needs of the county and ways to tackle transport problems. The main objectives are for <ul style="list-style-type: none"> • Effective transport • Reliable transport • Safe transport • Sustainable transport 	SA Objective 5 includes accessibility to key services; SA Objective 15 includes sustainable transport.
Surrey Physical Activity Strategy 2015-2020	http://www.activesurrey.com/about-us	LDD to facilitate and support the objectives of the Strategy.	Aims for Surrey to be the most active county in England by 2020. Includes improving community access to, and quality of, facilities for sport, play and recreation; and considering physical activity implications when planning projects and housing developments.	SA Objective 2 includes access to leisure and open space.

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Biodiversity Opportunity Areas (Surrey Nature Partnership, 2015)	https://surreynaturepartnership.files.wordpress.com/2014/11/biodiversity-opportunity-areas_surrey-nature-partnership_20151.pdf	LDD to facilitate delivery of biodiversity enhancements where proposals are within or adjacent to a BOA.	Restore biodiversity to a more sustainable condition. Avoid development that would compromise achieving the overarching purpose and specific objectives of a BOA, but does not preclude all development within a BOA; these are primarily spatial planning tools to focus and realise opportunities, not offer further superfluous constraint (Para 1.3). Ultimate objective is to delivery Biodiversity 2020.	SA Objective 9 includes biodiversity and habitats and species, SA Objective 10 natural environments and SA Objective 11 includes the Code for Sustainable Homes and BREEAM.
Biodiversity and Planning in Surrey (May 2014)	http://www.surreywildlifetrust.org/	LDD to facilitate and support conservation and enhancement of natural environment, including to improve biodiversity.	Guidance to help those involved in planning in Surrey to ensure that development within the county protects and enhances local biodiversity.	SA Objective 9 includes biodiversity and habitats and species, SA Objective 10 natural environments and SA Objective 11 includes the Code for Sustainable Homes and BREEAM.
Surrey Transport Plan :Parking Strategy (April 2011) and Parking Guidance for Developers (2018)	http://www.surreycc.gov.uk/_data/assets/pdf_file/0005/175982/15-STP-Parking-Strategy.pdf	LDD to facilitate and support delivery of the Strategy and to inform SPD.	Manage travel demand through integrated planning. The main objectives are: <ul style="list-style-type: none"> • Reduce congestion caused by parked vehicles • Manage on street parking space to make best use of the space available • Enforce parking regulations fairly and efficiently • Provide appropriate parking where needed New guidance sets out recommended car parking requirements, including for electric vehicle charging points.	SA Objective 15 includes sustainable transport.
Surrey Heath emerging LDDs	www.surreyheath.gov.uk	LDDs to be compatible with SHBC LDDs.	Development objectives for Surrey Heath.	SAR to consider significant issues emerging in SAR of Surrey Heath LDDs.
Elmbridge emerging LDDs	www.elmbridge.gov.uk	LDDs to be compatible with EBC LDDs.	Development objectives for Elmbridge.	SAR to consider significant issues emerging in SAR of Elmbridge LDDs.
Runnymede emerging LDDs	www.runnymede.gov.uk	LDDs to be compatible with RBC LDDs.	Development objectives for Runnymede.	SAR to consider significant issues emerging in SAR of Runnymede LDDs.
Guildford emerging LDDs	www.guildford.gov.uk	LDDs to be compatible with SHBC LDDs	Development objectives for Guildford.	SAR to consider significant issues emerging in SAR of Guildford LDDs.
Housing to Underpin Economic Success (SLGA)	www.surreycc.gov.uk	LDDs to facilitate and support to support sustainable economic growth.	The SLGA key worker strategy seeks to contribute to the debate on key worker housing through establishing a framework for public and private sector organisations to address their own service needs.	SA Objective 1 includes meeting housing need for all.

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Surrey County Council's Adult Social Care policies and commissioning strategies	https://www.surreycc.gov.uk/social-care-and-health/care-and-support-for-adults	LDDs to support delivery.	Improve services for Surrey's vulnerable adults	SA Objective 4 includes social inclusion.
Surrey School Organisation Plan 2018-2027	http://www.surreycc.gov.uk/learning/schools/education-consultations-and-plans/school-organisation-in-surrey-2012-2021	LDD to support delivery.	Forecasts the supply and demand for school places over	SA Objective 16 includes education.
Surrey Design Guide – A Strategic Guide for Quality Built Environments (2002)	http://www.surreycc.gov.uk/_data/assets/pdf_file/0006/171888/Surrey-Design.pdf	LDD to support delivery. Separate SPD to provide further guidance on design.	Emphasises on good design as part of sustainable development, promoting good design through the development control process. <ul style="list-style-type: none"> • attractive and accessible places. • contributes to local distinctiveness • conserve energy and water, maintain biodiversity and reduce waste and pollution. • encourage vibrant and mixed communities where people feel safe. • places for people that are safe and easy to move through and are accessible to all • make best use of the available land 	SA Objective 11 includes sustainable design. Good design is an element of healthy and vibrant communities, SA Objective 2 although this subject is not specifically referenced in the SA Framework.
Travel plans good practice guide	https://www.travelsmart.surrey.info/business-smart/travel-plans/travel-planning-for-new-developments	LDD to be informed by Travel plan guidance	Describes how Surrey County Council (SCC) uses the planning process to secure travel plans to improve and promote sustainable travel. Travel plans aim to improve the quality of life by facilitating development that is socially and economically beneficial and also environmentally sustainable. A recommended structure is supplied along with guidance on appropriate measures for various types of development.	SA objectives 11 to minimise the adverse impacts of emissions from transport; and 15 to improve public transport infrastructure and patronage. Reduce congestion by providing jobs/services close to where people live or where they can access them by public transport.

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Surrey Carers Commissioning and Development Strategy 2016/17 – 2018/19	https://www.surreycc.gov.uk/__data/assets/pdf_file/0005/97853/Carers-Commissioning-and-Development-Strategy-2016-to-2018.pdf	LDD to support improved access to care.	The document outlines how Surrey plans to develop and enhance services for carers.	SA Objective 1 includes access to extra care housing; SA Objective 5 includes access to key services.
Surrey Rail Strategy 2013 (Surrey County Council, Surrey Futures) and Position Statement 2016	http://www.surreycc.gov.uk/environment-housing-and-planning/development-in-surrey/surrey-future/the-surrey-rail-strategy	LDD to support the delivery of the Rail Strategy.	To ensure that the county has the rail infrastructure needed for sustainable economic growth and to identify proposals for improvements that partners in Surrey can plan and deliver. Potential schemes in Woking include Woking Flyover- as part of SW mainline strategy- long term scheme to allow for additional capacity potential; and additional platform 6 A key priority is to improve capacity on the South West Main Line.	SA objective 15 to improve public transport infrastructure and patronage. Reduce congestion by providing jobs/services close to where people live or where they can access them by public transport.
TravelSMART in Surrey	http://www.woking.gov.uk/planning/policy/ldfresearch/travelmart/travelmart	LDD to support the delivery of projects identified in the plan	Travel SMART is a plan to boost Surrey's economy by improving sustainable transport, tackling congestion and reducing carbon emissions Three towns in Surrey have been identified as areas for improvements Guildford, Woking and Reigate and Banstead. In Woking the programme will build on the success of the existing cycling improvements, and improvements in Sheerwater.	SA objective 11 to minimise the adverse impacts of emissions from transport; and 15to improve public transport infrastructure and patronage. Reduce congestion by providing jobs/services close to where people live or where they can access them by public transport.
Surrey Minerals Plan Core Strategy Development Plan Document 2011	http://www.surreycc.gov.uk/__data/assets/pdfs/pdf_file/0004/177259/Adopted-Core-Strategy-Development-Plan-Document.pdf	The LDD should support the delivery of the plan	The purpose of the minerals planning system is to provide a framework for meeting the need for minerals while being prudent in the use of natural resources and provides strategic policies and site specific proposals for the period to 2026.	Objective 12 of the SA Report deals with the efficient use of resources.

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Surrey Minerals Plan Primary Aggregates Development Plan Document 2011	http://www.surreycc.gov.uk/_data/assets/pdf_file/0006/1772/61/Adopted-Primary-Aggregates-Development-Plan-Document.pdf	The LDD should support the delivery of the plan	The document identifies the preferred areas for future primary aggregate extraction for the period 2009-2026.	Objective 12 of the SA Report deals with the efficient use of resources.
Sub-County/Cross-County Boundaries				
Surrey Hills AONB Management Plan 2014-2019	http://www.surreyhills.org/surrey-hills-board/surrey-hills-management-plan/	LDD to facilitate and support delivery of the AONB Management Plan.	The purpose of the AONB designation is to conserve the natural beauty of the landscape. Sets out a vision and management policies addressing issues such as farming, woodland, nature conservation, historic and cultural heritage, recreation and tourism, land use planning, traffic and transport, community development and the local economy.	SA Objectives 2 and 3 include health and well being; SA Objectives 4 and 5 communities, SA Objectives 5, 15, 16 and 17 access to services; SA Objective 17 sustainable economic development; SA Objective 9 includes biodiversity and habitats and species, SA Objective 10 natural environments, cultural heritage and landscape; SA Objective 15 includes transport
River Wey Catchment Abstraction Licensing Strategy 2012	https://www.gov.uk/government/publications/vey-catchment-abstraction-licensing-strategy	LDD to support the objectives of management of abstraction in the River Wey catchment.	Catchment abstraction management strategies set out how water resources will be managed.	SA Objective 3 includes reducing the risk of flooding; SA Objective 9 includes biodiversity; SA Objective 14 includes protection of the water environment and sustainable management of water resources.
Surrey Preliminary Flood Risk Assessment June 2011	http://www.surreycc.gov.uk/_data/assets/pdf_file/0004/1774/30/PFRA.pdf	LDD to support the objectives to help Surrey County Council meet their duties to manage local flood risk	Assess past flooding through a data gathering and mapping exercise; identify and map possible future flooding sites; produce a PFRA report; identify future steps to be taken with respect to the future management of flooding.	SA Objective 3 includes reducing the risk of flooding – ensuring that new development does not increase local flood risk.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Surrey Local Flood Risk Management Strategy 2017-2032	https://www.surreycc.gov.uk/__data/assets/pdf_file/0005/136724/Surrey-Local-Flood-Risk-Management-Strategy-FINAL_v2.pdf	LDD to support the objectives to help Surrey County Council meet their duties to manage local flood risk	Objectives are: Make it easier for risk management authorities to work together; clarify the roles and responsibilities of all stakeholders; provide a clear overview of levels of flood risk throughout the county to enable wider understanding of those risks; consider flooding issues at a catchment level; reflect and action the concerns of residents and businesses; provide a robust approach to the prioritisation of spending on schemes intended to reduce flood risk; highlight how residents and businesses can help manage risk; develop an annual action plan of priority actions based on the principles set out within the strategy; ensure environmental consequences are taken into account in the design and implementation of any proposed flood risk management measures. A key objective is to reduce the risk of flooding to and from development through local planning policy and process.	SA Objective 3 includes reducing the risk of flooding – ensuring that new development does not increase local flood risk.
Thames River Basin District River Basin Management Plan 2015	https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/500548/Thames_RB_D_Part_1_river_basin_management_plan.pdf	LDD to support the objectives to help Surrey County Council meet their duties to manage local flood risk	1. Act as a tool to assist delivery of good ecological status and avoid deterioration 2. Provide a working document to engage partners to achieve actions to improve water environments 3. Classify status of water in the Wey catchment and set out ways to improve confidence in our data	SA Objective 3 includes reducing the risk of flooding – ensuring that new development does not increase local flood risk. SA Objective 9 aims to conserve and enhance biodiversity. SA Objective 14 aims to maintain and improve water quality of the region's rivers.
Surrey County Council Aggregates Recycling Joint Development Plan Document (2013)	http://www.surreycc.gov.uk/?a=520722	Identifies Martyrs Lane as suitable for aggregates and recycling and includes windfall policy to promote the development of aggregates recycling facilities on non-allocated sites.	To aid delivery on vision and aims for Surrey Minerals Plan Core Strategy DPD and Surrey Waste Plan 2008, regarding the development of waste management facilities and efficient exploitation of minerals. It sets out proposals with regard to the provision of aggregates recycling facilities across the country for the period to 2026.	SA Objective 13 aims to achieve sustainable management of waste and reduce its production.
Joint Municipal Waste Management Strategy 'A Plan for Waste Management' (2010)	http://www.surreywastepartnership.org.uk/downloads/JMWMS_final_consultation_draft.pdf	LDD to support objectives to manage resources efficiently to reduce/reuse amount of waste and materials produced.	Aims to use and manage resources efficiently so that by 2026: the amount of waste produced will continue to be reduced or reused; materials reused, recycled or composted will exceed 70%; the environment will be protected and enhanced for future generations.	SA Objective 13 aims to achieve sustainable management of waste and reduce its production.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Surrey Local Strategic Statement 2016-2031	n/a	LDD to support common objectives and priorities of statement.	Vision is for a county of well-functioning, well-connected places and healthy communities. Work together to find solutions to shared challenges to meet the need for homes, support economic prosperity and infrastructure improvements, and maintain and enhance natural and built environments. Objectives include: 1. Supporting economic prosperity 2. Meeting housing needs 3. Delivering infrastructure 4. Supporting environmental sustainability	A range of SA Objectives tally with the vision and objectives of the Statement.
Surrey Infrastructure Study (2017)	https://www.surreyc.gov.uk/environment-housing-and-planning/development-in-surrey/surrey-future/surrey-infrastructure-study	LDD to have regard to infrastructure needs assessment within the study.	An overview of the infrastructure needed to support sustainable growth planned in Surrey to 2031, and associated costs.	SA Objectives 4, 5, 11 and 15 require the timely provision of infrastructure; SA Objective 1 includes meeting the housing needs of the community; Noise is covered by SA Objective 7; SA Objective 5 includes accessibility to key services; SA Objective 15 includes sustainable transport; SA Objective 8 includes contaminated land.
Local				
Woking Core Strategy October 2012	http://www.woking2027.info/corestrategy/adoptedcorestrategy	The LDD to be in line with and expand on policies set out in the Core Strategy	The Core Strategy sets out strategic planning policies within the borough.	Various policies all incorporated into the SA Framework
Woking Development Management Policies DPD (October 2016)	http://www.woking2027.info/management/dmpadp	The LDD to be in line with and expand on policies set out in the DPD. Key requirements of site allocations to take DPD policies into account.	Seeks to deliver the requirements of the Core Strategy – objectives and requirements contained therein. Provides detailed policies to help determine day to day planning applications.	Various policies all incorporated into the SA Framework – each Development Management policy seeks to deliver and/or clarify in detail a Core Strategy policy.
Hook Heath Neighbourhood Plan (2015)	http://www.woking2027.info/neighbourhoodplanning	The LDD to be in line with policies set out in the Plan. Key requirements for allocated sites to take account of relevant policies.	Ensure that new developments, extensions and modifications complement or enhance the existing character and appearance of Hook Heath. Retain and enhance open spaces in the Area. Improve local infrastructure in the Area.	The SA Framework includes objectives which will help meet the objectives and vision of the Neighbourhood Plan. SA Framework will identify any conflicts with policies, and put forward possible mitigation measures.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Pyrford Neighbourhood Plan (2017)	http://www.woking2027.info/neighbourhoodplanning	The LDD to be in line with policies set out in the Plan. Key requirements for allocated sites to take account of relevant policies.	To provide guidelines for future plans and development. Development proposals must respect the landscape character of the Area.	The SA Framework includes objectives which will help meet the objectives and vision of the Neighbourhood Plan. SA Framework will identify any conflicts with policies, and put forward possible mitigation measures.
West Byfleet Neighbourhood Plan (2016)	http://www.woking2027.info/neighbourhoodplanning	The LDD to be in line with policies set out in the Plan once adopted (given limited weight until adoption).	To provide guidelines for future plans and development. Policies to deliver various objectives around enhancing the built environment, commercial environment, infrastructure, open spaces and social and community facilities.	The SA Framework includes objectives which will help meet the objectives and vision of the Neighbourhood Plan. SA Framework will identify any conflicts with policies, and put forward possible mitigation measures.
Sustainable Community Strategy for Woking Borough	http://www.woking.gov.uk/community/strategy	The LDD to facilitate and support delivery of the Sustainable Community Strategy for Woking.	Through the Woking Partnership, the Sustainable Community Strategy builds on the Surrey Sustainable Community Strategy and set out a future for the Borough based on the local community's aspirations and vision.	The SA Framework includes the five themes.
Woking Borough Council Local Agenda 21	http://www.woking.gov.uk/environment/climate/canyoudo/la21	The LDD can work alongside the Sustainable Community Strategy to deliver the aims of the Local Agenda 21 Action Plan.	The eleven aims of the Local Agenda 21 Action Plan: a strong sense of community; a healthy environment; a variety of local businesses, and reduced need to travel for work; adequate, well designed housing for all; community facilities for all ages; equal access to jobs, services and leisure; access to information and decision making for all; people to feel secure from crime and persecution; choice of transport; efficient use of resources; a valued and protected natural environment.	The eleven aims of the Local Agenda 21 Action Plan are all incorporated within the SA Framework.
Town Square Usage Policy 2003	http://www.woking.gov.uk/council/strategies/townsquareusage	LDD to incorporate objectives. Further guidance for a Town Centre will be contained in Design SPD.	Describes the role and function of the Town Square and the objectives for its use together with the expected codes of conduct. The LDD can play a role in delivering the objective of seeking to improve the character and image of the area through development management policies.	SA Objective 5 includes vibrant communities with good access to key services; SA Objective 10 includes enhancement of the built and natural environment.
Outlook, Amenities, Privacy and Daylight Supplementary Planning Document 2008 (SPD)	http://www.woking.gov.uk/planning/policy/ldf/outlookandprivacy	LDD to incorporate the objectives and criteria of the SPD.	The SPD explains how to achieve suitable outlook, amenity, privacy and daylight in new residential developments and house extensions, whilst safeguarding those attributes of adjoining residential areas.	The SA Framework includes amenity issues.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Woking Air Quality Assessment Report 2013, and Annual Status Reports	http://www.woking.gov.uk/planning/envhealth/service/control/airquality	LDD to help improve air quality in the borough.	Assesses air pollutants levels within the borough.	SA objective 2 to improve the health and wellbeing of the community; 7 to ensure that air quality continues to be improved; 11 to reduce the causes of climate change and prepare for its impact;
Woking Borough Council Housing Strategy 2011-2016	http://www.woking.gov.uk/housing/policies/strategies/hstrategy11-16/housingstrategy2011-2016pdf	The LDD to support the provision of quality housing for all.	Borough residents to have access to a decent home suitable for their needs at a price they can afford within a sustainable community. The strategy outlines the Council's plans and priorities over the next five years, and focuses on delivering four key housing objectives in the Borough: <ul style="list-style-type: none"> • providing well-designed, quality homes that are affordable and suit people's needs; • preventing homelessness and providing help to people in housing need; • helping people to achieve independence and choice; • making better use of all existing housing 	SA Objective 1 includes meeting the housing needs of the community.
Woking Borough Council Private Sector Housing Renewal Policy 2003	http://www.woking.gov.uk/council/strategies/privatesecrenewal	The LDD to support the provision of quality housing for all.	Long-term improvement to the private sector stock within the Borough and will form the basis of a comprehensive Private Sector Housing Strategy. The policy assists continued improvement to Private Sector housing to assist regeneration and environmental sustainability in the Borough.	SA Objective 1 includes meeting the housing needs of the community.
Woking Borough Council Empty Homes Plan 2015-2018	http://www.woking.gov.uk/council/strategies/emptyhomestrat	The LDD to support the use of empty homes.	Provides a framework within which the Council can work with other organisations and private individuals to bring empty homes back into use to meet an identified housing need.	SA Objective 1 includes meeting the housing needs of the community.
Woking Borough Council Cultural Strategy 2004 and Action Plan 2004	http://www.woking.gov.uk/leisuretourism/strategies/culturalstrategy	Offers direction for the LDD in terms of the priorities for enriching cultural life.	The Strategy identifies the priorities for enriching the cultural life of the Borough for the benefit of the whole community. The Action plan sets out what WBC will do to respond to the priorities of enriching the cultural life of the Borough for the benefit of the whole community; encouraging social inclusion; promoting healthy lifestyles; enabling lifelong learning and stimulating economic vitality.	SA Objective 2 includes promoting healthy lifestyles; SA Objective 4 social inclusion; SA Objective 5 includes vibrant communities with good access to key services; SA Objective 10 includes enhancing cultural assets, enhancing social inclusion; SA Objective 16 includes education, skills and economic vitality.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Safer Woking Partnership - Partnership Plan 2017-2020	http://www.woking.gov.uk/community/safety/priorities/SWP_Partnership_Plan_2013-16	Offers direction for the LDD in terms of policies and criteria to deliver safe communities.	The Safer Woking Partnership has the following aims: Promote crime prevention to maintain the low levels of crime and disorder. Promoting reassurance - to involve the public and work with all communities to reduce the fear of crime and provide people with a sense of safety and reassurance.	SA Objective 4 includes safe communities.
Woking 2050: A Vision for a Sustainable Borough	https://www.woking.gov.uk/environment/climatechange/Greeninitiatives/woking20502	LDD to take into account	Woking 2050 provides an overarching vision to coordinate Council efforts to create a sustainable Borough by reducing impacts on the environment. It is a follow-up Strategy to the Council's Climate Change Strategy (2008-2013). The Strategy puts forward various themes, and each theme has bespoke targets and objectives.	SA Objective 11 includes addressing the causes and consequences of climate change.
Climate Neutral Development Good Practice Guide 2004	http://www.woking.gov.uk/environment/climatechangestrategy	LDD to incorporate the guidance.	Good practice guidance with key themes to balance location and transport; site layout and building design; energy; sustainable drainage systems and water conservation/ recycling.	The SA Framework includes the five themes of the Climate Neutral Development Good Practice Guide.
Woking Borough Council Waste Management Strategy 2002	http://www.woking.gov.uk/council/strategies/wastemngtstrategy	LDD to support delivery of the waste strategy and will also be informed by the Surrey Waste Plan, 2008.	The strategy aims to tackle Woking's waste in an integrated and environmentally beneficial way. Promote the prevention and minimisation of waste; maximise recycling and anaerobic composting of organic waste; avoidance of landfill; and contribute to the reductions of CO ₂ equivalent emissions. The Waste Management Strategy sets out the Council's plans for achieving 'Zero Waste' and significant reductions in CO ₂ emissions.	SA Objective 13 includes waste management.
Contaminated Land Inspection Strategy, 2001	http://www.woking.gov.uk/council/envhealthservice/control/contam	LDD to be informed by the findings of the Investigation of Contaminated Land.	Identify unacceptable risks to human health, to controlled waters and to protect designated ecosystems. Prevent damage to property and any further contamination of land. Encourage voluntary remediation of contaminated land and re-use of Brownfield land.	SA Objective 8 includes contaminated land.
Race Equalities Scheme	http://www.woking.gov.uk/community/edsi/eqdiv/race/resf	LDD to support the commitment to promoting race equality.	Eliminate unlawful racial discrimination; promote equal opportunities; promote good relations between people from different racial groups.	SA Objective 4 includes social inclusion; 16 seeks education for all.
Being Equal Statement	http://www.woking.gov.uk/community/edsi/eqdiv/bevdp	LDD to support meeting the needs of everyone in the Borough.	A common policy framework to address the needs of socially excluded groups and developing coordinated equality plans and monitoring systems for both employment practices and service delivery.	SA Objective 4 includes social inclusion; 16 seeks education for all.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Social Inclusion Strategy 2004 and Action Plan	http://www.woking.gov.uk/wbc/eqdiv	Offers direction for the LDD in terms of priorities to improve social inclusion	Significantly reduce the incidence of social exclusion in the borough and continue to reduce the gap between the most disadvantaged and least disadvantaged areas as measured by the indices of deprivation. Priorities identified: improve income, employment, education and health in the Maybury and Sheerwater ward; children under the age of ten in this area and in Knaphill and Byfleet; a cohesive community; the needs of over 60s, those with limiting long term illness, and those with no qualifications.	SA Objective 4 includes social inclusion; 16 seeks education for all.
Communications Strategy 2004 (Principles of Consultation)	http://www.woking.gov.uk/council/housing/stcoptions/communications	LDD to meet the provisions of SCI (see below)	Good practice document for consultation and engagement exercises	Incorporated into Statement of Community Involvement (see below)
Statement of Community Involvement 2015 (SCI)	http://www.woking.gov.uk/planning/policy/ldf/sci/sciadopted	LDD to meet the provisions of the SCI.	The SCI sets out how and when the Council will involve the community and other interested people and organisations ('stakeholders') in the preparation of its planning policy documents, and also in the consideration of planning applications.	Consultation on the Scoping Report. Consultation on Sustainability Appraisal Report incorporating an Environmental Report, to support submission DPDs.
Parking Management Plan February 2005	http://www.woking.gov.uk/council/strategies/parkingmngtplan05	The LDD to adhere to Parking Standards SPD (see below)	The Parking Management Plan details the Council's aims, in partnership with Surrey County Council, for the supply, management, enforcement and development of parking provision in the Borough. These objectives are integrated into the LDF through the Parking Standards SPD (see below). The Parking Management Plan is part of the strategy to reduce the need to travel and support public transport alongside improvement in public transport and infrastructure for cycling and walking.	SA Objective 15 includes sustainable transport.
Parking Standards Supplementary Planning Document 2018 (SPD)	http://www.woking.gov.uk/council/planning/ldf/corestrategy/parking	The LDD to adhere to and further the aims of the parking standards. The LDF to include policies to ensure the standards are applied to new development.	The parking standards have been developed to be consistent with national and regional policies and are minimum standards. Maximum standards are set for non-residential parking.	SA Objective 15 includes sustainable transport.
Public Art Strategy 2007	http://www.woking.gov.uk/planning/policy/ldfresearch/pas	Offers direction for the LDD in terms of priorities for public arts. May be taken forward in tandem with the Streets and Spaces Strategy.	Guidance and direction on the opportunities for future investment and commissioning of public art in the borough with a focus on the town centre. Recognises the role of public art in cultural, economic, social and community regeneration by government and other agencies.	SA Objective 10 includes enhancement of cultural assets.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Natural Biodiversity and Green Infrastructure Study (2016)	https://www.woking.gov.uk/environment/greeninf/naturalwoking	Offers direction for the LDD in terms of policies and criteria to protect existing and deliver new green spaces to meet existing and future demand, as well as to conserve and enhance biodiversity in the borough.	Restore and expand habitats for priority species; build publicly accessible, ecologically sensitive, strategic network of open spaces, green waterways especially to and from urban centres; adapt and increase biodiversity and green space in the borough; protect natural resources, adapt to changes in climate and population, ensure appropriate estate management and support new development; make opportunities for multifunctional use of places; promote awareness; protect and strengthen resilience of green infrastructure.	SA objective 9 to conserve and enhance biodiversity; 10 to protect/enhance the natural, environment and landscape.
Character Study 2010	http://www.woking.gov.uk/planning/policy/ldfresearch/charcs	The LDD to be informed by this study and consider the special character of the borough's built up areas	The Character Study contains an overview of Woking Borough, and identifies 30 different character Areas across the Borough.	SA objectives 2 and 5 seek to create and sustain healthy communities; 10 to protect/enhance historical environment and cultural assets;
Surrey Landscape Character Assessment – Woking Borough (2015)	https://www.surreyc.gov.uk/environment-housing-and-planning/countryside/countryside-strategies-action-plans-and-guidance/landscape-character-assessment	Forms part of the evidence base from which development plans and policies can be derived, with particular reference to the conservation, enhancement or restoration of the landscape.	Ensure any new development is sensitively sited and designed to conserve the valuable landscape attributes of the Borough.	SA objectives 2 and 5 seek to create and sustain healthy communities; 10 to protect/enhance historical environment and cultural assets;
Strategic Flood Risk Assessment 2015	http://www.woking.gov.uk/planning/policy/ldfresearch/sfra	The LDD to be informed by the findings in the assessment.	The objective is to ensure sequential allocation of land that reduces the exposure of new development to flooding and reduce the reliance on long-term maintenance of built flood defences. Within areas at risk from flooding, it is expected that development proposals will contribute to a reduction in the magnitude of the flood risk.	SA objective 3 to reduce the risk of flooding;
Habitats Regulation Assessment (of Core Strategy/Development Management Policies DPD)	http://www.woking.gov.uk/planning/policy/ldfresearch/hra	The LDD to comply with Habitats regulation.	The Habitat Regulations requires local authorities to undertake an assessment of land use plans to ensure the protection of the integrity of sites designated as Special Protection Areas (SPA) and Special Areas of Conservation (SAC). The Thames Basin Heaths Special Protection Area is located within the borough	SA objective 9 to conserve and enhance biodiversity; 10 to protect/enhance the natural, environment and landscape

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Employment Land Review 2010 and Topic Paper 2015	http://www.woking.gov.uk/planning/policy/ldfresearch/emprese	The LDD to be informed by this study and consider future employment needs.	The study assesses the existing and potential employment floorspace for the borough.	SA objective 16 to maintain high levels of employment, 17 to provide a range of commercial development opportunities to meet the needs of the economy and support and enhance the economies of town and local centres.
Town, District and Local Centres Study 2009.	http://www.woking.gov.uk/planning/policy/ldfresearch/tdlcstudy	The LDD to be informed by the findings of the study	The study assesses existing and future potential retail floorspace for the borough's Town, District and Local Centres.	SA objective 16 to maintain high levels of employment, 17 to provide a range of commercial development opportunities to meet the needs of the economy and support and enhance the economies of town and local centres.
Annual Monitoring Report 2016-2017	http://www.woking.gov.uk/planning/policy/ldf/amr	The LDD to be informed by the report	Monitors the progress made on the preparation and implementation of the Local Development Documents	The data was used to inform the revised SA Scoping Report.
Woking Economic Development Strategy 2017-2022	http://www.woking.gov.uk/council/strategies/ecdevstrategy	The LDD to support the delivery of the objectives in the strategy.	The Strategy sets out Woking's vision as Surrey's economic hub. The key priorities are: <ul style="list-style-type: none"> • improving the quality of the built and natural environment • business engagement and retention • attracting inward investment • helping to remove barriers to economic growth e.g. through improved connectivity and infrastructure • developing a skilled and productive workforce 	SA objective 16 to maintain high levels of employment, 17 to provide a range of commercial development opportunities to meet the needs of the economy and support and enhance the economies of town and local centres.
Housing Land Supply Position Statement 2016	http://www.woking.gov.uk/planning/policy/ldfresearch/hlsps/hlsps2013	The LDD to support meeting the housing needs of people in the borough	The statement sets out the housing land supply position for Woking Borough for the five-year period 2016/17 – 2020/21. It also provides information on the Borough's land supply for Gypsy and Traveller, and Travelling Showpeople, communities	SA objective 1: to provide sufficient housing to meet the needs of all sections of the community in a sustainable manner.
West Surrey Strategic Housing Market Assessment 2015	http://www.woking.gov.uk/planning/policy/ldfresearch/shma	The LDD to be informed by assessment.	The assessment provides a snapshot of the profile of local household market and identifies the potential tenure of new homes required to meet both the need for affordable housing and the demand for market housing.	SA objective 1: to provide sufficient housing to meet the needs of all sections of the community in a sustainable manner.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Strategic Housing Land Availability Assessment 2009,2010,2011, 2014, 2017	http://www.woking.gov.uk/planning/policy/ldfresearch/shlaa	The LDD to be informed by the assessment	The study identifies specific deliverable and developable sites, to demonstrate how the level of housing supply set out in the adopted Core Strategy is to be achieved.	SA objective 1: to provide sufficient housing to meet the needs of all sections of the community in a sustainable manner.
Gypsy and Traveller Accommodation Assessment 2007, 2013	http://www.woking.gov.uk/planning/policy/ldfresearch/taa	The LDD to be informed by the assessment	This includes provision of sufficient suitable sites for Gypsies, Travellers and Travelling Showpeople.	SA objective 1: to provide sufficient housing to meet the needs of all sections of the community in a sustainable manner.
Economic Viability Assessment 2010	http://www.woking.gov.uk/planning/policy/ldfresearch/taa	The LDD to be informed by the assessment	The assessment provides detailed information about the viability of affordable housing.	SA objective 1: to provide sufficient housing to meet the needs of all sections of the community in a sustainable manner.
Infrastructure Delivery Plan 2011 (and draft IDP 2017)	http://www.woking.gov.uk/planning/policy/ldfresearch/infrastructure	The LDD to be informed by the plan	The plan provides information on the likely impact of the growth identified in the Core Strategy and sets out the mechanisms to ensure that additional infrastructure necessary to support the growth.	SA Objectives 4, 5, 11 and 15 require the timely provision of infrastructure; SA Objective 1 includes meeting the housing needs of the community; Noise is covered by SA Objective 7; SA Objective 5 includes accessibility to key services; SA Objective 15 includes sustainable transport; SA Objective 8 includes contaminated land.
Infrastructure Delivery Requirements Schedule 2012 (and draft update 2017)	http://www.woking.gov.uk/planning/policy/ldfresearch/infrastructure/infrasched	The LDD to be informed by the schedule	The schedule supplements the IDP, and categorises infrastructure items in order of priority	SA Objectives 4, 5, 11 and 15 require the timely provision of infrastructure; SA Objective 1 includes meeting the housing needs of the community; Noise is covered by SA Objective 7; SA Objective 5 includes accessibility to key services; SA Objective 15 includes sustainable transport; SA Objective 8 includes contaminated land.
Social and community facilities audit	http://www.woking.gov.uk/planning/policy/ldfresearch/commfac	The LDD to be informed by the audit by considering information in the IDP	The Audit presents comprehensive information about the provision of community facilities in Woking Borough	SA objective 2 improves the health and wellbeing of the community; 5 to improve access to services and facilities; 15 to provide jobs/services close to where people live or where they can access them by public transport

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Community Infrastructure Levy Charging Schedule and Regulation 123 List (2015)	http://www.woking.gov.uk/planning/policy/ldf/cil	Payments received from the charges will help to deliver sustainable growth through adequate provision of infrastructure in the borough	The CIL is a levy charged per square metre net additional increase of floorspace on most buildings that people normally use. The levy's rates are based on evidence of the infrastructure needed in the borough, where viability has been assessed.	SA Objectives 4, 5, 11 and 15 require the timely provision of infrastructure; SA Objective 1 includes meeting the housing needs of the community; Noise is covered by SA Objective 7; SA Objective 5 includes accessibility to key services; SA Objective 15 includes sustainable transport; SA Objective 8 includes contaminated land.
Transport Assessment 2010 (produced by Surrey County Council), and addendum report: Green Belt Boundary Review Sensitivity Test (2015)	http://www.woking.gov.uk/planning/policy/ldfresearch/Woktr anspassess	The LDD to be informed by the assessment	A Transport Assessment for Woking was undertaken to consider the impacts of future development in the borough. To assist with decision making regarding recommendations made in the Green Belt Boundary Review, SCC were then commissioned to undertake further transport modelling to analyse traffic impacts of releasing/safeguarding green belt sites.	SA objective 11 to minimise the adverse impacts of emissions from transport; and 15 to improve public transport infrastructure and patronage. Reduce congestion by providing jobs/services close to where people live or where they can access them by public transport.
Transport and Accessibility Topic Paper 2011 (Woking Borough Council)	http://www.woking.gov.uk/planning/policy/ldfresearch/taatp	The LDD to be informed by the paper	The paper sets out the contextual framework for the Borough in relation to transport and accessibility issues, and seeks to aid understanding of the key transport and accessibility issues and challenges which will need to be addressed through the LDD.	SA objective 11 to minimise the adverse impacts of emissions from transport; and 15 to improve public transport infrastructure and patronage. Reduce congestion by providing jobs/services close to where people live or where they can access them by public transport.
Cumulative Assessment of Future Development Impacts on the Highway Network (produced by Surrey County Council)	http://www.woking.gov.uk/planning/policy/ldfresearch/scip2	The LDD to be informed by the study	The study considers the cumulative impacts of all known future development within Surrey, as well as large developments located externally to the County, with respect to highway capacity. It acts as a starting point for identifying locations which may either require additional infrastructure provision for transport services or further study to identify appropriate mitigation measures.	SA objective 11 to minimise the adverse impacts of emissions from transport; and 15 to improve public transport infrastructure and patronage. Reduce congestion by providing jobs/services close to where people live or where they can access them by public transport.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Woking Borough Local Transport Strategy and Forward Programme (produced by Surrey County Council)	http://new.surreycc.gov.uk/roads-and-transport/surrey-transport-plan-ltp3/surrey-transport-plan-consultations-on-the-plan/local-transport-strategies-and-forward-programmes	The LDD to be informed by the strategy	The Strategy has been produced to deliver the vision and objectives of Surrey County Council Local Transport Plan LTP3 (see above). Objectives include effective transport; reliable transport; safe transport; sustainable transport. The Strategy sets out three detailed objectives for the Borough, including encouraging economic development and regeneration through improved accessibility; encouraging more sustainable travel on foot, bicycle and public transport; and managing congestion through Woking town centre and at other identified congestion hot spots.	SA Objective 5 includes improving accessibility to key services; SA Objective 11 to minimise the adverse impacts of emissions from transport; and 15 to improve public transport infrastructure and patronage. Reduce congestion by providing jobs/services close to where people live or where they can access them by public transport.
Woking Town Centre Microsimulation Model	http://www.woking2027.info/ldfresearch/wtcassessment	The LDD to be informed by the findings.	Developed to understand the potential cumulative impact of multiple proposed developments within the town centre.	SA objective 11 to minimise the adverse impacts of emissions from transport; and 15 to improve public transport infrastructure and patronage. Reduce congestion by providing jobs/services close to where people live or where they can access them by public transport.
A320 Corridor Study: Feasibility Study Final Report (April 2018)	www.woking2027.info	The LDD to be informed by the findings	The study recommends measures to mitigate the impact of proposed development on the A320 corridor; and thus better accommodate growth.	SA Objectives 4, 5, 11 and 15 require the timely provision of infrastructure; SA Objective 15 includes sustainable transport.
Population Topic Paper 2010	http://www.woking.gov.uk/planning/policy/ldfresearch/Poptp	The LDD to be informed by the paper by considering information in the IDP	This paper outlines the current Borough population profile, household structure, employment population and school numbers and examines how they are projected to change between now and 2027.	SA Objectives 4, 5, 11 and 15 require the timely provision of infrastructure; SA Objective 1 includes meeting the housing needs of the community; Noise is covered by SA Objective 7;; SA Objective 5 includes accessibility to key services; SA Objective 15 includes sustainable transport; SA Objective 8 includes contaminated land.
Equalities Impact Assessment 2011	http://www.woking.gov.uk/planning/policy/ldfresearch/wokinggovukplanningeia	Supplements the LDD	The Equalities Impact Assessment sets out how any community groups may be affected by the Core Strategy for Woking Borough	SA objective 4 to encourage reduction in social exclusion.

Other Plan/ Programme	Source	Relationship to LDD	Objectives and requirements (include reference to paragraph/target/policy)	How requirements may be addressed through SA
Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015	http://www.woking.gov.uk/planning/policy/ldf/tbhspa/spastrategy2010	The LDD will be informed by the strategy	Provides guidance for the mitigation of the impacts of residential development on the Thames Basin Heaths SPA.	SA objective 1 to provide sufficient housing to meet the needs of sections of the community in a sustainable manner and 9. to conserve and enhance biodiversity.
Playing Pitch and Outdoor Facilities Study 2017-2027 and Action Plan 2017	http://www.woking2027.info/ldfresearch/playpitch2017/playpitchstrat2017	The LDD will be informed by the strategy and action plan.	Offers direction for LDDs in terms of policies and criteria to protect existing and deliver new green spaces to meet existing and future demand for sports of football, cricket, rugby, hockey, tennis and bowls. Strategy, policy and allocations to facilitate protection and provision of leisure and recreation facilities. Analysis of the current level and quality of pitch provision within the borough. Identification of demand and of how facilities for pitch sports can be improved.	SA Objective 2 includes access to leisure and open space
Affordable Housing Delivery SPD 2014	http://www.woking2027.info/supplementary/www.woking2027infoaffordablehousingdeliveryspd	The LDD to support delivery of affordable housing target.	Provides guidance and information on the Council's approach to securing affordable housing through the planning process, including when and how much affordable housing is required.	SA objective 1 to provide sufficient housing to meet the needs of sections of the community in a sustainable manner.

APPENDIX 2: SCHEDULE OF BASELINE INFORMATION ON WOKING BOROUGH

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price					
(a) Housing completions compared to Woking Core Strategy (2012)	2006-07: 431 2007-08: 295 2008-09: 362 2009-10: 263 2010-11: 146 2011-12: 175 2012-13: 273 2013-14: 370 2014-15: 66 2015-16: 360 2016-17: 399 2017-18: 347		292 dwellings per annum; 4,964 dwellings from 2010 – 2027	The Council has historically delivered housing at an average rate broadly in line with its Core Strategy annual requirement of 292 dwellings per annum. The only exceptions have been reduced returns in 2010/11-2012/13 due to the economic recession and in 2014/15 whilst construction on a number of large development sites was yet to be reflected in recorded completions. According to the Five Year Housing Land Supply (April 2016), the Borough has total housing land supply to enable delivery of 2530 net additional dwellings to 2020/21 – a surplus of 816 net additional dwellings against the requirement over that period and an overall supply of 7.7years. For medium-long term, further sites will need to be identified e.g. in Green Belt.	WBC Planning Services Woking Five Year Housing Land Supply Statement Target: Woking Core Strategy (2012) Policy CS10 NB. South East Plan abolished March 2013

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(b) Affordable housing provision	2006-07: 39 (9%) 2007-08: 29 (10%) 2008-09: 45 (12%) 2009-10: 21 (8%) 2010-11: 35 (24%) 2011-12: 22 (13%) 2012-13: 16 (6%) 2013-14: 15 (4%) 2014-15: 5 (8%) 2015-16: 102 (28%) 2016-17: 166 (42%) 2017-18: 33 (10%)		Overall target is 35% of all new homes from 2010 to 2027	Decreasing trend. Whilst the affordable housing target is not being met, contributions have been negotiated and received for off site provision. It is anticipated these funds will help deliver affordable housing. An Affordable Housing Delivery SPD has been prepared which will help secure a range of affordable housing over the plan period.	WBC Housing and Planning Services Target: Woking Core Strategy (2012) Policy CS12
(c) Number of households on the housing register	2006: 2,203 2007: 3244 2008: 3005 2009: 2041 2010: 2138 2011: 2337 2012: 2095 2016: 959 2017: 1436 No. on register requiring sheltered or supported housing 2017: 129 (2016 figure: 134)		The data provides an indication of unmet demand for housing. There is no specific target. See 'Affordable housing provision' targets above.	Number of housing applications had fallen from the 2007 peak as the re-registration process has been through several complete cycles. The economic downturn saw a steady increase in the number of households on the register, but 2012 saw a small decline. Demand for housing on the register vastly outweighs supply. Of the 1436 on the Housing Register, 129 require sheltered or supported housing. More details are in Woking Housing Strategy 2011-2016.	WBC Housing Services Target: The Woking Housing Strategy 2011-2016 seeks to provide affordable homes and reduce homelessness, but there are no specific targets.

SA Indicators	Woking Quantified Data					Comparator	Targets	Trends/Issues/Constraints	Source
(d) Number of unfit homes	Local Authority Housing Statistics Data 2017-2018: Proportion of LA dwellings which were non-decent: 0.8%					National average for proportion of LA homes which were non-decent: 5%	Gain Decent Homes Standard for all social housing; Improve property condition and management standards in private rented sector and HMOs; Increase private sector properties meeting Decent Homes Standard; Reduce Empty Homes and Under-occupation	<p>Surveys show that there is a need to improve housing conditions across all tenures in the Borough; but that the number of non-decent Council homes is below the national average, and decreasing</p> <p>There are 761 Houses in Multiple Occupation (HMO) dwellings in Woking, over 50% of which are older dwellings. Around a fifth are categorised as 'inadequately or poorly managed' and a third have no fire detection system at all.</p> <p>Levels of homelessness remain consistently low in Woking</p>	<p>Private Sector Housing Stock Survey 2009</p> <p>Woking Housing Strategy 2011-2016</p> <p>Green Book, WBC</p> <p>Local authority housing statistics data – stock of non-decent homes, MHCLG</p> <p>Target: Woking Housing Strategy 2011-2016</p>
(e) Proportion of new dwellings by size and type	Yr	1bd	2bd	3bd	4+		Dwelling sizes to reflect local need and demand: 10% 1 bed 30% 2 bed 40% 3 bed 20% 4+ bed	The SHMA (2015) identifies a need and demand for 2 and 3 bedroom properties. Core Strategy policies CS5 and CS11 discourage the loss of 2+ bedroom family dwellings. In the last monitoring period (2017/18) 71% of net additional dwellings were 2+ bedroom dwellings. Since 2014/15, the proportion of family homes has remained relatively high. Smaller dwellings, such as 1 and 2 bedroom flats, are expected to continue to be delivered in the Town Centre.	<p>WBC Housing Services</p> <p>West Surrey Strategic Housing Market Assessment 2015</p> <p>Annual Monitoring Report</p> <p>Target: Woking Core Strategy (2012) Policy CS11</p>
	14-	18.2	34.8	27.2	19.8				
	15-	11.4	34.7	29.7	24.2				
	16-	30%	23	29	17.8				

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(f) Average house price	<p>Average house prices in Woking:</p> <p>March 2016: £394,820 March 2017: £406,691 March 2018: £404,650</p>	<p>Surrey:</p> <p>2016: 426,765 2017: 433,081 2018: 444,381</p>	<p>The data provides an indication of affordability but there is no specific target.</p>	<p>Woking is showing a slowdown in annual growth of average house prices, with a 0.5% decrease between 2017 and 2018. However, housing remains very expensive in Woking and prices have bounced back from the economic downturn. Despite the high prices, Woking remains the second most affordable borough in Surrey.</p>	<p>UK House Price Index England (HM Land Registry). Accessed June 2018.</p>
(g) Average market rent (median)	<p>Suggested new indicator:</p> <p>December 2013: 1 bed: £823 pcm 2 bed: £1,100 pcm 3 bed: £1,385 pcm 4 bed: £2,225 pcm July 2018: 1 bed: £897 pcm 2 bed: £1,200 pcm 3 bed: £1,452 pcm 4 bed: £2,500 pcm Overall median: £1200 pcm</p>	<p>Guildford Dec 2013: 1 bed: £850pcm 2 bed: £1,200pcm 3 bed: £1,352pcm 4 bed: £1,680pcm July 2018: 1 bed: £1,001pcm 2 bed: £1,385pcm 3 bed: £1,694pcm 4 bed: £2,448pcm</p>	<p>No target.</p>	<p>An increasing trend, but growth in private rental prices across Great Britain has slowed since the end of 2015. A median average, rather than a mean average has been taken because there is a large range of asking rents on the private market, depending on location and property type.</p>	<p>Median market rents taken from www.home.co.uk; (accessed Jan14 and Jul18)</p>

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(h) Provision of accommodation for gypsies, travellers and travelling showpeople	<p>Current pitch provision 24 pitches across Woking (2 temporary) No pitches for Travelling Showpeople</p> <p>Core Strategy projection Additional 10 pitches needed between 2006 and 2016</p>		Interim targets (to be finalised): 19 pitches between 2012 and 2027. A further 11 pitches between 2027 and 2040.	Evidence of need has been collated in the Traveller Accommodation Assessment (2013). More pitches will be required due to overcrowding, household formation, and unsuitable accommodation. The Council is confident that the national requirement to identify a five year rolling supply of Traveller sites will be met.	<p>Woking Core Strategy (2012)</p> <p>Traveller Accommodation Assessment (2013)</p> <p>Target: Woking Core Strategy (2012) Policy CS14, Traveller Accommodation Assessment (2013)</p>
i) 5-year housing land supply	<p>Suggested new indicator. At 1 April 2016: the Borough has a total housing land supply to enable the delivery of 2,530 net additional dwellings. This represents a surplus of 816 net additional dwellings against the requirement, and an overall supply of 7.7 years.</p>		Core Strategy requirement (including 5% buffer) of 1533 net additional dwellings between 2016/17-2020/21.	The Borough has a sufficient 5-year housing land supply.	<p>Five Year Housing Land Supply Position Statement, 2016</p> <p>Target: Woking Core Strategy (2012)</p>

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(j) No. specialist units delivered for older people	Suggested new indicator. 2012-13: 46 net additional private sheltered dwellings 2016-17: 10 new units of accommodation for older people		No specific target.	Trends to be determined in future Annual Monitoring Reports post Core Strategy adoption.	WBC Planning Services
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health					
(a) Proportion of people who describe their health as good	% of population who describe their health as good 2001: 74.4% 2011: 86.3%	South East: 2001: 71.5%; 2011: 83.6% England: 2001: 68.8% 2011: 81.4%	No specific target.	The proportion of people describing their health as good has increased since 2001. Census data indicates that Woking performs well compared to both regional and national figures.	National Statistics, Census 2001 and 2011
(b) Proportion of people who describe their health as not good	2001: 5.9% 2011: 3.4%	South East: 2001: 7.1% 2011: 4.4% England: 2001: 9.0% 2011: 5.5%	No specific target.	The proportion of people describing their health as not good has decreased since 2001. Census data indicates that Woking performs well compared to both regional and national figures.	National Statistics, Census 2001 and 2011

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(c) Proportion of people with a limiting long-term illness	2001: 13% 2011: 13%	South East: 2001: 15.5% England: 17.9% 2011: South East: 15.7% England: 17.6%	No specific target.	The proportion of people with a limiting long-term illness has remained constant. Census data indicates that Woking performs well compared to both regional and national figures.	National Statistics, Census 2001 and 2011
(d) Life expectancy	2001: Males: 77.7 Females: 82.1 2011: Males: 79.3 (+1.6) Females: 84.0 (+1.9)	South East: 2001: M: 77.2, F: 81.5 2011: M: 79.4, F: 83.3 England: 2001: M: 75.9, F: 80.6 2011: M: 78.3, F: 82.3	No specific target.	Increasing life expectancy. Census data indicates that Woking Borough is a relatively healthy place to live. Woking has similar life expectancy to regional performance, and slightly better than national performance.	National Statistics, Census 2001 and 2011
(e) Death rates from circulatory disease, cancer and stroke (direct standardised mortality rate per 100,000 population)	Suggested new indicator: <u>2008-2010</u> Heart disease: 66.2 (-6.50% from 2007-09) Cancer: 174.5 (+0.75% from 2007-09) Stroke: 46.4 (-7.39% from 2007-09) <u>2014-2016</u> Cardiovascular: 62.6 (+14.03% from 2013-15) Cancer: 128.9 (+12.38% from 2013-15)	2014-2016 England: Cardiovascular: 73.5 Cancer: 136.8 South East: Cardiovascular :61.5 Cancer: 126.9	No specific target	Under 75 mortality rates from cardiovascular and cancer increasing.	Surrey-i http://www.surreyi.gov.uk/ (accessed Jan14) Public Health England https://fingertips.phe.org.uk (accessed June 18)

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(f) Number of persons participating in health and exercise activities at Woking's Centres for the Community	<p>Health:</p> <p>2009-10: 13,358 2010-11: 14,020 2011-12: 14,663 2012-13: 12,052 2013-14: 10,614 2014-15: 14,109</p> <p>Exercise:</p> <p>2009-10: 11,367 2010-11: 12,851 2011-12: 13,717 2012-13: 11,602 2013-14: 11,273 2014-15: 10,959</p>		To maintain /increase no. of people participating in health, exercise and social activities at Woking's Centres for the Community.	<p>Data for 2012-13 changed between 15/16 and 16/17 Service and Performance plans</p> <p>People participating in Health activities has increased 32.92%</p> <p>People participating in Exercise activities has been decreasing annually since 2011-12</p>	<p>Woking Service and Performance Plan 2016-17</p> <p>Target: Woking Service and Performance Plan 2016-17</p>
(g) Child Wellbeing Index	2009: 72.34	<p>Surrey: 71.79 Waverley: 50.77 Surrey Heath: 55.68 Elmbridge: 56.89 Guildford: 83.09 Spelthorne: 101.20</p>	No specific target.	A low 'score' is good. Trends cannot be determined as the first available data is from 2009. Data shows that children in Woking are well-off compared with some neighbouring boroughs, but there is room for improvement.	DCLG data, available at Surrey-i: http://www.surreyi.gov.uk/ViewPage1.aspx?C=Resource&ResourceID=766
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment					
(a) Amount of development permitted in the floodplain against the advice of the Environment Agency	No development has been permitted in the floodplain against the advice of the Environment Agency on flood defence or water quality grounds since the adoption of the Local Plan in 1999.		The NPPF requires a sequential and exceptions test to be satisfied before development can be permitted in Flood Zone 3.	Compliance with regulations.	WBC

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(b) Number of properties at risk from flooding	Suggested new indicator. No. of completed dwellings in: 2012-13: Flood Zone 2: 58 Flood Zone 3a: 0 Flood Zone 3b: 0 2016-17: Flood Zone 2: 41 Flood Zone 3a and 3b: 101 2017-18: Flood Zone 2: 24 Flood Zone 3a and 3b: 6		Development in Flood Zone 1; Applications in Flood Zone 2 permitted if demonstrated there are no suitable alternatives in areas at lower risk.	Most dwellings granted planning permission in Zone 3, as per chart above, were raised into Zone 1 or 2 in the course of development. The majority were at the former Westfield Tip site, which delivers significant flood risk benefits to the surrounding neighbourhood.	WBC Planning Services Target: Woking Core Strategy (2012) Policy CS9
(b) Number of properties alleviated from flood risk.	Remove indicator - not currently monitored by Council.		The NPPF requires the Local Plan to reduce flood risk and the consequences of flooding through new development.	Hoe Valley Scheme – a flood relief scheme - was completed in 2012, which removed 198 existing homes and 60 gardens from the threat of flooding.	WBC
4. Reduce poverty, crime and social exclusion					
(a) Average score for Indices of Multiple Deprivation	2015: 9.875 Rank of average (1-326): 298	Elmbridge: 7.53 (rank 322) Guildford: 9.40 (rank 302) Waverley: 7.07 (rank 323) Spelthorne: 13.19 (rank 236)		The higher the IMD score, the more deprived an area. Woking Borough has a higher score than surrounding boroughs.	

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(b) Number of areas within Woking that are in the top 20% deprived areas nationally	2007: 321 st / 354 2010: 289 th / 354 2015: 298 th / 326 (The lower the rank, the more deprived the area) Isolated areas of income and health deprivation exist. See column 5 for more details	2010: Waverley 323 Surrey Heath 318 th Guildford 302 th	No target, but a useful measure of success in supporting social inclusion and improved health as per NPPF	Pockets of deprivation in Surrey include Maybury and Sheerwater – the most deprived LSOA ranked 6,542 nd out of 32,482. The Borough is ranked as more deprived in 2010 than in 2015.	CLG 2007,2010 and 2015 Indices of Deprivation
(c) People claiming Job Seekers Allowance	Suggested new indicator Mar2010: 1433 (2.2%) Mar2011: 1237 (1.9%) Mar2012: 1137 (1.8%) Mar2013: 1044 (1.6%) Mar2014: 739 (1.2%) Mar2015: 443 (0.7%) Mar2016: 360 (0.6%) Mar2017: 320 (0.5%) Mar2018: 320 (0.5%)	South East (Mar2018): 0.7 Great Britain (Mar2018): 1.1%		Decreasing number of claimants since March 2010. Woking is performing better than average national performance, but at a county level the proportion of adults on key out of work benefits is high – particularly when calculated at ward level.	NOMIS, accessed April 2014 at: http://www.nomisweb.co.uk/reports/imp/la/1946157338/subreports/jsa_time_series/report.aspx?

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(d) Number of recorded offences per 1000 people	2017: Robbery: 0.31 Domestic burglary: 4.32 (+109.1% from 2016) Vehicle crime: 3.41 (+27.7% from 2016) Violence with injury: 8.01 Violence without injury: 22.11(+43.7% from 2016) Criminal damage: 8.99 Drug offences: 2.70 Fraud and forgery: 0.49 Non-domestic burglary: 1.65 Theft (other than vehicle): 14.58 Vehicle interference: 0.63 Other: 2.22 Total: 69.45 (+35%from 2016)			Crime rose 35% in 2017 when compared to 2016. There was an increase in every crime other than non-domestic Burglary. The biggest increases were 'Fraud and Forgery' and Domestic Burglary.	Data accessed via Surrey at: http://www.surreyi.gov.uk/search.aspx?txtQuery=crime

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(e) Percentage of people who believe the police and local council are dealing with anti-social behaviour and crime	Suggested new indicator 2016/17 (compared to 2015/16): Strongly agree: 11.8% (-5%) Agree: 34.9% (-13%) Neither: 12.8% (+10%) Disagree: 3.8% (-8%) Strongly disagree: 2.5% (+50%) Don't know: 34.2% (+15%)	Surrey: Strongly agree: 10.6% Agree: 36.3% Neither: 13.1% Disagree: 4.3% Strongly disagree: 2.7% Don't know: 33%	Maintain the low level of crime and disorder	Tendency to agree that the council are dealing with anti-social behaviour and crime. An overall decrease in agreement in the past year. Similar rates to county level responses.	Surrey Residents' Survey available from Surrey-I at: http://www.surreyi.gov.uk/Viewdata.aspx?P=Data&referer=%2fBuildDataView.aspx%3fDataSetID%3d1164%26VariableID%3d3883 Target: Service and Performance Plan 2016-17
5. Improve accessibility to all services and facilities					
(a) Ranking in Indices of Multiple Deprivation using the Geographical sub domain (road access to GP, supermarket/ convenience store, primary school and post office?)	Suggested new indicator. 2015: WBC ranked average of 12,392 (where 1 is the most deprived)	Out of 32,844 LSOAs (1 st being the least accessible) Elmbridge: 22,036	Improve accessibility to facilities and services	Trends to be determined. Data not available by local authority. Rank of all WBC LSOAs totalled (755,891) and divided by number of WBC LSOAs. (61)	IMD 2015 https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source																												
(b) No. new developments located within 30 mins travel by public transport to local services	<p>Suggested new indicator. 2015-16 (%):</p> <table border="1"> <thead> <tr> <th></th> <th>13/14</th> <th>14/15</th> <th>15/16</th> </tr> </thead> <tbody> <tr> <td>GP</td> <td>100</td> <td>100</td> <td>100</td> </tr> <tr> <td>Hosp</td> <td>99.7</td> <td>74.2</td> <td>37.8</td> </tr> <tr> <td>P.Schl</td> <td>100</td> <td>100</td> <td>100</td> </tr> <tr> <td>S.Schl</td> <td>95.4</td> <td>74.2</td> <td>42.2</td> </tr> <tr> <td>Emp. Area</td> <td>100</td> <td>74.2</td> <td>45</td> </tr> <tr> <td>Retail Centre (WTC)</td> <td>100</td> <td>100</td> <td>100</td> </tr> </tbody> </table>		13/14	14/15	15/16	GP	100	100	100	Hosp	99.7	74.2	37.8	P.Schl	100	100	100	S.Schl	95.4	74.2	42.2	Emp. Area	100	74.2	45	Retail Centre (WTC)	100	100	100		Improve accessibility to facilities and services	Decreasing accessibility over the last three years. See 'Characteristics of the Borough' for detailed breakdown.	<p>WBC Planning Services</p> <p>Target: Woking Core Strategy (2012) Policy CS18</p> <p>Annual Monitoring Report 2015/16</p>
	13/14	14/15	15/16																														
GP	100	100	100																														
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Retail Centre (WTC)	100	100	100																														
6. Make the best use of previously developed land and existing buildings																																	
(a) Proportion of new dwellings built on previously developed land	2006-07: 98.4% 2007-08: 100% 2008-09: 100% 2009-10: 100% 2010-11: 100% 2011-12: 99.5% 2012-13: 96.7% 2013-14: 90.5% 2014-15: 87.9% 2015-16: 42.5%		Between 2010 and 2027 70% of new residential development will be on previously developed land.	The target has been met and exceeded for most of the past ten years. Recently, greenfield completions have predominated as the safeguarded sites at Moor Lane and Brookwood Farm have built out. The PDL percentage is expected to increase again with the delivery of town centre redevelopment sites that are currently under construction and permitted	<p>Planning Services, WBC</p> <p>Target: Woking Core Strategy (2012) Policy CS10</p> <p>AMR 2015/16</p>																												
(b) Proportion of new business floorspace built on previously developed land	During the 2015-16 monitoring period all new business floorspace was built on previously developed land.		80% of new business floorspace on pdl	Objectives are being met.	<p>WBC</p> <p>Target: Woking Core Strategy</p> <p>AMR 2015/16</p>																												
(c) Amount of derelict land	2013: 4.95ha 2015: 4.95ha		No specific target.	As of 2015 there is 4.95ha of derelict land in Woking (Camphill Tip and 141-143 Goldsworth Road).	WBC																												

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(d) Housing densities in the urban area	2010-11: 26 dph 2011-12: 39dph 2012-13: 75dph 2013-14: 62dph 2014-15: 58dph 2015-16: 59dph 2016-17: 55dph 2017-18: 66dph		A mix of dwelling types and sizes to address nature of local need, and depending on character and density of surrounding area	Average housing density for completed dwellings peaked in 2012-13, before dropping slightly as safeguarded greenfield sites were built out. In coming years the density figure is expected to rise again with more dwellings coming from Town Centre developments.	WBC Target: Woking Core Strategy (2012) Policy CS11 AMR 2015/16
7. Minimise air, light and noise pollution					
(a) Number of days when air pollution is moderate or high	Data is not comprehensive across the Borough. Suggested substitute data: Number and extent of Air Quality Management Areas (AQMA): 1 AQMA on Anchor Hill, Knaphill 1 AQMA on Guildford Road		Air quality objectives in the Air Quality (England) Regulations 2000 and 2002. Objective 7 of the Core Strategy includes improving air quality.	Air quality in Woking Borough is generally good and in the main meets health based standards set by the Government. WBC has declared two AQMAs at Anchor Hill and Guildford Road as a result of exceedances of the annual mean NO2 AQO. Although 2016 monitoring results indicate that the AQO is not exceeded at relevant locations in the AQMAs, these remain the main priority locations for improving air quality. Actions to improve air quality are being implemented, taking into account likely increased development occurring in the Town Centre.	WBC Updated Screening and Assessment 2015 Woking Air Quality Annual Status Report 2017 Target: Air Quality Regulations and Woking Core Strategy (2012).

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source																				
(b) Annual mean concentrations (ug/m3) of Nitrogen Dioxide in AQMAs	<table border="1"> <tr><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td></tr> </table> <p>Detailed data set out in Appendix A of Annual Status Report 2017 available at: https://www.woking.gov.uk/planning/envhealthservice/control/airquality/annualstatusreport2017</p>																						Air quality objectives in the Air Quality (England) Regulations 2000 and 2002. Objective 7 of the Core Strategy includes improving air quality.	The Detailed Assessment 2015 showed that the three main housing blocks at the top of Anchor Hill were all exceeding the NO2 annual mean objective or were within 10% of the objective (40ug/m3). In 2016 there were no exceedances of the AQO at any of the sites within Anchor Hill. All sites along Guildford Road recorded exceedances of the AQO in 2016 and 2015. However, all sites recorded NO2 levels under the AQO in 2016.	WBC Detailed Assessment 2015 Target: Air Quality Regulations and Woking Core Strategy (2012).
(c) Number of complaints to Environmental Health about odour, dust and noise	No comprehensive data available, but in 2017 the Environmental Health Team received 1941 complaints on a range of issues, including noise and odours.		Objective 7 of the Core Strategy is to improve air and water quality.	An increase in number of complaints (of 139) compared to the same time last year. Over 400 complaints were made to the Environmental Health service regarding noise; fewer than 25 were regarding odour.	Environmental Health, WBC																				
(d) Light pollution	No comprehensive data available, but in 2017 the Environmental Health team received 8 complaints regarding light pollution.		No specific target.	Light pollution is not considered to be an issue in the Borough, but Environmental Health did receive 8 complaints on the issue in 2017.	Environmental Health, WBC																				
(e) Percentage of permissions that include a condition to minimise light pollution and spillage	Suggested new indicator. To be monitored in future monitoring periods.			No data available but to be monitored in future.																					
8. Reduce land contamination and safeguard agricultural soil quality																									

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(a) Development on the best and most versatile agricultural land	2005-06: none 2006-07: none 2007-08: none 2008-13: No development on Grade 1, 2 or 3a agricultural land with the exception of McLaren Production Centre. 2016-17: Part of the Brookwood Farm development falls within the best and most versatile agricultural land.		Preference to the development of ALC 3b, 4 and 5.	No significant issues have arisen with respect to the loss of agricultural land in Woking.	WBC Target: NPPF
(b) Proportion of Local Authority area inspected for contaminated land annually	Substitute data: Annual Community Safety Indicators. No. of sites of potential concern: 2008-09: 400 2009-10: 492 2010-11: 527 2011-12: 570 2012-13: 581 2013-14: 592 2014-15: 593		No specific target. Statutory duties on local authorities via Contaminated Land (England) Regs 2000, as amended in 2006 under Part IIA of Environmental Protection Act 1990.	The number of sites of potential land contamination concern has gradually increased in recent years. Environmental Health aims are to encourage re-use of brownfield land, encourage voluntary remediation of contaminated land and prevent any further contamination of land. An objective is to ensure where redevelopment of sites takes place, that the process deals effectively with any land contamination.	WBC Green Book Contaminated Land Inspection Strategy 2001

SA Indicators	Working Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(c) Area of land affected by contamination brought back in to beneficial use	See column 5.			Remediation of Westfield Tip and provision of 198 dwellings 2008 to 2013 (PLAN/2006/1237).	
9. Conserve and enhance biodiversity					

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
<p>(a) Creation of new and enhancement of existing BAP priority habitats, for recovery of BAP priority species.</p>	<p>Within Woking the most common examples of legally protected species are bats, badgers, Great Crested Newts.</p> <p>BOAs (with Priority habitat restoration/creation targets) in Woking include:</p> <ul style="list-style-type: none"> • Colony Bog, Bagshot Heath & Deepcut Heats (Heathland, Acid grassland and Fen) • Ash, Brookwood & Whitmoor Heats (Heathland, Acid grassland, Wet woodland, Mixed deciduous woodland) • Woking Heaths (Heathland, Acid grassland, Wet woodland) • River Wey (Floodplain grazing marsh, Wet woodland, Rivers, Meadows, Reedbeds) <p>No new priority habitats created. However, three potential Priority habitat restoration and creation projects identified in Woking Borough at Manor Farm (Byfleet), Woking Palace and Hoe Stream (to enhance Lower River Wey & tributaries BOA). Priority species benefitting from such projects include Lapwing, Yellow wagtail, Harvest mouse, Otter, Water vole and Brown trout.</p>	<p>404 Priority Species in Surrey: 31.2% extinct 37.1% threatened/declining</p>	<p>Specific targets in Surrey Biodiversity Action Plan (no longer active). Suggested new targets/outcomes: to protect biodiversity in line with Biodiversity 2020 Strategy, BOA Policy Statements, and Biodiversity & Planning in Surrey (2014). Core Strategy aims to protect, enhance and ensure effective management of biodiversity (Objective 12). Policy DM1 seeks development to consider proximity to priority habitats and species, including those of BOAs.</p>	<p>BAP Habitats and species are now described as Species and Habitats of Principal Importance for Conservation in England (or simply priority habitats and priority species). The same species and habitats are of material consideration in planning, but are referenced using different terminology. The Surrey Nature Partnership is promoting BOAs as the preferred foci for implementing biodiversity enhancements to deliver a net gain in biodiversity - where improved habitat management, as well as the targeted restoration and creation of priority habitats will be most effective in restoring connectivity for the recovery of priority species.</p> <p>WBC has a range of project ambitions to support habitat protection, restoration and creation, accessibility and connectivity, for sustainable populations of priority species. The first project is a joint Natural England and WBC pilot to create new/improved habitat (compensation sites) to provide strongholds for the local Great Crested Newt population.</p> <p>The Council will consider whether to conduct a Biodiversity Audit for the Borough to produce data, working with the Surrey Biodiversity Information Centre/Surrey Wildlife Trust. The sustainability of the plan will be substantially determined by the extent to which allocations and development consent protect and enhance existing habitats, or create such features.</p>	<p>WBC</p> <p>Targets: Surrey Biodiversity Action Plan (no longer active)</p> <p>Biodiversity and Planning in Surrey (2014) Appendix II</p> <p>Live register for potential Priority habitat restoration and creation projects (created 2014).</p> <p>Natural Woking (March 2016)</p>

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source																								
(b) Number, Extent and Condition of SSSIs, SNCIs, LNRs and SPA and SAC	<p>As of 2017: 6 SSSI areas in Woking, totalling 409.75ha (but with 16 separate management units distributed across these 6 sites):</p> <table border="1"> <tr> <td></td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td></td> <td>1</td> <td>2</td> <td>3</td> </tr> <tr> <td>Fav</td> <td>2</td> <td>2</td> <td>2</td> </tr> <tr> <td>Unfav but recovering</td> <td>8</td> <td>8</td> <td>9</td> </tr> <tr> <td>Unfav no change</td> <td>6</td> <td>6</td> <td>5</td> </tr> <tr> <td>Unfav declining</td> <td>0</td> <td>0</td> <td>0</td> </tr> </table> <p>Woking has 44 SNCIs totalling 647.73ha. 37 of Woking's SNCI areas were surveyed between 2003 and 2005. 14 had declined in quality, 13 were stable, 1 had improved. 9 were not surveyed. White Rose Lane and Mayford Meadows Local Nature Reserves were in unfavourable condition in 2002. 1 Thames Basin Heath SPA of 8,311.07ha 1 Thursley, Ash, Pirbright and Chobham SAC</p>		1	1	1		1	2	3	Fav	2	2	2	Unfav but recovering	8	8	9	Unfav no change	6	6	5	Unfav declining	0	0	0	<p>SSSIs 2012 England: % in favourable condition – 37.24% % in unfavourable recovering condition – 59.40% % in unfavourable/declining/destroyed – 3.36% South East: % in favourable condition – 46.83% % in unfavourable recovering condition – 50.69% % in unfavourable/declining/destroyed – 2.49%</p>	<p>By 2020 90% of Priority Habitats (incl. SSSIs) to be in favourable or recovering condition, and at least 50% of SSSIs in favourable condition, while maintaining at least 95% in favourable or recovering condition.</p> <p>No net loss of Priority habitat and an increase in the overall extent of Priority habitats.</p>	<p>The majority of SSSIs are in favourable or recovering condition. Improvements can be made. There has been little change over time to the SNCIs and LNRs, but up-to-date surveys are required.</p> <p>Brookwood Heaths and Horsell Heaths are both recovering and further recovery will be informed and progressed through the processes required by the Habitats Regulations (Appropriate Assessment). Basingstoke Canal and parts of Smart's/Prey Heaths are declining.</p> <p>There is no funding for LNRs; works are reliant on volunteers. Work has been carried out at both sites to remove Himalayan Balsam in 2011 and additional work has recently been undertaken at White Rose Lane to improve its condition.</p>	<p>Natural England Condition of SSSI units, 2013</p> <p>Natural England Surrey Wildlife Trust (SNCIs)</p> <p>WBC Planning Services (GIS data)</p> <p>Target: DEFRA Public Service Agreement Target 3, NI 197</p>
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Fav	2	2	2																										
Unfav but recovering	8	8	9																										
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SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(e) Extent of ancient woodlands	Suggested new indicator 50.86ha	Surrey 2011 11,935 ha 7.1% of area	No net loss	Trends to be determined in future monitoring reports.	WBC Planning Services (GIS data)
(f) No. and area of SANGS	Suggested new indicator 2013: 3 SANG totalling 56.2ha 2018: 4 SANG totalling 81.2ha		Maintain approximately 8ha per 1000 population	The Borough has 4 operational SANGS at Brookwood Country Park, White Rose Lane, Horsell Common and Heather Farm. Additional SANG land will be required to provide capacity for post-2022 development.	Data source and targets: Thames Basin Heaths SPA Avoidance Strategy 2010-15
(g) SANG capacity	Suggested new indicator. October 2013: Total SANG capacity: 2911.9 dwellings Remaining unallocated capacity: 861.92 dwellings June 2017: Total SANG capacity: 4,188 dwellings. Remaining unallocated capacity: 1,430 dwellings		Maintain approximately 8ha per 1000 population	The Council has sufficient SANG capacity to meet its short to medium term needs. White Rose Lane is very close to capacity, with the capacity for a further 37 dwellings. Horsell Common SANG is nearing capacity.	WBC Planning Services Targets: Thames Basin Heaths SPA Avoidance Strategy 2010-15
(f) Population of farmland birds	Substitute data: population of wild birds across Thames Basin Heaths SPA 2016: Nightjar – 332 Woodlark – 117 Dartford Warbler – 427		To increase the populations.	Nightjar – numbers relatively stable since 2006, well above the population when the SPA was established Woodlark – Population increased up to 2012 but has since declined to well below the level when the SPA was established, requires priority attention Dartford Warbler – Population crashed due to harsh winters around 2009, recovered rapidly but has now stalled.	2016 TBH SPA Annex 1 bird survey results The State of Surrey's Nature: Species of Conservation Concern in Surrey, Surrey Nature Partnership, 2017

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
Length/area of high quality hedgerows	There have been no hedgerow retention notices made in the past ten years (hedgerow notices would indicate important hedgerows that have been threatened with removal at some stage)			There appears to be no realistic prospect of measuring this.	WBC Tree Officers
Achievement of Biodiversity Action Plan (BAP) targets (including Habitat Action Plan)	See 9a. Indicator to be replaced.				See 9a
Woodlands Access Standard	No data available. Indicator to be replaced.		No person should live more than 500m from at least one area of accessible woodland of 2ha; at least one area of accessible woodland of no less than 20ha within 4km.	There appears to be no realistic prospect of measuring this.	Woodland Access Standard, Woodland Trust April 2007
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking					

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
a) Number of listed buildings, locally listed buildings, ancient monuments and conservation areas.	2018: 5 Grade I; 10 Grade II*; 174 Grade II; 311 Locally Listed Buildings and 6 Scheduled Ancient Monuments, 3 registered parks and gardens, and 25 Conservation Areas. 2018: Since 2013 eight Grade II listed buildings have been designated for the first time, of which five were war memorials. In addition the Shah Jahan Mosque has been upgraded from Grade II* to Grade I.		Core Strategy Objective 12: to preserve and enhance the cultural and historic features of the Borough.	Between 1999 and April 2008 there was an increase of 20 Listed Buildings in the borough, 18 of which are tombs. To 2013 the heritage assets of the Borough have changed little. In 2012-13, the Council approved 22 Listed Building Consents which accounted for 71% of all listed building applications. Of these consents, 17 were works to be carried out to Locally Listed Buildings.	English Heritage Target: Woking Core Strategy (2012) Policy CS20
(b) Number of conservation area character appraisals	2006-07: 5 of 25 appraisals up to date. 2007-17: 0 new appraisals.		Core Strategy Objective 12: to preserve and enhance the cultural and historic features of the Borough.	By 2007 the Council had adopted eight Conservation Area appraisals. These are for: Mount Hermon Conservation Area (2001) Old Woking CA (2001) Horsell CA (2002) Pond Road CA (2002) Wheatsheaf CA (2002) Ashwood Road Conservation Area (2003) Byfleet Corner CA (2003) St Johns CA (2004) English Heritage guidance (2011) recommends appraisals are reviewed regularly – every five years. New appraisals are required for remaining areas.	WBC Target: Woking Core Strategy (2012) Policy CS20

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(c) Number of Listed Buildings and ancient monuments at risk of decay	1994: 24 buildings at risk 2007: 2 buildings on the At Risk Register. 2008: 0 2013: 1 asset on the risk register 2017: 1 asset on the risk register		Core Strategy Objective 12: to preserve and enhance the cultural and historic features of the Borough.	The Grade I registered park and garden at Brookwood Cemetery is currently the only heritage asset on the 'at risk register'. The site is the largest cemetery in England and has been identified as having 'extensive significant problems'. The cemetery is also a Conservation Area with its condition described as 'Very bad', and contains 18 listed buildings.	English Heritage Target: Woking Core Strategy (2012) Policy CS20
(d) Access to and use of the natural environment	2008: Only 4.9% of residents felt access to nature needed to be improved (+1.5% change since 2006). 8.3% felt access to parks and open spaces needed to be improved (+1.9%). 75% of residents were satisfied with parks and open spaces (+3%). 84% of residents frequently used parks and open spaces (in the last 6 months) – up 2.5%. 91.4% had used them in the last year (up 1.9%).		Accessible Natural Greenspace Standards used in Core Strategy: Accessible natural greenspace of at least 2ha no more than 300m from home; 20ha within 2km from home; 100ha within 5km from home; 500ha within 10km; 1ha of Local Nature Reserves per 1000 people.	Despite the fact that the majority of the Borough's residents feel satisfied with access to parks and open spaces (and satisfaction has increased since 2006), the Open Space, Sport and Recreational Facilities Audit (2008) found a deficit of these facilities in the Borough. The Infrastructure Delivery Plan also aims for improved provision. Residents who feel their needs are not being met are concerned with lack of information, distance from homes and problems with transport/parking.	National Place Survey 2008 Target: Natural England and Woking Core Strategy (2012), Policy CS17

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(e) Proportion of residents who are satisfied with cultural and recreational facilities.	2008 Place Survey: 5% of residents feel cultural facilities need improving (+1.5% from 2006). 2013 Residents' Survey: 72% satisfied by cultural activities 73% satisfied with libraries		NPPF emphasises the vital role open spaces, sports and recreational facilities have to play in promoting healthy living and preventing illness. Policy CS16 of Core Strategy resists loss of community facilities.	Whilst the majority of people in the Borough are satisfied with cultural and recreational facilities, there remains scope for improvement.	WBC BVPI General Survey 2006 Target: NPPF and Woking Core Strategy (2012) Policy CS16
(f) Number of properties open to the public on heritage days	2004: 8 2007: 11 2008: 13 2009: 13 2010: 15 2011: 15 2012: 15		No target.	There has been a steady increase in the number of properties open to the public on heritage days.	WBC
(g) Historic landscapes	Brookwood Cemetery has been designated as a Registered Park or Garden (Grade I)			No other sites are being considered for designation.	English Heritage

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(h) Number of sites in areas of high archaeological potential where development takes place without prior assessment	2006-07: No development took place without prior assessment 2007-08: No development took place without prior assessment 2012-13: No development took place without prior assessment.		Archaeological factors to be fully taken into account.	Planning policy appears to be providing appropriate control.	WBC Target: Woking Core Strategy (2012), Policy CS20, and NPPF
(i) Net change in amount of green infrastructure	Suggested new indicator. See column 5		Improvement in the quality and quantity of the Green Infrastructure network in the Borough	A Green Infrastructure Strategy will be prepared by the Council. It is expected that tools to monitor the extent of GI, and net change in GI, will be incorporated into this work.	Requirement: Woking Core Strategy (2012), Policy CS17
11. Reduce the causes of climate change and adapt to its impacts					

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(a) Emissions of greenhouse gases from energy consumption, transport, land use and waste management	<p>Local CO2 emission estimates in kt CO2</p> <p>2005: 602.46 2006: 607.52 2007: 597.85 2008: 593.67 2009: 547.48 2010: 581.24</p> <p>Suggested substitute data for future monitoring: Per capita emissions of CO2 Per capita emissions of CO2</p> <p>2005: 6.2 2006: 6.1 2007: 5.9 2008: 5.8 2009: 5.3 2010: 5.6 2011: 5.2 2012: 5.6 2013: 5.4 2014: 4.4 2015: 4.6 2016: 4.2 32% decline since 2005</p>	<p>Surrey Average:</p> <p>2005: 791 2006: 791 2007: 782 2008: 775 2009: 716 2010: 744</p> <p>Surrey Per capita emissions of CO2</p> <p>2005: 7.0 2006: 6.9 2007: 6.7 2008: 6.7 2009: 6.1 2010: 6.3 2011: 5.8 2012: 5.9 2013: 5.7 2014: 5.0 2015: 4.9 2016: 4.6</p> <p>34% decline since 2005</p> <p>South East: 4.5 (35% decline) National total: 4.7 (36% decline)</p>	Code for Sustainable Homes Level 4, which requires 25% improvement in dwelling emission rate over 2010 target emission rate. All new houses to be zero carbon by 2016, and non-domestic buildings by 2019.	<p>Data shows a progressive improvement in CO2 emissions throughout the decade. Recent data to 2013 is not available due to abolition of the relevant National Indicator. Council intends to adopt online tool to assist with monitoring in early 2014. Suggested substitute data for future monitoring: Per capita emissions of CO2</p> <p>Per capita emissions of CO2 are lower for Woking borough than the county, regional or national averages, although Woking emissions started from a lower base in 2005 and so the decline since then has been slightly less pronounced than it has in comparator areas.</p>	<p>DECC (produced by AEA)</p> <p>Target: DCLG and Woking Core Strategy (2012), Policy CS22.</p> <p>ONS: UK Local authority and regional carbon dioxide emissions national statistics: 2005 to 2016.</p>

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(b) Proportion of housing achieving Code for Sustainable Homes requirement and commercial buildings achieving BREEAM very good	Code for Sustainable Homes – Design Stage Certificates Received: 2011: 11 2012: 17 2013: 358 BREAAM: Figures not available.		2008 to 2010: all new housing to achieve level 3 2011 to 2013: level 4 2013 to 2016: level 5 BREEAM very good	Significant increase in amount of design-stage certificates received, indicating that the dwelling will achieve the required Code level. Suggests increase in achievement since adoption of Core Strategy in October 2012. Improvement in the implementation and measurement of sustainable construction and design required. Once C-Plan is introduced (early 2014) monitoring will improve.	DCLG Statistics for Woking Borough Target: Woking Core Strategy (2012) Policy CS22, and National policy.
(c) Capacity for production of energy from renewable sources	2011: 0.231Mwe of energy contributed by wind, hydro and landfill gas sourced (0.14% of total UK microgeneration) Corporate renewables installed in 2012-13 are as follows: Photovoltaic: 690.11 KWp installed Combined Heat and Power: 2848.5 KWe installed Total wind capacity installed unchanged from previous years (remains at 1000 watts)	2011 Mole Valley: 0.31 Mwe (0.20% of total UK microgeneration) Elmbridge: 0.18 Mwe (0.11% of total UK microgeneration)	UK target to secure 15% of energy from renewable sources by 2020. Thames Valley and Surrey: 2016 Renewable Energy Target = 209 MW.	Southeast is 3rd highest region. Majority is via domestic solar PV. The Climate Change and Decentralised, Renewable and Low Carbon Energy Study (December 2010) revealed various opportunity areas suitable for renewable energy technology, subject to overcoming constraints, including wind turbines, biomass (depending on resource availability and supply chains), landfill gas and energy from waste, biogas, CHP, solar heat and PV, waste heat recovery and low head hydro electricity.	WBC, AEA Microgeneration Index Target: 2009 Renewable Energy Directive and Woking Core Strategy (2012) Policy CS23

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(d) No. of dwellings and amount of commercial floorspace which are providing CHP onsite or connected to a district heat network	<p>Suggested new indicator. See column 5. 2012-13 monitoring period: 1 connection to Town Centre CHP station (WWF centre)</p> <p>No new dwellings were completed in the reporting year that connected to the district heat network. Two dwellings provided their own onsite CHP. The number of completions in the town centre this year was relatively low. Construction is underway on the Victoria Square development, which will include a new CHP station.</p>		All new development to consider integration of CHP or other forms of low carbon district heating into the development. All new development required to connect to existing heating network if within a defined zone. All development within defined zones to be designed and constructed to be CHP-ready.	<p>CHP and low carbon district heating development has been limited in the reporting period. The Climate Change SPD sets out the zones where all new development should consider the integration of CHP or other forms of low carbon district heating in the development. It also sets out the zones within which new development will be required to be designed and constructed to enable connection to the future, expanded network. It is anticipated that with the adoption of the Climate Change SPD connection rates will increase.</p> <p>Da</p>	<p>WBC Planning Services</p> <p>Target: Woking Core Strategy (2012), Policy CS22</p>
(e) No. of conditions requiring development to be designed and constructed to enable connection to a future district heating network.	No data available yet. See column 5.		All development within defined zones to be designed and constructed to be CHP-ready.	Conditions to be issued upon adoption of Climate Change SPD from February 2010 onwards.	Target: Woking Core Strategy (2012), Policy CS22

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(f) Number of planning applications for new residential and commercial development incorporating a Sustainable Drainage System (SUDS)	2012-13: None 2017-18: 25 net additional dwellings were completed on two sites recorded as having SUDS: the former Westfield Tip site, which incorporated major flood management works, and a small site at Anglebury, Kingsway Avenue, where 'well type' soakaways are proposed.		All significant forms of development to incorporate SUDS. Evidence required to show if not feasible.	With effect from 6 April 2015, all major planning applications are expected to have SUDS for the management of surface water run-off, unless demonstrated to be inappropriate. All development must give priority to SUDS as per para103 of the NPPF. Uptake of SUDS is therefore expected to increase in the future.	WBC Planning Services Target: Woking Core Strategy (2012), Policy CS9
Emissions of greenhouse gasses from Council-run properties	Substitute data: Energy efficiency of Council-owned homes via SAP rating: 2009-10: 77 2010-11: 62.5 2011-12: 63 2012-13: 60.5 Indicator to be removed.		Council dwellings must be built to Code Level 4 standard – a 25% improvement in dwelling emission rate over 2010 target emission rate. Non-residential properties must be built to BREEAM 'Very Good'. All new houses to be zero carbon by 2016, and non-domestic buildings by 2019.	The SAP rating has dropped since 2009. Monitoring this indicator is an issue – a new online monitoring tool is due to be adopted by the Council in 2014.	WBC Green Book

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
Carbon index and SAP Ratings of new buildings	<p>No up-to-date data available for recent years. Indicator to be removed.</p> <p>Corporate Energy Consumption Savings (2007): 51% C02 emission reductions (2007): 80% Sustainable Energy Self Generation (2006): 94% Renewable Energy Self Generation (2006): 4% Borough Wide Energy efficiency of residential property (up to 2007) : 33% C02 emission reductions (2007) : 21% Number of households assisted with energy conservation grants (1996 – 2007) : 4,974</p>		25% improvement in dwelling emission rate over 2010 target emission rate (as part of achieving Code for Sustainable Homes Level 4).	<p>SAPS data is not reliable since Building Control only receives information for between 30 and 40% of developments. National Indicators 186 has been abolished.</p> <p>Energy efficiency is an element of the Code for Sustainable Homes (13a). This may be an appropriate substitute/proxy measure. The Council will adopt 'C-Plan' in early 2014 to assist with monitoring.</p>	<p>WBC</p> <p>Target: Woking Core Strategy (2012) Policy CS22</p>
12. Reduce the impact of consumption of resources by using sustainably produced and local products					
(a) Number of local food producers from Woking area listed in the Surrey Produce Directory	2005: 4 out of 95 in Surrey (Surrey Produce Directory)		Whilst there is no target, this is a useful indicator for the reduction in food miles.	The Surrey Produce Directory has not been updated since 2004, and NI 188 has been abolished. However, a range of local produce is available at Woking Farmer's Market in Woking Town Square twice a month. A farmers' market is also held once a month in Byfleet.	Surrey Produce Directory

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(b) Number of allotment plots in the Borough and percent vacant	2013: Total of 11 allotment sites and 814 plots in the Borough. 2012-13: 1 new site at Littlewick Allotments at Carhouse Lane. April 2012: 116 people on the waiting list. 2017: 10 allotment sites with a waiting list of 53 people		Policy CS17 of Core Strategy: all residents to have access to allotment within 800m of home.	Total waiting list figures have significantly reduced. Figures still indicate an unmet demand for allotments in the Borough. Improved provision is required.	WBC Target: Woking Core Strategy (2012) Policy CS17
13. Reduce waste generation and disposal and achieve sustainable management of waste					
(a) Proportion of municipal solid waste that has been recycled (1), composted (2), garden waste (3) and food waste (4)	Total waste recycled/composted/ garden waste / food waste: 2009/10: 43.9% 2010/11: 54.2% 2011/12: 57.0% 2012/13: 59.1% 2013/14: 59.7% 2014/15: 60.0% 2015/16: 60.1%	South East 2006-07: 34% recycled and composted; 54% to landfill. Surrey Household recycling waste: 57.7% 2016/17	Waste Strategy 2007 sets national targets for the reuse, recycling and composting of household waste – of at least 40% by 2010, 45% by 2015 and 50% by 2020. Surrey Waste Partnership target for recycled/reused or composted waste is 70% by 2013/14.	Note that the National Indicators relating to waste have been abolished. Woking has surpassed its 2020 recycling targets for the third consecutive year. Nearly 60% of all waste is now either recycled or composted and it is reducing the amount of waste going to landfill. Surrey County Council has stated that additional waste generation from new dwellings in the Borough will be far outweighed by current trends demonstrating substantial reductions in household waste volumes and consider that additional waste provision may need to be provided.	WBC Neighbourhood Services Targets: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(b) Total tonnage of household waste produced	Increase in Kg of Household Waste Collected: 2009/10: -1.6% 2010/11: 2.8% 2011/12: 0.6% 2012/13: -5.5% 2013/14: +0.9% 2014/15: -0.25% 2015/16: -1.33%		No specific target, see 14a.	Despite increasing recycling, total household waste is estimated to increase annually at 2%, partially dependent on population changes. However, during the latest reporting period the amount of household waste collected fell by 1.33%.	WBC Neighbourhood Services
14. Maintain and improve the water quality of the Borough's rivers and groundwater, and manage water resources sustainably					
(a) Rivers of good (1) or fair (2) chemical quality; Rivers of good (3) or fair (4) biological quality	River Quality in Woking: <u>Hoe Stream:</u> Poor Ecological Quality Chemical Quality not assessed. Overall Risk: 'At Risk' <u>Basingstoke Canal:</u> Moderate Ecological Quality. Chemical Quality not assessed. Overall risk not assessed. <u>Wey:</u> Moderate Ecological Potential. Chemical Quality: Fail Overall Risk: 'At Risk'	South East: 2006: good and fair: Chemical: 94.1% Biological: 98.1%	Achieve at least 'good' status in all water bodies by 2015 (however, provided that certain conditions are satisfied, in some cases the achievement of good status may be delayed until 2021 or 2027).	Water Framework Directive (WFD) has now replaced River Ecosystem Classification Scheme and General Quality Assessment Scheme. The quality of the Borough's waterways needs to improve.	Environment Agency Targets: Water Framework Directive

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(b) Consumption of water	2010 estimated level of demand for water in Woking on a litre per person per day basis: Consumption metered: 170 Consumption non-metered: 190	UK average of 150 litres (2008) Southern Water Resources Zone 170 litres (2010 estimate)	105 litres/person/day as part of Code for Sustainable Homes Level 4	Water consumption in Woking is high and needs to be reduced. The WRMP predicts that by 2026 within Veolia's Southern Zone average consumption will be 151.8 l/p/d for a metered dwelling and 168.4 l/p/d for a non-metered dwelling. Measures need to be adopted to achieve targets.	Veolia Revised Draft Water Resources Management Plan 2008 Target: Woking Core Strategy (2012) Policy CS22
(c) Incidents of major and significant water pollution	The introduction of the Water Framework Directive has changed the way this is monitored. Thames region saw an overall -8% reduction in water pollution incidents between 2007 and 2008.	South East 2006: 81 incidents. There were no Category 1 or 2 incidents in Surrey 2004-07.	By 2007, achieve a 12% reduction in Category 1 and 2 pollution incidents from all sectors (IRF).	Thames region saw an overall -8% reduction in water pollution incidents between 2007 and 2008.	Environment Agency South East England Regional Monitoring Report 2007
(d) Number of new dwellings incorporating greywater systems/ rainwater harvesting	No data.			Water efficiency and recycling is an element of the Code for Sustainable Homes (13a). Due to the adoption of the Core Strategy, the amount of dwellings applying for a Code for Sustainable Homes design stage certificate significantly increased in 2012-13. However, it is difficult to measure whether, as part of achieving the requisite code level, the dwelling implemented water recycling systems.	WBC Planning Services.

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(e) Pressure on water resources	Data is not available. See column 5		No target	<p>The Environment Agency has identified the area supplied by Veolia, including Woking Borough, as an 'area of serious water stress', whereby the current household demand for water is a high proportion of the current effective rainfall which is available to meet that demand; and the future household demand for water is likely to be a high proportion of available rainfall.</p> <p>The Council, through its work on the Infrastructure Delivery Plan, endeavour to work closely with water suppliers to ensure that adequate water supply is available to meet future demand.</p>	Veolia Revised Draft Water Resources Management Plan 2008.
15. Reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure					

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(a) Method of travel to work	<p>By car/van: 2001: 58.9% 2011: 57.79%</p> <p>By bike: 2001: 2.7% 2011: 2.66%</p> <p>By bus/minibus/coach: 2001: 2011: 2.33%</p> <p>By motorcycle/scooter/moped: 2001: 2011: 0.77%</p> <p>On foot: 2001: 2011: 8.9%</p> <p>By train: 2001: 2011: 15.9%</p> <p>Other: 2001: 2011: 0.52%</p>	<p>Surrey (2011): By car: 59.26% By bike: 2.23% By bus/minibus/coach: 2.67% On foot: 8.61% Other: 0.63% By train: 13.55%</p>	<p>Reduction in the number of people travelling to work by car, and reducing the need to travel and distance travelled. Shift to non-car modes.</p>	<p>The proportion of people travelling to work by car has not significantly changed since 2001. Woking has the fifth lowest proportion of people who travel to work by car or van in Surrey. A larger reduction in future years would be ideal.</p>	<p>Census 2011</p> <p>Target: Surrey Transport Plan 2011 and Woking Core Strategy 2012 and NPPF</p>
(b) Number of planning permissions with Green Travel Plans	<p>No planning permissions permitted between April 2015 and March 2018 had Green Travel Plans.</p>		<p>Proposals that generate a significant amount of traffic or have impact on road network to provide a Travel Plan.</p>	<p>The Core Strategy sets out how proposals that have significant effects on traffic and the road network must be accompanied by a Travel Plan. Although Planning Services data indicates no Travel Plans have been submitted, monitoring techniques need to be improved.</p>	<p>WBC Planning Services</p> <p>Target: Woking Core Strategy (2012) Policy CS18</p>

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(c) Length of cycle tracks and number of cycle journeys	<p>Feb2008: Total cycle track: 43.64km Mar2010: Totally cycle track: 62.45km</p> <p>By May 2010, there had been a 53% increase in cycle journeys into Woking town centre, and a 27% increase across the Borough. There has also been a 40% increase in cycle parking at Woking station, and 36% at West Byfleet station. Three new routes were started. Mercury Trail has first phases completed. New trail is approximately 3km in length.</p>	No data available.	To increase sustainable transport modes such as cycling.	Woking has had significant investment in cycle infrastructure through Cycle Woking partnership between Woking Borough Council and Surrey County Council. There has been a 60% increase in dedicated cycle facilities between July 2008 and March 2011. Further improvements are planned. The Economic Development Strategy indicates that Woking's Cycle Town status and investment in cycle facilities has encouraged a modal shift towards the use of cycles for short to medium journeys.	<p>Woking Borough Council (Feb2011), via the Economic Development Strategy (2012), and Cycle Woking</p> <p>Target: Woking Core Strategy (2012)</p>
(d) Monetary investment in public transport, cycling and walking	<p>In 2011/12 Surrey County Council secured £3.93m for its Local Sustainable Transport Fund bid. In June 2012 £14.304m funding was secured by Surrey County Council for local sustainable transport.</p>		No target.	£1m of grant funding from the Department for Transport's Local Sustainable Transport Fund (LSTF) allocated to Surrey County Council is attributed to the 'Sheerwater Access' improvements (secured in June 2012). There is no further Borough-level data available.	WBC

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(e) Level of planning obligations pooled and directed to transport improvement	<p>2012-13: £470,017.94 pooled towards public transport improvement including highways.</p> <p>£6,150 in s106 contributions pooled towards public transport improvements.</p> <p>2006-07: £231,632.20 pooled toward public transport improvement including highways.</p> <p>£34,697 pooled toward improving pedestrian and cyclist facilities.</p> <p>2017-18: Section 106 monies received: £15,264 towards footpath improvements £19,480 towards highways £66,085 towards Victoria Arch</p> <p>Section 106 monies spent: £84,480.66: Victoria Arch £4,511.44: Woking Cycle Hub £14,000: Contribution to SCC.</p>	The UK national average transport and travel payment per obligation is £83,125.		<p>The data alone provides no indication of trends or issues.</p> <p>Significant s106 transport contributions are only agreed on large-scale developments. Section 106 agreements for transport have fluctuated widely since 2007/08, but agreements for highways have gradually decreased over time.</p> <p>CIL to be adopted in Spring 2014. CIL is now the main means by which new development is intended to fund transport schemes,</p>	WBC

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source									
(f) Access to, frequency and reliability of public transport	<p>See 20d and accessibility maps, Section 3 Scoping Report.</p> <p>Level of satisfaction with ease of access to work by any mode (Surrey, 2010): 73.22%</p> <p><u>Railways – South West Trains (average performance Nov2011-Nov2012)</u></p> <p><i>Main line:</i> Punctuality: 89% of peak hour trains arriving at destination within 5mins of scheduled time. Reliability: 99% of the advertised train service actually operated</p> <p><i>Suburban service:</i> Punctuality: 92% Reliability: 99%</p> <p><u>Buses in Surrey:</u> % of buses operating within 1min early / 5mins late: 2007/08 – 68% 2008/09 – 77% 2009/10 – 80%</p>	<p><u>Satisfaction with east of access to work by any mode:</u></p> <p>Hampshire: 77.38% (2010)</p> <p><u>Railways:</u> SW Trains Charter Standards: <i>Main line:</i> Punctuality: 89% Reliability: 99% <i>Suburban:</i> Punctuality: 92% Reliability: 99%</p>	<p>Surrey Local Transport Plan 3 targets:</p> <p>Increase net satisfaction/ dissatisfaction value to a rolling 3 year average of 75% by 2014-16 from baseline of 73.22% in 2010.</p> <p>No deterioration in journey time reliability from 2010 levels.</p> <p>Maintain bus patronage at 2009/10 level of 29.88m passenger journeys.</p> <p>Improve punctuality of non-frequent services to 90% by 2014/15.</p>	<p>Level of satisfaction with ease of access to work by any mode could be improved. In terms of reliability, South West Trains have performed well in the latest monitoring period, and closely follow Charter Standards. There is no up-to-date data on bus reliability, but reliability was on the increase up to 2009/10. Usage of bus services in Surrey has been rising.</p> <p>The railway station is now the fourth busiest interchange in the South East (excluding London). West Byfleet, Brookwood and Worplesdon stations have also shown increases in the number of passengers entering or exiting stations over the past year (2012-13).</p>	<p>WBC, Surrey County Council, Stagecoach Southwest Trains.</p> <p>Targets: Surrey Local Transport Plan 3 (April 2011)</p>									
(g) Proportion of new residential development within 30 minutes public transport time of key services	<table border="1"> <tr> <td></td> <td>12/13 %</td> <td>17/18 %</td> </tr> <tr> <td>GP</td> <td>100</td> <td>100</td> </tr> <tr> <td>hospital</td> <td>96</td> <td>57</td> </tr> </table>		12/13 %	17/18 %	GP	100	100	hospital	96	57		<p>Surrey Local Transport Plan 3 target: reduce the proportion of children travelling to school as the only car</p>	<p>The proportion of new dwellings within 30 minutes by public transport from GP surgeries and primary schools remains at 100%. However, the proportion within 30 minutes of a hospital, secondary school or employment area</p>	<p>WBC. WBC Planning Services</p> <p>Surrey Local Transport Plan (Apr2011)</p>
	12/13 %	17/18 %												
GP	100	100												
hospital	96	57												

SA Indicators	Woking Quantified Data			Comparator	Targets	Trends/Issues/Constraints	Source
	primary school	100	100		passenger by 10% by 2013/14 from baseline of 37.5% in 2008/09	has declined dramatically in the past five years.	
	secondary school	96	58				
	areas of employment	100	60				
	Woking Town Centre	100					
Traffic volumes	2006/07 % of 2005/06 value - 100 2007/08 % of 2006/07 value - 103 (No up-to-date data for recent years – suggest remove indicator)			1993 to 2002 South East traffic grown by 24%, a larger increase than any other region in Great Britain. Surrey has generally followed this trend.	Tackling congestion to limit delays – thus no increase in peak traffic volumes.	The result is slightly higher than the target of no increase but this may be within the limits of uncertainty and, on average, there is no measurable increase. Therefore the indicator is considered to be on track.	Data and target: Surrey Local Transport Plan
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all							

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(a) Economically active population	2008-09: 53,000 (86.5%) 2009-10: 53,000 (81.7%) 2010-11: 49,300 (78.2%) 2011-12: 51,000 (81.4%) 2012-13: 51,800 (83.7%) 2013-14: 47,800 (78.9%) 2014-15: 52,600 (81.9%) 2015-16: 55,100 (85.3%) 2017-18: 53,000 (84.7%)	South East 2011-12: 79.4% 2012-13: 79.4% 2013-14: 79.9% 2014-15: 80.4% 2015-16: 80.8% 2017-18: 81.3% England: 2011-12: 76.5% 2012-13: 77.3% 2013-14: 77.5% 2014-15: 78.2% 2015-16: 77.9% Great Britain: 2017-18: 78.4%	No specific target	In 2015/16 Woking had an economically active population of around 55,100, which equates to 85% of its working age population. This is a significant increase over the past two years and is now well above the rate for the South East as a whole and the national average. Since 2015-16 the regional proportion of people who are economically active has continued to grow slightly. The proportion in Woking has fallen back a little, although it continues to be ahead of the regional and national figures.	ONS NOMIS Labour Market Profiles
(b) Number of jobs in the Borough	Woking (density) 2007: 0.87 2008: 0.86 2009: 0.82 2010: 0.82 2011: 0.83 2013: 0.83 2014: 0.92 2016: 0.91	South East: 2010: 0.80 2011: 0.80 2013: 0.83 2014: 0.85 2016: 0.88 Great Britain: 2010: 0.77 2011: 0.78 2013: 0.80 2014: 0.82 2016: 0.84	No specific target	The number of jobs compared to the population of Woking grew sharply in 2014 and has since remained steady. This is in spite of a growing population and an uncertain economic climate.	ONS NOMIS Labour Market Profiles

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(c) Proportion of people claiming unemployment benefits	Proportion of claimants: March 2016 to February 2017: 0.60% March 2017 to February 2018: 0.64%	<u>South East</u> March 2016 to February 2017: 1.08% March 2017 to February 2018: 1.18%	No specific target	The number of people claiming Job Seekers Allowance has continued to steadily fall since the peak in 2009/2010. Historically the number of claimants has remained relatively low since the mid-1990s. It is hoped that a buoyant local economy will ensure the figure remains low in the future. Figure has more than halved since 2013 and seems to have levelled off over the past two years.	ONS
(d) Productivity: Gross Value Added (GVA)	Income approach based (GVA) for Surrey per head (£): 2008: 29,439 2009: 28,386 2010: 28,701 2011: 28,613 2012: 30,575 2013: 31,776 2014: 32,678 2015: 33,525 2016: 34,070	South East: £ per head 2008: 24,783 2009: 23,997 2010: 24,421 2011: 24,651 2012: 25,557 2013: 26,295 2014: 27,043 2015: 28,041 2016: 28,506	No target.	Gross Value Added indicates the economic activity within a region by measuring the production of goods and services. The latest statistics were published on a county, regional and national level so there is no data specific to the Borough of Woking. The GVA has been steadily improving in recent years, and Surrey is performing well compared to the South East.	ONS

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(e) Proportion of population of working age with 5 or more A*-C grade GCSEs or equivalent as highest qualification achieved.	Pupils achieving 5 or more A*-C grade passes at GCSE or equivalent, 2012: All pupils: 62.6% Males: 59.0% Females: 66.7% NVQ2 and above: 2010: 69.4% 2011: 75.9% 2012: 80.9% 2013: 81.4% 2014: 82.5% 2015: 80.9%	England: Pupils achieving 5 or more A*-C grade passes 2012: All pupils: 58.8% Males: 54.2% Females: 63.7% NVQ2 and above for South East: 2010: 70.8% 2011: 73.3% 2012: 75.4% 2013: 76.5% 2014: 77.1% 2015: 76.8%	No target.	NVQ2 is equivalent to 5 or more GCSE's at grades A-C. The percentage of people with NVQ2 and higher qualifications have all increased since 2010, and Woking compares favourably to the South East region. Similarly for GCSEs, Woking is performing well compared to England as a whole. It should be noted, however, that the number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012-13).	ONS
(f) Proportion of 16 years olds staying on in education	No data available, see 18f. Substitute data: Not in Education or Employment Training (NEETs) in the Borough. Number of NEETs (% of Surrey Total) Oct 2009: n/a (10.6%) Mar 2010: 84 (9.7%) Oct 2010: n/a (8.4%) Mar 2011: 82 (9.6%) Jul 2011: 59 (8.5%) Aug 2012: 155 (13.2%)		No specific target	National indicator sets have been abolished. Substitute data sets out the number of 16-18 year olds classified as NEET (not in education, employment or training) and the percentage of the Surrey NEET total in Woking from October 2009 to August 2012. Figures fluctuate but increase significantly in 2012. 78% of young people who have been identified as at risk of becoming NEET in Woking have some form of learning difficulty or disability. The data highlights that the majority of 16-18 year old NEETs can be found in the wards of Maybury and Sheerwater, and Knaphill.	Woking Young People's Needs Analysis (Jan 2013)

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(g) Number of people in vocational training	Number of full-time people on apprentice schemes: 2008/09: 320 2009/10: 360 2010/11: 580 2011/12: 680 2012/13: 640 2013/14:550 2014/15:640 2015/16:550		No target.	Data limited. The number of people on full-time apprentice schemes in the Borough continues to grow, and has increased significantly in recent years Between 2010 and 2016 the number of full time people on employment schemes has fluctuated in-between 550-680.	ONS
(h) Gross weekly salary (£S)	Gross weekly pay for full-time workers (average) (£): 2010: 498.8 2011: 464.1 2012: 483 (+3.3%) 2013: 480.6 (-0.5%) 2014: 460.2 (-4.2%) 2015: 481.6 (+4.7%) 2016: 575 (+19.4%) 2017: 614.5 (+6.8%)	South East (£): 2010: 523.7 2011: 528.1 2012: 537 (+1.4%) 2014: 541.4 2015: 528.90 2016: 552 2017: 574.9	No target.	In earlier years, Woking has consistently performed better than the South East average, which is in turn higher than the national average. However, recent figures show that Woking has dipped below the regional average, and has been on a downward trend since 2010. 2016 is noted as the first year where Woking has a higher gross weekly pay when compared to the South East. A 19.4% increase from 2015 contributes to this. In 2017 Woking maintained its higher earnings than the regional average.	Official Labour Market Statistics, Nomis website 2013

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(i) Percentage of unemployed aged 16-64 claiming benefit who have been out of work for over a year	Suggested new indicator November 2013: 0.2% May 2018: 0.7% (430)	November 2013: South East: 0.5% Great Britain: 0.9% May 2018: South East: 1.3% Great Britain: 2.2%		Performing better than regional and national levels.	NOMIS official labour market statistics
(j) Percentage of unemployed economically active people	Suggested new indicator July 2012-Jun2013: 15.1% Apr 2017- Mar 2018: 2.4%	2012-13: South East: 20.3% Great Britain: 22.7% 2017-18: South East: 3.4% Great Britain: 4.3%		Performing better than regional and national levels.	NOMIS official labour market statistics
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance the economies of town, district, local and neighbourhood centres.					

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(a) Increase and decrease in the number of VAT registered businesses in Woking	<p>Figures have not been updated since 2007, as National Indicator has been abolished.</p> <p>1997: 3,170 VAT registered businesses 2007: 3,850 2016: 4,920 2017: 5,090</p> <p>The number of registrations was 22% higher in 2007 than in 2006.</p> <p>The number of registration was 3.5% higher in 2017 than in 2016</p>	<p>Surrey Registrations: 2002: 4,370 2003: 4,900 2004: 4,520 2005: 4,575 2006: 4,635 Overall VAT businesses: 2011: 52,410 2012: 54,715 2013: 55,260 2014: 57,515 2015: 61,430 2016: 63,135 2017: 64,160</p>	No specific target.	<p>The number of VAT registered businesses has shown a steady increase in the last 10 years – a rise of 22%. The number of registrations was 22% higher in 2007 than in 2006. However, more up-to-date information would be useful.</p> <p>Number of VAT registered businesses are still increasing yearly with 2016-2017 increasing 3.5%</p>	ONS
(b) Number of businesses in rural areas	<p>2001: 693 businesses in rural Woking 2008: 933 businesses in rural Woking</p>		No target.	<p>There has been an increase in businesses registered. 'Rural Woking' is defined as employment sites which are located within the designated Green Belt of the Borough – areas such as Mayford and Sutton Green, as well as parts of Horsell East, Pyrford and Old Woking.</p>	Annual Business Inquiry, via Nomis website (2013)
(c) UK Competitiveness Index Ranking	<p>2010: 32nd (out of 375 localities) 2013: 31st 2016: 33rd (Out of 379 localities)</p>			<p>One of the lowest ranking localities in surrey, but performing well at a regional and national scale.</p>	UK Competitive Index

SA Indicators	Woking Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(d) Amount of commercial and industrial floorspace	<p>See column 5 for trends identified by the Employment Land Review (2010).</p> <p><u>2010 Findings:</u> Office floorspace: 206,726m² Industrial floorspace: 215,616m² Mixed employment floorspace: 84,830m² Total: 507,172m²</p>		No target	<p>In 2010 Lambert Smith Hampton produced an Employment Land Review as part of the evidence base for the Core Strategy. Since the late 1990s the quantity of office floorspace has increased by 18.5% (to 2009). Since 2004 there has been a small decline, likely attributal to some older stock going into other uses and no new developments to replace it. It is important that the supply of good quality office space is improved in Woking.</p> <p>Over this monitoring period there was a reduction of 8462m² of B1, B2 and B8 floorspace.</p> <p>Changes to Permitted Development Rights will have an impact on the amount of office floorspace throughout the Borough. It will be important to monitor the number of change of use applications that are approved and their locations in subsequent monitoring reports in order to ensure the Council facilitates the delivery of office floorspace in the relevant centres, as set out in the Core Strategy.</p>	WBC Employment Land Review (April 2010)

SA Indicators	Working Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(c) Amount of vacant commercial and Industrial floorspace	2013: 20.3% 2010: 19.1% 2009: 19.0% 2007: 16.5% 2004-05: 14% 2003-04: 10% 2002-03: 8% 2001-02: 10% 2000-01: 11% 1999-00: 8%	Guildford vacancy rate (2009): 15% office vacancy	No target.	The Employment Land Review concluded that vacancy rates had increased to 2009. Overall vacancy rates for B1, B2 and B8 uses stood at 19.46% (July 2009). This is higher than the norm (10-15% for offices, and 5-10% for industrial/warehousing). The take-up of premises is expected to increase once new and quality stock is in place, and the economic growth improves. The latest figures for 2013 indicate that vacancy rates remain high, but data from CoStar needs to be verified.	WBC Employment Land Review (April 2010). CoStar Vacancy Rates data (2013)

SA Indicators	Working Quantified Data	Comparator	Targets	Trends/Issues/Constraints	Source
(d) Vacant floorspace in the town and village centres	<p><u>Town Centre:</u> 2013: 14.2% primary retail area; 20% secondary retail area 2011: 13.4% primary area; 10.3% secondary area 2009: 8.8% primary area; 6.2% secondary area 2008: 4.1% primary area; 6.8% secondary area</p> <p><u>West Byfleet:</u> 2008: 7.1%, 2011: 7.9%, 2013: 6.6%</p> <p><u>Byfleet:</u> 2008: 8.8%, 2011: 15.2%, 2013: 4.2%</p> <p><u>Goldsworth Park:</u> 0% over all years</p> <p><u>Horsell:</u> 2008: 2.6%, 2011: 5.1%, 2013: 12.1%</p> <p><u>Knaphill:</u> 2008: 1.5%, 2011: 7.5%, 2013: 6.7%</p> <p><u>Sheerwater:</u> 2008: 4.8%, 2011: 38.1%, 2013: 0%</p>		No target	<p>Figures have been updated using data in the Employment Land Review, and WBC Planning Services retail vacancy rate data.</p> <p>The retail vacancy rate in the primary retail area of the Town Centre continues to increase. Of particular concern is the rise in vacant units in the secondary retail area of the Town Centre. Refurbishment of the town centre is required, to attract retailers.</p> <p>With the exception of Horsell, vacancy rates in district and local centres are gradually falling, with the largest decrease in Sheerwater – one of the Borough's Priority Areas.</p>	WBC Planning Services (2013)

APPENDIX 3: LIST OF CONSULTEES

Consultation bodies¹³

Environment Agency

Historic England

Natural England

Other consultees

Highways Agency

Surrey County Council

Surrey Heath Borough Council

Runnymede Borough Council

Elmbridge Borough Council

Guildford Borough Council

Spelthorne Borough Council

Epsom & Ewell Borough Council

Reigate & Banstead Borough Council

Tandridge District Council

Mole Valley District Council

Waverley Borough Council

The Surrey Wildlife Trust

Mayor of London's Office

A full list of organisations contacted during the 'Regulation 18' Consultation is available to view at Appendix 17b of the Consultation Statement.

¹³ Required to be consulted in accordance with Regulation 4 of the Environmental Assessment of Plans and Programmes Regulations 2004

APPENDIX 4: EVIDENCE BASE

Strategic context:

- Core Strategy, Adopted Document
- Proposals Map (including the Inset Map)
- Local Development Scheme
- Statement of Community Involvement (SCI)
- Development Management Policies DPD

- Neighbourhood Plans
- National Planning Policy Framework (NPPF)

- National Planning Practice Guidance (NPPG)
- Core Strategy Examination Inspector's Report
- Community Infrastructure Levy (CIL) Examiner's Report

Woking's landscape and townscape:

- Character Study
- Landscape Assessment and Green Belt boundary review carried out by Hankinson Duckett

Green Belt:

- Green Belt boundary review (GBBR)
- Green Belt boundary review non-technical summary
- Ministerial Statements Assessment Report

Homes:

- West Surrey Strategic Housing Market Assessment (SHMA)
- Housing Land Supply Position Statement Housing Land Supply Position Statement Annual

- Strategic Housing Land Availability Assessment (SHLAA)

Sustainable economic development:

- Employment Land Review - Employment Position Paper
- Employment Land Review – Market Appraisal
- Economic Strategy
- Town, District and Local Centres Study
- Surrey Hotel Futures Surrey Hotel Futures
- Employment Topic Paper (draft)

Biodiversity and nature conservation:

- Biodiversity and Planning In Surrey
- Strategic Access Management and Monitoring (SAMM) Tariff Guidance
- Sites of Nature Conservation Importance (SNCI)
- Thames Basin Heaths Special Protection Areas Avoidance Strategy 2010-2015
- Natural Woking Biodiversity and Green Infrastructure Strategy and Supporting Information
- Habitats Regulations Assessment

Open space, green infrastructure, sport and recreation:

- Natural Woking Biodiversity and Green Infrastructure Strategy and supporting information
- Open Space, Sports and Recreation Facilities Audit
- Playing Pitch and Outdoor Facilities Strategy and Action Plan
- Public Art Strategy
- Play Strategy

Flooding and water management:

- Strategic Flood Risk Assessment

Transport and accessibility:

- Surrey Transport Assessment
- The Surrey Transport Plan (Local Transport Plan Third Edition) LTP3
- Congestion strategy
- Rail strategy
- Local Transport Strategy for Woking Borough
- Transport and Accessibility Topic Paper / Technical Paper
- Cumulative Assessment of Future Development Impacts on the Highway
- Strategic transport assessment - Cumulative Assessment of Future Development Impacts on the Highway
- Travel Smart
- Parking Standards SPD
- Addendum Report to the Strategic Transport Assessment carried out by Surrey County Council
- A320 Corridor Study and A245 Corridor Study
- Woking Town Centre Modelling Assessment

Infrastructure delivery:

- Infrastructure Delivery Plan (IDP)

- Community Infrastructure Levy (CIL) – Adopted Charging Schedule
- Community Infrastructure Levy (CIL) – Regulation 123 list
- Community Infrastructure Levy - Topic Paper on Infrastructure Funding Gap
- Surrey Infrastructure Capacity Study

Climate change:

- Climate Change and Decentralised, Renewable and Low Carbon Evidence Base Climate Change Study
- Sustainable construction
- Renewable and low carbon energy generation
- Woking 2050 Climate Change Strategy
- Climate Change supplementary planning document (SPD)
- Air Quality Management Area (AQMA) re. Knaphill
- Climate Change Study

Social and community infrastructure:

- Social and Community Facilities Audit
- Social and Community Infrastructure Requirements Study Social and Community Infrastructure Requirements.

APPENDIX 5: ALL SITES APPRAISED IN THE SUSTAINABILITY APPRAISAL

Urban Area Sites

SHLAABWB012: Library, 71 High Road, Byfleet, KT14 7QN

SHLAA n/a: Woking Railway Station, bus/rail interchange, railway flyover and Victoria Arch, High Street, Broadway, Station Approach and Victoria Way, Woking, GU22 7AE

SHLAACAN046: Land at Albion House, High Street, Woking, GU21 6BD

SHLAACAN001: Trizancia House, Thomson House and 72 (Woodstead House), Chertsey Road, Woking, GU21 5BJ

SHLAAGE033 (SHLAA 2014 Ref): Land to the rear of Waitrose Supermarket, Bampton Way, Woking, GU21 3LE

SHLAACAN002: The Cornerstone, The Broadway and Elizabeth House, Duke Street, GU21 5AS

SHLAACAN004: 2-24 Commercial Way and 13-28 High Street, Woking, GU21 6BW

SHLAACAN005: Victoria Square Development, Church Street West, Woking, GU21 6HD

SHLAACAN006: 1-12 High Street and 26-34 Commercial Way, Woking, GU21 6EN

SHLAACAN030: The Big Apple American Amusements Ltd, H.G. Wells Conference Centre, The Rat and Parrot PH, 48-58 Chertsey Road, Woking, GU21 5AJ

SHLAACAN003: King's Court, Church Street East, Woking, GU21 6HA

SHLAASTJ002: 113-129 Goldsworth Road, Woking, GU21 6LR

SHLAACAN024: Griffin House, West Street, Woking, GU21 6BS

SHLAA n/a: Concorde House, 165 Church Street East, Woking, GU21 6HJ

SHLAA n/a: Synergy House, 8 Church Street West, Woking, GU21 6DJ

SHLAACAN027: 30-32, Woking Railway and Athletic Club, Systems House and Bridge House, Goldsworth Road, Woking, GU21 6JT

SHLAA n/a: MVA and Select House, Victoria Way, Woking, GU21 6DD

SHLAACAN035: Chester House, 76-78 Chertsey Road, Woking, GU21 5BJ

SHLAACAN032: 79-87 Goldsworth Road, Woking GU21 6LJ

SHLAACAN021: Spectrum House, 56 Goldsworth Road, Woking GU21 6LE

SHLAACAN022: The Coign Church, 1-5 Church Street West and 5-19 Oaks Road, Woking, GU21 6DJ

SHLAACAN033: The former Goldsworth Arms PH, Goldsworth Road, Woking, GU21 6LQ

SHLAACAN028: 1-7 Victoria Way and 1-29 Goldsworth Road, Woking, GU21 6JZ

SHLAA n/a: Poole Road Industrial Estate, Woking, GU21 6EE

SHLAAHOR001: Timber Yard, Arthurs Bridge Road/ Horsell Moor, Woking, GU21 4NQ

SHLAAHOR002: 73 Horsell Moor, Horsell, GU21 4NL

SHLAAHOE004: Elmbridge House, Elmbridge Lane, Kingfield, Woking, GU22 9AW

SHLAAHOE019: Sherpa House, Kingfield Road, Kingfield, Woking, GU22 9EH

SHLAAHEA009 and SHLAAHEA010: Backland gardens of houses facing Ash Road, Hawthorn Road, Willow Way and Laburnum Road (Barnsbury sites 1 & 2), Barnsbury Farm Estate, Woking, GU22 0BN

SHLAAHEA011: Backland gardens of houses facing Laburnum Road, Ash Road and Ash Close (Barnsbury Site 3), Barnsbury, Woking, GU22 0BU

SHLAA n/a: Chertsey House, 61 Chertsey Road, Woking, GU21 5BN

SHLAACAN011: 1 to 5 Elliot Court, North Road, to the rear of 1 to 13 North Road, and 95-105 Maybury Road, Woking, GU21 5JL

SHLAACAN016: 101-121 Chertsey Road, Woking, GU21 5BG

SHLAACAN017: Walton Road Youth Centre, Walton Road, Woking GU21 5DL

SHLAACAN018: 29-31 Walton Road, Woking, GU21 5BX

SHLAACAN026: Land within Sheerwater Priority Place , Albert Drive, Woking, GU21 5RE

SHLAA n/a: Forsyth Road Industrial Estate, Forsyth Road, Woking, GU21 5SU

SHLAA n/a: Monument Way West Industrial Estate, Monument Way West, Woking, GU21 5LY

SHLAAMHM003: Car park (east), Oriental Road, Woking, GU22 8BD

SHLAAMHM001: Royal Mail Sorting/Delivery Office, White Rose Lane, Woking, GU22 7AJ

SHLAAMHM012: Somerset House, 1-18 Oriental Road, Heathside Crescent, Woking, GU22 7BAG

SHLAAMHM008: Former St Dunstons, White Rose Lane, Woking, GU22 7AG

SHLAAMHM009: Owen House and The Crescent, Heathside Crescent, Woking, GU22 7AG

SHLAAMHM010: Coroner's Court (former Woking Magistrates Court), Station Approach, Woking, GU22 7YL

SHLAA n/a: Quadrant Court, Guildford Road, Woking, GU22 7QQ

SHLAAMHM005: Coal Yard/Aggregates Yard adjacent to the railway line, Guildford Road, Bradfield Close, Woking, GU22 7QE

SHLAAMHM007: 11-15 Guildford Road, Southern House, Jubilee House, Lynton House, Station Approach, Woking, GU22 7PX

SHLAASTJ004: Corner Garage, 16-18 St Johns Road, St Johns, GU21 7SA

SHLAABWB022: Land at Station Approach, West Byfleet, KT14 6NG

SHLAABWB024: Camphill Club and Scout Hut, Camphill Road, West Byfleet, KT14 6EF

SHLAAWB003 (SHLAA 2014 Ref): Camphill Tip, Camphill Road, West Byfleet, KT14 6EW

SHLAABWB021: Car park to east of Enterprise House, adjacent Social Club, Station Approach, West Byfleet, KT14 6NW

SHLAAGE052 (SHLAA 2014 Ref): Barratt House, Chertsey Road, Woking, GU21 5AB

SHLAAGW004 (SHLAA 2014 Ref): Goldsworth House, Denton Way, Woking, GU21 3LG

SHLAAKNA003: BT Telephone Exchange, Bagshot Road, Brookwood, GU21 2RP

SHLAAKN026 (SHLAA 2014 Ref): Car park opposite The Vyne, Reading Way, Knaphill, GU21 2DU

SHLAAMHM003: Car park (west) and signalling station, Oriental Road, Woking, GU22 7AE

SHLAAMHE016 (SHLAA 2014 Ref): Lion House and car park, Oriental Road, Woking, GU22 7BA

SHLAABWB025: 1, 3, 5, 7, 9, 11, 13 and 15 Old Woking Road, West Byfleet, KT14 6LW

SHLAACAN031: Land over Woking Railway Station, Station Approach. Woking, GU22 7AE

SHLAABWB008: Churchill House and Beaver House, York Close, Byfleet, KT14 7HN

SHLAABWB006: Works at 11 Royston Road, Byfleet, KT14 7NX

SHLAABY038 (SHLAA 2014 Ref): Land to rear of Byfleet Village Hall, High Road, Byfleet, KT14 7QL

SHLAABY065 (SHLAA 2014 Ref): 96-120 Church Road, Byfleet, KT14 7NF

SHLAABWB005: 94-100 Royston Road, Byfleet, KT14 7QE

SHLAABWB007: Wey Retail Park, Royston Road, Byfleet, KT14 7NY

SHLAABWB001: The Manor School, Magdalen Crescent, Byfleet, KT14 7SR

SHLAAGE023 (SHLAA 2014 Ref): Part of car park at Goldsworth Park Centre, Denton Way, Woking, GU21 3LG

SHLAAPYR001: Monument Hill Playing Fields, Alpha Road, Woking, GU22 8HF

SHLAABWB019: Phoenix House, Pyrford Road, West Byfleet, KT14 6RA

SHLAAWB025 (SHLAA 2014 Ref): Electricity Sub Station, Birch Walk, West Byfleet, KT14 6EJ

SHLAAWB017 (SHLAA 2014 Ref): Camphill Industrial Estate and Apex Court, Camphill Road, West Byfleet, KT14 6EB

SHLAA n/a: Woking Football Club, Woking Gymnastic Club, Woking Snooker Club, Westfield Avenue, Woking, GU22 9AA

SHLAA n/a: Pyrford Cricket Ground and Village Hall

SHLAA n/a: Open land at Blackmore Crescent, Sheerwater

SHLAA n/a: Land at Tulip Trees, near Ascan Croft

SHLAAHOE011 (extended site): Woking Football Club (a separate proposal from the one above)

SHLAA n/a: West Byfleet Railway Station Car Park

SHLAA n/a: Woking Football Club, Kingfield Road, Woking GU22 9AA (extended SHLAAHOE001 site)

SHLAACAN007: Regent House, 19-20 The Broadway

SHLAAHOE011: Central Reservation opposite Woking Sixth Form College, Rydens Way

SHLAAHOE015: Ian Allan Motors, 63-65 High Street, Old Woking

SHLAAHOR009: Horsell Lodge Residential Care Home, Kettlewell Hill

SHLAAMHM004: Land at Bradfield Close and 7 York Road, Woking GU22 7QD

SHLAAHOE12: Grosvenor Court, Hipley Street, Old Woking GU22 9LP

SHLAACAN041: Premier House, 15-19 Church Street West

SHLAACAN039: Church Gate, 9-11 Church Street West

Green Belt Sites

SHLAAHEA007: Five Acres, Brookwood Lye Road, Brookwood, GU24 0HD

SHLAAHEA006: Land south of Brookwood Lye Road, Brookwood GU24 0EZ (formerly known as Land at Coblands Nursery and Lyndhurst, Brookwood Lye Road, Brookwood, GU24 0EZ)

SHLAABWB010: Land south of High Road, Byfleet, KT14 7QL (also known as land to the south of Parvis Road and High Road)

SHLAABWB011: Land to the south of Rectory Lane, Byfleet KT14 7NE (formerly known as Land to the south of Murray's Lane, Byfleet KT14 7NE)

SHLAA n/a: Brookwood Farm SANG, Bagshot Road, Brookwood, GU21 2TR

SHLAABWB029: Land east of Byfleet, adjacent Summer Close, Byfleet, KT14 7RY

SHLAA n/a: Byfleet SANG, land to the south of Parvis Road, Byfleet, KT14 7AB

SHLAA n/a: Six Crossroads roundabout and environs, Chertsey Road, Woking, GU21 5SH

SHLAAHEA013: Nursery land adjacent to Egley Road, Mayford, GU22 0PL

SHLAAHEA018: Land to the north east of Saunders Lane, between Saunders Lane and Hook Hill Lane, Mayford, GU22 0NN

SHLAAHEA019: Land to the north west of Saunders Lane, Mayford, GU22 0NN

SHLAAHEA022: Ten Acre Farm, Smarts Heath Road, Mayford, GU22 0NP

SHLAAHEA024: Woking Garden Centre, Egley Road, Mayford, Woking, GU22 0NH

SHLAA n/a: Mayford SANG, land to the south of Moor Lane, Mayford, Woking, GU22 9RB

SHLAA n/a: First SANG at Gresham Mill, High Street, Old Woking, GU22 9LH

SHLAA n/a: Second SANG at Gresham Mill, High Street, Old Woking, GU22 9LH

SHLAA n/a: Woking Palace, Carters Lane, Old Woking, GU22 8JQ

SHLAAPYR003: Land rear of 79-95 Lovelace Drive, Teggs Lane, Pyrford, Surrey, GU22 8QZ

SHLAAPYR004: Land east of Upshot Lane and south of Aviary Road, Pyrford, GU22 8QZ

SHLAAHEA002: Land adjacent to Hook Hill Lane, Hook Heath, Woking, GU22 0PS

SHLAAHEA030: Land to the rear of Hook Heath Road, Hook Heath, Woking GU22 0LF

SHLAABWB030: Land to the south of Parvis Road (also known as land surrounding West Hall), Parvis Road, West Byfleet, KT14 6EY

SHLAABWB018: Broadoaks, Parvis Road, West Byfleet, KT14 6LP

SHLAAKNA005: The Meadows, Bagshot Road, Brookwood, GU21 2RP

SHLAABR0030 (SHLAA 2014 Ref): Blackhorse Road and Heath House Road, Brookwood, GU22 0QT

SHLAABR0036 (SHLAA 2014 Ref): Land at the corner of Heath House Road and Rough Road, Woking, GU22 0RB

SHLAAKN029 (SHLAA 2014 Ref): Land at Lynbrook, Chobham Road, Knaphill, GU21 2QF

SHLAAKNA009: Land adjacent to 1-6 Littlewick Cottages, Littlewick Common, Knaphill, GU21 2EX

SHLAAKNA010: Land at The Mount, Chobham Road, Knaphill, GU21 2TX

SHLAAKNA015: Stanley Farm, Corner of Limecroft Road and Chobham Road, Knaphill, GU21 2QF

SHLAAKNA004: Land off Carthouse Lane, Knaphill, GU21 4XS

SHLAABY069 (SHLAA 2014 Ref): Byfleet Mill, Mill Lane, Byfleet, KT14 7RR

SHLAAABWB017: Land to the south of Murrays Lane, Byfleet, KT14 7NE

SHLAA n/a: Murrays Lane, Byfleet, KT14 7NE

SHLAAABWB028: Land south of High Road and adjacent M25, Byfleet, KT14 7QG

SHLAAHOR003: Woodham Court, Martyrs Lane, Woking, GU21 5NJ

SHLAAHOR010: Land adjacent to 462 Woodham Lane, Woking, KT15 3QA

SHLAAHOR006: Land to the rear of Woking Community Recycling Centre (formerly known as Land to the east of Martyrs Lane, Woking, GU21 5NJ)

SHLAA n/a: Hoe Valley SANG, Westfield Avenue, Woking, GU22 9PG

SHLAAHEA014: Compound, New Lane, Sutton Green, GU4 7QF

SHLAAHEA015: Land adjacent to Maybourne Rise, Mayford, Woking, GU22 0SH

SHLAAHEA016: Land to the south of Mayford Grange, Westfield Road, Woking, GU22 9QR

SHLAAMSG013 (SHLAA 2014 Ref): Silverly, Pyle Hill, Woking, GU22 0SR

SHLAAHEA017: Sunhill House, Hook Hill Lane , Woking, GU22 0PS

SHLAAHEA020: Land between Homespun and Little Yarrows, Guildford Road, Woking, GU22 0SD

SHLAAHEA023: Havering Farm, Guildford Road, Mayford, Woking, GU4 7QA

SHLAAHEA027: Runtley Wood Farm, off New Lane, Sutton Green, Woking, GU4 7QQ

SHLAAMSG038 (SHLAA 2014 Ref): Land to the south of Smart's Heath Road, Woking, GU22 0NP

SHLAAHEA031: Land to the north east of Hedge Cottage, Saunders Lane, Mayford, Woking, GU22 0NT

SHLAAHEA029: Land to the south of Moor Lane, Woking, GU22 9RB

SHLAAHEA012: Land to the south of Old Woking Road (Shey Copse), GU22 8HR

SHLAAHOE016: Land to the south of Carters Lane, Old Woking, GU22 8JQ

SHLAAPYR005: Warren Farm Mobile Home Park, Warren Lane, Pyrford, GU22 8XF

SHLAAPYR006: Cranfield Cottage Paddock, Pryford Road, Pyrford, GU22 8UT

SHLAA n/a: Land east of the A320

SHLAA n/a: Brookwood Cemetery

SHLAA n/a: Byfleet Cricket Ground and Playing Fields

SHLAA n/a: Land to the east of Egley Road

SHLAAHEA035: Butlers well, Pyle Hill

SHLAAPYR002: The Brambles, Pyrford Road

SHLAAHOR011: Land east of Martyrs Lane (extended site)

SHLAAHOR007: Britannia Wharf, Monument Road, Woking GU21 5LW

SHLAAHOE18: Land at Carters Lane, Old Woking GU22 8JQ

SHLAAPYR007: Land and stables at Shey Copse, Woking GU22 8HR (extended site)

APPENDIX 6: SA FRAMEWORK INCORPORATING DECISION-MAKING CRITERIA, BASELINE INFORMATION AND EFFECT CRITERIA

SA Objective	Decision-aiding questions	Summary baseline – indicators, targets, trends	Effect Indicator	Positive Effect Criteria	Negative Effect Criteria	Other relevant effect criteria
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • facilitate meeting the Core Strategy allocation to a small/large extent? • provide the right type and size of housing to meet local need in line with Core Strategy? • provide pitches for Gypsies and Travellers? • support the delivery of extra care or enhanced sheltered accommodation? • support the provision of affordable housing? • support the provision of Lifetime Homes? • provide appropriate properties for a changing demographic profile? 	<p>Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. <i>Source: Core Strategy Policies CS10 & CS12</i></p> <p>Improvement to number of unfit homes. <i>Source: Woking Housing Strategy 2011-2016</i></p> <p>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy & Traveller Accommodation Assessment 2012</i></p> <p>Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.</p>	1a) Number of homes provided	<ul style="list-style-type: none"> • Development which contributes to meeting overall housing requirement. 	<ul style="list-style-type: none"> • Development which reduces or conflicts with meeting housing requirement. 	
			1b) Number of affordable homes delivered through development (net)	<ul style="list-style-type: none"> • Development which contributes to affordable housing requirement. 	<ul style="list-style-type: none"> • Development which reduces or conflicts with meeting affordable housing requirement. 	
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and open space for informal and/or formal recreation? 	<p>Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. <i>Source: Woking Service and Performance Plan 2013-14</i></p> <p>Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from</p>	2a) Accessibility to sports/leisure facilities e.g. swimming pools, leisure centres, sports pitches, recreation space (including SANG)	<ul style="list-style-type: none"> • GIS CRITERIA Development in location accessible to sports/leisure facilities: <ul style="list-style-type: none"> - within suitable walking distance from homeⁱ - within suitable cycling distance from homeⁱⁱ - accessible by public transport. 	<ul style="list-style-type: none"> • GIS CRITERIA: Development in location lacking suitable access to sports/leisure facilities. 	<p>7a & 7b (avoid air and noise pollution)</p> <p>15a & 15b (to promote walking and cycling)</p>

SA Objective	Decision-aiding questions	Summary baseline – indicators, targets, trends	Effect Indicator	Positive Effect Criteria	Negative Effect Criteria	Other relevant effect criteria
		cancer static. Participation in both health and exercise activities has significantly increased in recent years.				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones 3a and 3b? • resolve an existing surface water drainage problem? 	<p>Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.</p>	3a) Would development take place in flood risk areas?	<ul style="list-style-type: none"> • GIS CRITERIA: Development in Flood Zone 1 (or Flood Zone 2 if demonstrated that there are no suitable alternatives in areas at lower risk). • GIS CRITERIA: Sensitive development (residential/schools) proposed in Flood Zone 1. 	<ul style="list-style-type: none"> • GIS CRITERIA: Development in Flood 3 (unless development is for a replacement property with similar/reduced footprint and flood risk mitigation measures are proposed). NB. Stage 1 site assessment likely to have removed all proposed sites in Flood Zone 3b, unless proposed for non-vulnerable uses. • GIS CRITERIA: Development in Flood Zone 2 where there are suitable alternative areas at lower risk. 	
4. Reduce poverty, crime and social exclusion	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities? 	<p>Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service & Performance Plan 2013-14</i></p> <p>Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.</p>	4a) Employment loss or provision in employment deprived area (e.g. Priority Places)	<ul style="list-style-type: none"> • Provision of a range of employment floorspace in areas of employment deprivation such as Priority Placesⁱⁱⁱ. 	<ul style="list-style-type: none"> • Loss of employment floorspace in areas of employment deprivation such as Priority Places. 	
			4b) Loss of provision of skills or training facility in area of employment or income deprivation (e.g. priority places)	<ul style="list-style-type: none"> • Provision of advice/ information/ training facilities, as part of new employment floorspace, to match potential jobs to those in areas of employment/income deprivation. 	<ul style="list-style-type: none"> • Loss of floorspace or failure to consider providing advice/ information/ training facilities, with new floorspace, to match potential jobs to those in areas of employment/ income deprivation. 	16b (access to libraries and training facilities)
			4c) Site with potential exposure to crime	<ul style="list-style-type: none"> • Development which generates potential for crime 'designs it out' e.g. through Code / BREEAM standards / providing passive surveillance. 	<ul style="list-style-type: none"> • No consideration or inclusion of mitigation techniques / methods for sensitive uses proposed for development in areas of crime vulnerability. 	

SA Objective	Decision-aiding questions	Summary baseline – indicators, targets, trends	Effect Indicator	Positive Effect Criteria	Negative Effect Criteria	Other relevant effect criteria
5. To improve accessibility to all services and facilities	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> provide local community services (e.g. education, health, leisure and recreation)? improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? help support existing community facilities? help support the provision of religious cultural uses? 	<p>Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy CS18</i></p> <p>Trends: increased accessibility to local services by public transport over last three years.</p>	5a) Accessibility to health services e.g. GP surgery	<ul style="list-style-type: none"> GIS CRITERIA: Development generating need, in location accessible to health facilities: <ul style="list-style-type: none"> within suitable walking distance from homeⁱ within suitable cycling distance from homeⁱⁱ accessible by public transport. 	<ul style="list-style-type: none"> GIS CRITERIA: Development generating need for health facilities outside suitable distance. 	<p>2b (access to sports/leisure facilities)</p> <p>16a (access to schools, children's centres)</p> <p>16b (access to libraries and training facilities)</p>
			5b) Accessibility to retail services e.g. Primary Shopping Areas in the Town and District Centres, Local and Neighbourhood Centres and Shopping Parades – as defined by the Core Strategy)	<ul style="list-style-type: none"> GIS CRITERIA: Development generating need for retail facilities in location accessible to them: <ul style="list-style-type: none"> within suitable walking distance from homeⁱ within suitable cycling distance from homeⁱⁱ accessible by public transport. 	<ul style="list-style-type: none"> GIS CRITERIA: Development generating need for retail facilities outside suitable distance of shopping parade/centre; Reduction in retail facilities that reduces access for existing / potential users. 	
			5c) Accessibility to community services e.g. youth facilities, community halls, village hall, sports/social club, places of worship, childcare premises.	<ul style="list-style-type: none"> GIS CRITERIA: Development generating need for community facilities (residential/education) in location accessible to them: <ul style="list-style-type: none"> within suitable walking distance from homeⁱ within suitable cycling distance from homeⁱⁱ accessible by public transport. 	<ul style="list-style-type: none"> GIS CRITERIA: Development generating need for community facilities outside suitable distance. 	
6. Make the best use of previously developed land and existing buildings	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> support the use of and remediation of previously developed land? support higher density development and/or a mix of uses? encourage the re-use of existing buildings? result in the loss of greenfield land (including gardens)? 	<p>Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy CS10.</i></p> <p>Economic development to be directed to urban centres and employment areas. <i>Source: Core Strategy Objectives</i></p> <p>Indicative density ranges given in Core Strategy Policy CS10.</p>	6a) Percentage of development on previously developed land	<ul style="list-style-type: none"> Development on previously developed land. 	<ul style="list-style-type: none"> Development on undeveloped land / open space / greenfield sites. 	
			6b) Density of development	<ul style="list-style-type: none"> Development density suitable for the location^{iv}. 	<ul style="list-style-type: none"> Development designed at a density which jeopardises the efficient use of land (i.e. not in line with Policy CS10)iv. 	

SA Objective	Decision-aiding questions	Summary baseline – indicators, targets, trends	Effect Indicator	Positive Effect Criteria	Negative Effect Criteria	Other relevant effect criteria
	<ul style="list-style-type: none"> support the restoration of vacant / contaminated land? 	<p>Trends: since 2010, the target is being met and exceeded.</p>				
7. Minimise air, light and noise pollution	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> affect an existing AQMA or lead to its designation? help to improve air quality? support specific actions in designated AQMAs? avoid an increase in congestion which may cause pollution from traffic? ensure people are not exposed to greater levels of noise? ensure people are not exposed to light pollution? 	<p>Targets: improve air quality. <i>Source: Air Quality Progress Report 2014</i></p> <p>Maintain low levels of light and noise pollution. <i>Source: Core Strategy Objective</i></p> <p>Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.</p>	7a) Air pollution	<ul style="list-style-type: none"> GIS CRITERIA: Sensitive uses^v placed outside of AQMA and areas of known NO2 exceedance. Construction methods / design to reduce and /or eliminate air pollution within new development Multiple trees retained/newly planted to assist in reducing poor air quality. 	<ul style="list-style-type: none"> GIS CRITERIA: Sensitive uses placed in AQMA and areas of known NO2 exceedance. No consideration or inclusion of mitigation techniques / methods^{vi} for sensitive uses proposed for development in areas of high air pollution. New development generates significant / increases existing traffic congestion / changes traffic volumes. 	15a-c (reduce traffic emissions through sustainable transport modes)
			7b) Noise ^{vii} pollution	<ul style="list-style-type: none"> Sensitive uses^{viii} located in areas less exposed to noise pollution. GIS CRITERIA: Sensitive uses are not adjacent to 'Important Areas' and 'First Priority Locations' as defined by Defra Noise Action Plan. Inclusion of mitigation measures^{ix} e.g. screening and planting using green infrastructure, or construction methods / design to reduce and eliminate noise pollution. 	<ul style="list-style-type: none"> Placing sensitive uses^{viii} in areas exposed to noise pollution (particularly close to roads or railways). GIS CRITERIA: Sensitive uses adjacent to 'Important Areas' and 'First Priority Locations'. No consideration or inclusion of mitigation techniques / methods as part of development in areas of high noise pollution. 	
8. Reduce land contamination and safeguard agricultural soil quality	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> avoid development on agricultural land classed as Grade 1, 2 or 3a? support the remediation of contaminated land? reduce the risk of creating further 	<p>Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i></p> <p>Trends: no significant loss of agricultural land; increase in</p>	8a) Contaminated land	<ul style="list-style-type: none"> Sensitive uses located outside of contaminated land areas^x. Development which takes opportunities to remediate contaminated land. 	<ul style="list-style-type: none"> Placing sensitive uses in areas exposed to contaminated land^x. No consideration or inclusion of mitigation techniques / methods as part of development in areas of land contamination. 	

SA Objective	Decision-aiding questions	Summary baseline – indicators, targets, trends	Effect Indicator	Positive Effect Criteria	Negative Effect Criteria	Other relevant effect criteria
	contamination?	number of sites with potential land contamination.	8b) High quality agricultural land	<ul style="list-style-type: none"> Development that integrates / preserves / enhances^{xi} existing high quality agricultural land of Grade 1, 2 or 3a. 	<ul style="list-style-type: none"> Development that would lead to loss or harm of high quality agricultural land of Grade 1, 2 or 3a. 	
9. Conserve and enhance biodiversity	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> avoid landtake of identified (including protected) habitats? avoid fragmentation, and increase connectivity, of habitats? avoid recreational impacts on habitats? avoid adverse hydrological impacts on habitats? avoid the impacts of vehicle emissions on habitats? avoid the impact of light on habitats? preserve and protect existing habitats? provide opportunities for enhancement and/or creation of biodiversity? 	<p>Targets: maintain and enhance biodiversity. <i>Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).</i></p> <p>Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.</p>	9a) Effect on local ecological sites and opportunity areas, including: SSSI, SPA, SAC, SANG, SNCI, LNR, Common Land, Ancient Woodland, BAP Priority Habitats, and locally designated sites (no designated National Nature Reserves / RAMSAR sites in the Borough).	<ul style="list-style-type: none"> GIS CRITERIA: Development is more than 400m from a SPA^{xii} GIS CRITERIA: Development is more than 250m from important site/habitat, including: <ul style="list-style-type: none"> - SACN - SSSI - SNCI, LNR and other Ancient Woodland - BAP Priority Habitats - Locally designated sites Development that integrates / preserves / enhances existing designated habitats, features or wildlife corridors Development that maintains / enhances the connectivity and integrity of the Borough's wildlife 	<ul style="list-style-type: none"> Development which is within 400m of a SPA (NB. Stage 1 site allocation assessment likely to have removed these sites). Development within 250m from an important site/habitat and where insufficient mitigation measures have been proposed. Development that would fragment the connectivity and integrity of the Borough's wildlife network. Light pollution from new development that would disturb wildlife corridors (sever corridor function) or designated habitats/species. 	10a, 10b and 10f (effect on trees and GI assets, which host biodiversity)
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> avoid adverse impacts on important landscapes? conserve and/or enhance the Borough's existing green infrastructure assets? conserve and/or enhance heritage assets and their settings? lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important asset? conserve and/or enhance cultural assets? improve access to the natural and 	<p>Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17</i></p> <p>Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood</p>	10a) Effect on registered/valuable trees.	<ul style="list-style-type: none"> Development location / design which integrates the majority of existing trees of value to ecosystem services (including amenity). Development which proposes additional tree planting to create / enhance GI. 	<ul style="list-style-type: none"> Development location / design that leads to loss of all existing trees of ecosystem services value without adequate replacement. Development which fails to take opportunities for additional tree planting to create / enhance GI. 	2a (accessibility to recreation space) 9a (effect on biodiversity sites)
			10b) Effect on connectivity and integrity of the strategic GI network	<ul style="list-style-type: none"> Development that takes opportunities to provide new/strengthen existing GI corridors and linked assets. 	<ul style="list-style-type: none"> Development that severs existing GI corridor / linked assets. Development that leads to loss of individual GI assets on existing corridors in the 	

SA Objective	Decision-aiding questions	Summary baseline – indicators, targets, trends	Effect Indicator	Positive Effect Criteria	Negative Effect Criteria	Other relevant effect criteria
	historic environment and cultural assets?	Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking place in areas of high archaeological potential without prior assessment.	10c) Effect on landscape features and views	<ul style="list-style-type: none"> • Suitable development in and around landscape features^{xiii}. • Development which enhances long distance views / vistas or character of landscape features. 	<p>strategic GI network.</p> <ul style="list-style-type: none"> • Overbearing or unsympathetic development in and around landscape features^{xiii}. • Development which has a negative effect on long distance views / vistas / landmarks or character of landscape features. 	
			10d) Effect on designated heritage assets, including: - Listed buildings - Conservation Areas - Listed Historic Parks and Gardens - SAM	<ul style="list-style-type: none"> • GIS CRITERIA: Development is more than 250m from a designated heritage asset: - Listed Building - Conservation Area - Scheduled Ancient Monument - Listed Historic Park or Garden • Development that enhances / integrates or preserves existing designated assets. 	<ul style="list-style-type: none"> • GIS CRITERIA: Development that is within 250m of a designated heritage asset and would harm the asset. • Development beyond 250m of a designated heritage asset, which still has potential to harm the asset. • Development would lead to the loss of a designated heritage asset. 	
			10e) Effect on other heritage assets, including: - Locally listed assets - Locally valued features and landmarks	<ul style="list-style-type: none"> • Development that enhances / integrates or preserves such heritage assets. 	<ul style="list-style-type: none"> • Development that leads to loss of such heritage assets. 	
			10f) Quantity, quality and accessibility to Public Open Spaces	<ul style="list-style-type: none"> • GIS CRITERIA: Development in location accessible to a suitable quantity and quality of public open space (ref. ANGSt standards^{xiv}). • Development that increases access to public open space e.g. enhances/ provides connection to surrounding GI. • public open space in areas of need. 	<ul style="list-style-type: none"> • GIS CRITERIA: Development in location lacking suitable access, quantity or quality of public open space (ref. ANGSt standards^{xiv}). • Development on public open space which reduces quantity, quality and accessibility, below standards of provision. 	
11. Reduce the causes of climate change – particularly by	Would the development of the site / policy option: <ul style="list-style-type: none"> • improve the energy efficiency of the building stock? 	Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive</i>	11a) Effect of development on Borough-wide carbon emissions	<ul style="list-style-type: none"> • Development that provides renewable or low and zero carbon energy technologies. • Development that takes 	<ul style="list-style-type: none"> • Development that leads to an increase in carbon emissions and fails to take opportunities to mitigate the 	2a (better accessibility to services = reduced travel

SA Objective	Decision-aiding questions	Summary baseline – indicators, targets, trends	Effect Indicator	Positive Effect Criteria	Negative Effect Criteria	Other relevant effect criteria
increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul style="list-style-type: none"> • help take advantage of passive solar gain through orientation? • help minimise the use of energy through design and occupation? • reduce the emission of greenhouse gases? • facilitate the generation/use of renewable energy? • support decentralised energy generation? • support the development of on or off-site CHP and/or link to an existing CHP facility? • support the co-ordination of green infrastructure? • increase the capacity of the habitat to act as a carbon sink? • increase the resilience of the habitat to climate change impacts? • support the implementation of the Code for Sustainable Homes and BREEAM? NB. Flooding covered by SA3 and Sustainable travel covered by SA15. 	<p><i>and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22.</i></p> <p>Increase green infrastructure for adaptation purposes (including SUDS). <i>Source: Core Strategy Policies CS9 & CS22.</i></p> <p>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</p>		opportunities to incorporate additional measures to become energy efficient and reduce carbon emissions, or reach higher levels of the Code or BREEAM standards than Policy CS22 requirements.	emissions. <ul style="list-style-type: none"> • Reduced levels of the Code or BREEAM on sites, relative to Policy CS22 requirements. 	by car) <p>5a – 5c) (better accessibility to services = reduced travel by car)</p> <p>10a – 10f (potential impact of energy development on natural and historic landscape)</p> <p>15a – 15c (reduce carbon emissions through sustainable travel modes)</p>
			11b) Effect on vulnerability to climate change impacts	<ul style="list-style-type: none"> • Development that generates increased vulnerability to climate change incorporates adaptation measures e.g. GI, SUDS 	<ul style="list-style-type: none"> • Development that increases vulnerability to the impacts of climate change and fails to consider adaptation measures 	10a – 10c, 10f (enhanced GI assets increase capacity to adapt)
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects? • support use of materials and aggregates from nearby sources? • support lifestyles compatible with the objectives of sustainability? • provide or affect land for allotments? 	<p>Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy CS22.</i></p> <p>All residents to have access to allotment within 800m of home. <i>Source: Core Strategy Policy CS17.</i></p> <p>Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).</p>	12a) Effect on consumption of resources	<ul style="list-style-type: none"> • Construction methods / design (e.g. through use of Code or BREEAM standards) to reduce impact of consumption of resources within new development. 	<ul style="list-style-type: none"> • No consideration or inclusion of measures to use sustainably produced and local products, e.g. through use of construction standards. 	11a (Code for Sustainable Homes and BREEAM standards can facilitate this)
13. Reduce waste generation and disposal and	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • support a reduction in the generation of waste? 	<p>Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste.</p>	13a) Effect on sustainable waste management on sensitive land uses	<ul style="list-style-type: none"> • Development which contributes to sustainable waste management^{xv}. • GIS CRITERIA: 	<ul style="list-style-type: none"> • Development which reduces or conflicts with meeting waste management requirement^{xv}. 	

SA Objective	Decision-aiding questions	Summary baseline – indicators, targets, trends	Effect Indicator	Positive Effect Criteria	Negative Effect Criteria	Other relevant effect criteria
achieve sustainable management of waste	<ul style="list-style-type: none"> minimise waste in the construction process? 	<p><i>Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.</i></p> <p>Trends: increase in recycling and composting; decrease in waste going to landfill.</p>		Waste development more than 250m of sensitive land uses ^{xvi} .	<ul style="list-style-type: none"> GIS CRITERIA: Waste facility would be within 250m of sensitive land uses^{xvi}. 	
			13b) Effect on waste generation	<ul style="list-style-type: none"> Development generating increased levels of waste located within suitable distance of waste management facility^{xv}. Development that includes features to enhance waste reduction e.g. composting, recycling. 	<ul style="list-style-type: none"> Development generating increased levels of waste outside suitable distance^{xv}. No consideration or inclusion or mitigation techniques / methods as part of development which increases generation of waste. 	
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> support the improvement of water quality? support the efficient use of water resources? operate within the existing capacities for water supply and wastewater treatment? prevent water resource pollution? facilitate water quality to be achieved through remediation? provide adequate wastewater and sewerage infrastructure? 	<p>Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source: Water Framework Directive.</i></p> <p>Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core Strategy Policy CS22.</i></p> <p>Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.</p>	14a) Effect on water quality of region's rivers and groundwater	<ul style="list-style-type: none"> Development location / design that preserves water quality (e.g. minimises risk of pollution / provides adequate wastewater and sewerage infrastructure). GIS CRITERIA: Development that avoids / maintains Groundwater Source Protection Zone. 	<ul style="list-style-type: none"> Development location / design that leads to harm or loss of water quality. GIS CRITERIA: Development that leads of harm of Groundwater Source Protection Zone. 	
			14b) Sustainable use of water resources	<ul style="list-style-type: none"> Development which proposes measures to minimise water consumption and maximise use of rainwater/grey water. 	<ul style="list-style-type: none"> No consideration or inclusion of mitigation techniques / methods for minimising water consumption. 	11a (Code for Sustainable Homes and BREEAM standards can facilitate this)
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> reduce the need to travel, particularly by car/van/lorry? reduce the need for car ownership? support improved provision for cycling? support improved provision for walking? affect public rights of way? support improved access to public transport? support the provision of a safe transport network? be accommodated within the existing public transport constraints? lead to development within a main town, district or local centre? improve proximity to key services such 	<p>Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport Plan 2011 & Core Strategy Policy CS18.</i></p> <p>Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53%</p>	15a) Site access to public rights of way network	<ul style="list-style-type: none"> Development on or adjacent to primary walking network / public rights of way routes. Extension or enhancement to walking network to facilitate and encourage travel by walking. 	<ul style="list-style-type: none"> Development outside primary walking network / public rights of way routes, that requires use of poorer quality routes, which could lead to private car journeys. Development that reduces connectivity, safety or use of walking network. 	
			15b) Site access to cycle network	<ul style="list-style-type: none"> Development on or adjacent to existing cycling network. Extension or enhancement to cycling network to facilitate and encourage travel by cycling. 	<ul style="list-style-type: none"> Development outside cycling network / public rights of way routes, that requires uses of poorer quality routes, which could lead to private car journeys. Development that reduces connectivity, safety or use of cycling network. 	

SA Objective	Decision-aiding questions	Summary baseline – indicators, targets, trends	Effect Indicator	Positive Effect Criteria	Negative Effect Criteria	Other relevant effect criteria
	as schools, food shops, public transport, health centres etc.?	increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.	15c) Site access to public transport	<ul style="list-style-type: none"> • GIS CRITERIA: Development generating need to travel within suitable walking distanceⁱ to bus stops/ train station. • Development that enhances access to bus stops/train station. • Development with access to multiple bus routes/rail routes. 	<ul style="list-style-type: none"> • GIS CRITERIA: Development generating need for travel outside suitable walking distanceⁱ to access bus stops/ train station. 	
			15d) Site access to jobs and services	<ul style="list-style-type: none"> • GIS CRITERIA: Development generating need to travel to work / shops / services in location accessible to them, i.e.: <ul style="list-style-type: none"> - within suitable walking distanceⁱ - within suitable cycling distanceⁱⁱ - accessible by public transport to a shopping parade / local, neighbourhood, district or town centre. 	<ul style="list-style-type: none"> • GIS CRITERIA: Development generating need for travel to work/shops/services outside suitable distances of shopping parade/centre. 	
			15e) Site access to strategic road network	<ul style="list-style-type: none"> • GIS CRITERIA: Development generating need to travel within 500m to existing road infrastructure. 	<ul style="list-style-type: none"> • GIS CRITERIA: Development generating need to travel outside suitable distance to access existing road infrastructure. 	
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	Would the development of the site / policy option: <ul style="list-style-type: none"> • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities? • improve access to and participation in education? 	<p>Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy (2012)</i></p> <p>Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels.</p>	16a) Site access to education facilities e.g. pre-schools, primary schools, secondary schools, children's centres, higher education.	<ul style="list-style-type: none"> • Development that provides additional education facilities to increase access/address known capacity issues. • GIS CRITERIA: Development generating need for education in location accessible to them, i.e.: <ul style="list-style-type: none"> - within suitable walking distance from homeⁱ - within suitable cycling distance from homeⁱⁱ - accessible by public transport. 	<ul style="list-style-type: none"> • GIS CRITERIA: Development generating need for education outside suitable distance to access them. 	17a (generating suitable employment opportunities)
			16b) Access to public library and/or training facilities	<ul style="list-style-type: none"> • GIS CRITERIA: Development generating need for skills knowledge within suitable distance of libraries or other information/training 	<ul style="list-style-type: none"> • GIS CRITERIA: Development generating need for skills knowledge outside suitable distance of libraries or other 	

SA Objective	Decision-aiding questions	Summary baseline – indicators, targets, trends	Effect Indicator	Positive Effect Criteria	Negative Effect Criteria	Other relevant effect criteria
		<p>Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).</p>		<p>facilities, i.e.:</p> <ul style="list-style-type: none"> - within suitable walking distance from homeⁱ - within suitable cycling distance from homeⁱⁱ - accessible by public transport.. 	<p>information/ training facilities.</p>	
<p>17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres</p>	<p>Would the development of the site / policy option:</p> <ul style="list-style-type: none"> • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres? 	<p>Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy 2012</i></p> <p>Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).</p>	<p>17a) Any employment generating floorspace created (A use classes, B use classes, D use) e.g. retail, commercial office, factory, warehousing</p>	<ul style="list-style-type: none"> • Additional employment-generating floorspace proposed. • Provision or maintenance of a mix of employment types across a development/ area. 	<ul style="list-style-type: none"> • Net loss of valuable or useable employment floorspace through development. 	

APPENDIX 7: LIST OF SHLAA SITES REJECTED BY THRESHOLD

2017SHLAA Reference	Building Name/Number	Street Name	Locality	Postcode	Potential site yield	Timeframe
SHLAABWB009	85	Chertsey Road	Byfleet	KT14 7AU	5	0-5 Years
SHLAABWB025	1, 3, 5, 7, 9, 11, 13 and 15	Old Woking Road	West Byfleet	KT14 6LW	8	0-5 Years
SHLAABWB027	Globe House	Lavender Park Road	West Byfleet	KT14 6ND	6	0-5 Years
SHLAABWB032	3	Claremont Road	West Byfleet	KT14 6DY	5	0-5 Years
SHLAACAN013	Rear garden land at 6-12	Monument Road	Woking	GU21 5EJ	7	0-5 Years
SHLAACAN020	27	North Road	Woking	GU21 5DT	7	0-5 Years
SHLAACAN023	26 and 28	Monument Road	Woking	GU21 5LT	8	0-5 Years
SHLAACAN037	Parrington Autos, rear of 12 and 12-16	Portugal Road	Maybury	GU21 5JE	8	0-5 Years
SHLAACAN038	29	Eve Road	Woking	GU21 5JS	5	0-5 Years
SHLAAHEA032	Garages to the rear of 7 - 21	Hawthorn Road	Woking	GU22 9PT	5	0-5 Years
SHLAAHOE006	Land adj. to 134	High Street	Old Woking	GU22 9JN	6	0-5 Years
SHLAAHOE13	London House, 134	High Street	Old Woking	GU22 9JN	6	0-5 Years
SHLAAHOE14	The Old Brew House, 130 - 132	High Street	Old Woking	GU22 9JN	6	0-5 Years
SHLAAKNA001	1 and 3	High Street	Knaphill	GU21 2PG	6	0-5 Years
SHLAAKNA008	Former Library, 20	High Street	Knaphill	GU21 2PE	9	0-5 Years
SHLAAKNA011	Highclere House, 5	High Street	Knaphill	GU21 2PG	8	0-5 Years
SHLAAMHM006	Former Park Cottage and land adj. to	Blackness Lane	Woking	GU22 7SB	9	0-5 Years
SHLAAMHM014	Unit 1, 2, 7 And 11 Ground Floor Centrium	Station Approach	Woking	GU22 7PA	6	0-5 Years
SHLAASTJ010	Land r/o 143	Goldsworth Road	Woking	GU21 6LS	8	0-5 Years
SHLAASTJ011	D W Burns, Roydon House	Triggs Lane	Woking	GU21 7PL	8	0-5 Years
SHLAACAN012	Garages adj. to 28-30	Albert Drive	Woking	GU21 5LA	6	6-10 Years
SHLAAHOE003	Garages	Bonsey Lane	Westfield, Woking	GU22 9PP	5	6-10 Years
SHLAAKNA006	Ambulance Station	Bagshot Road	Brookwood	GU21 2RP	6	6-10 Years
SHLAASTJ001	145	Goldsworth Road	Woking	GU21 6LS	5	6-10 Years
SHLAAHOE008	Bridgewell House, 29	Claremont Avenue	Woking	GU22 7SF	8	11-15 Years

SHLAAHOR005	Garages to rear of 3-9 and 11-41	Pares Close	Woking	GU21 4QL	5	11-15 Years
SHLAASJT005	Chancery House, 30	St Johns Road	St Johns, Woking	GU21 7SA	8	11-15 Years
SHLAASTJ006	136	Kingsway	Woking	GU21 6NR	5	11-15 Years
SHLAASTJ009	The Print Works	St Johns Lye	Woking	GU21 7RS	8	11-15 Years
SHLAABWB013	Sheltered Housing	Stream Close	Byfleet	KT14 7LZ	7	Unknown
SHLAABWB014	17 - 20A	Royston Road	Byfleet	KT14 7NY	5	Unknown
SHLAABWB015	7 and Garages to the rear of	Ulwin Avenue	Byfleet	KT14 7HA	6	Unknown
SHLAABWB016	Garage site adj. to 40 and 44	Eden Grove Road	Byfleet	KT14 7PH	5	Unknown
SHLAABWB020	Domus	Sheerwater Road	West Byfleet	KT14 6AA	7	Unknown
SHLAACAN025	Tyre depot, 67	Boundary Road	Woking	GU21 5BS	6	Unknown
SHLAACAN034	Lorna Doone and Churchill House	Chobham Road	Woking	GU21 4AA	6	Unknown
SHLAACAN043	3a-4	The Broadway	Woking	GU21 5AP	6	Unknown
SHLAACAN044	Offices above 1	Chertsey Road	Woking	GU21 5AB	7	Unknown
SHLAACAN045	Railway House, 14	Chertsey Road	Woking	GU21 5AH	5	Unknown
SHLAAHOE009	Garages at	Davos Close	Woking	GU21 7SL	8	Unknown
SHLAAPYR009	The Princess of Wales Public House, 24	Princess Road	Woking	GU22 8EN	5	Unknown
SHLAASTJ003	Friar House and Works	Copse Road	Woking	GU21 8ST	8	Unknown

APPENDIX 8: LIST OF SITES REJECTED DUE TO SIGNIFICANT POLICY CONSTRAINTS

- Greenbays Park, Carhouse Lane (Thames Basin Heaths Special Protection Area (SPA zone A))
- Land at 228 Connaught Road, Brookwood (Thames Basin Heaths Special Protection Area (SPA zone A))
- Neasham and St. Quentin House, Woodham Lane (Thames Basin Heaths Special Protection Area (SPA zone A))
- 178-192 Connaught Road, Brookwood (Thames Basin Heaths Special Protection Area (SPA zone A))
- St. John's Court and 164-172 Connaught Road, Brookwood (Thames Basin Heaths Special Protection Area (SPA zone A))
- Sythwood, Woking (Thames Basin Heaths Special Protection Area (SPA zone A))
- 283-299 Connaught Road (Thames Basin Heaths Special Protection Area (SPA zone A))
- 261-281 Connaught Road (Thames Basin Heaths Special Protection Area (SPA zone A))
- 233-259 Connaught Road (Thames Basin Heaths Special Protection Area (SPA zone A))
- Land to rear of 209-231 Connaught Road (Thames Basin Heaths Special Protection Area (SPA zone A))
- 170, 183-187 and 191 Connaught Road (Thames Basin Heaths Special Protection Area (SPA zone A))
- Rear garden land at 8-14 High Street (Thames Basin Heaths Special Protection Area (SPA zone A))
- Rear garden land at Applegarth – Bradstowe, Bullbeggars Lane (Thames Basin Heaths Special Protection Area (SPA zone A))
- 175 and Land to rear of 177 Connaught Road (Thames Basin Heaths Special Protection Area (SPA zone A))
- 32-40 Russell Road (Thames Basin Heaths Special Protection Area (SPA zone A))
- Garages at 1-15 Grobars Avenue (Thames Basin Heaths Special Protection Area (SPA zone A))
- The Cricketers, Horsell Birch (Thames Basin Heaths Special Protection Area (SPA zone A))
- 2 – 4 High Street (Thames Basin Heaths Special Protection Area (SPA zone A))
- Land to rear of Silverwood Birch House (Thames Basin Heaths Special Protection Area (SPA zone A))
- 333 Connaught Road (Thames Basin Heaths Special Protection Area (SPA zone A))
- 1-17 The Hatchingtan, Burdenshott Road (Thames Basin Heaths Special Protection Area (SPA zone A))
- Brookhouse Common, Chertsey Road (Common land)
- no sites wholly at risk of flooding within Flood Zone 3
- no sites within Thursley, Ash, Pirbright and Chobham Special Area of Conservation
- no sites within Site of Special Scientific Interest (SSSI)

A full list of sites and reasons for exclusion can be found in Appendix 6 of the 2017 SHLAA.

APPENDIX 9: LIST OF REASONABLE ALTERNATIVE GREEN BELT SITES APPRAISED IN THE SA

SHLAAHEA007: Five Acres, Brookwood Lye Road, Brookwood, GU24 0HD
SHLAAHEA006: Land south of Brookwood Lye Road, Brookwood, GU24 0EZ (formerly known as Land at Coblands Nursery and Lyndhurst, Brookwood Lye Road, Brookwood, GU24 0EZ)
SHLAABWB010: Land south of High Road, Byfleet, KT14 7QL (also known as land south of Parvis Road and High Road)
SHLAABWB011: Land to the south of Rectory Lane (formerly known as Land to the south of Murray's Lane), Byfleet KT14 7NE
SHLAA n/a: Brookwood Farm SANG, Bagshot Road, Brookwood, GU21 2TR
SHLAABWB029: Land east of Byfleet, adjacent Summer Close, Byfleet, KT14 7RY
SHLAA n/a: Byfleet SANG, land to the south of Parvis Road, Byfleet, KT14 7AB
SHLAA n/a: Six Crossroads roundabout and environs, Chertsey Road, Woking, GU21 5SH
SHLAAHEA013: Nursery land adjacent to Egley Road, Mayford, GU22 0PL
SHLAAHEA018: Land to the north east of Saunders Lane, between Saunders Lane and Hook Hill Lane, Mayford, GU22 0NN
SHLAAHEA019: Land to the north west of Saunders Lane, Mayford, GU22 0NN
SHLAAHEA022: Ten Acre Farm, Smarts Heath Road, Mayford, GU22 0NP
SHLAAHEA024: Woking Garden Centre, Egley Road, Mayford, Woking, GU22 0NH
SHLAA n/a: Mayford SANG, land to the south of Moor Lane, Mayford, Woking, GU22 9RB
SHLAA n/a: First SANG at Gresham Mill, High Street, Old Woking, GU22 9LH
SHLAA n/a: Second SANG at Gresham Mill, High Street, Old Woking, GU22 9LH
SHLAA n/a: Woking Palace, Carters Lane, Old Woking, GU22 8JQ
SHLAAPYR003: Land rear of 79-95 Lovelace Drive, Teggs Lane, Pyrford, Surrey, GU22 8QZ
SHLAAPYR004: Land east of Upshot Lane and south of Aviary Road, Pyrford, GU22 8QZ
SHLAAHEA002: Land adjacent to Hook Hill Lane, Hook Heath, Woking, GU22 0PS
SHLAAHEA030: Land to the rear of Hook Heath Road, Hook Heath, Woking GU22 0LF
SHLAABWB030: Land to the south of Parvis Road (also known as land surrounding West Hall), Parvis Road, West Byfleet, KT14 6EY
SHLAABWB018: Broadoaks, Parvis Road, West Byfleet, KT14 6LP
SHLAAKNA005: The Meadows, Bagshot Road, Brookwood, GU21 2RP
SHLAABR0030 (SHLAA 2014 Ref): Blackhorse Road and Heath House Road, Brookwood, GU22 0QT
SHLAABR0036 (SHLAA 2014 Ref): Land at the corner of Heath House Road and Rough Road, Woking, GU22 0RB
SHLAAKN029 (SHLAA 2014 Ref): Land at Lynbrook, Chobham Road, Knaphill, GU21 2QF
SHLAAKNA009: Land adjacent to 1-6 Littlewick Cottages, Littlewick Common, Knaphill, GU21 2EX
SHLAAKNA010: Land at The Mount, Chobham Road, Knaphill, GU21 2TX
SHLAAKNA015: Stanley Farm, Corner of Limecroft Road and Chobham Road, Knaphill, GU21 2QF
SHLAAKNA004: Land off Carthouse Lane, Knaphill, GU21 4XS
SHLAABY069 (SHLAA 2014 Ref): Byfleet Mill, Mill Lane, Byfleet, KT14 7RR
SHLAABWB017: Land to the south of Murrays Lane, Byfleet, KT14 7NE
SHLAA n/a: Murrays Lane, Byfleet, KT14 7NE
SHLAABWB028: Land south of High Road and adjacent M25, Byfleet, KT14 7QG

SHLAAHOR003: Woodham Court, Martyrs Lane, Woking, GU21 5NJ
SHLAAHOR010: Land adjacent to 462 Woodham Lane, Woking, KT15 3QA
SHLAAHOR006: Land to the rear of Woking Community Recycling Centre (formerly known as Land to the east of Martyrs Lane), Woking, GU21 5NJ

SHLAA n/a: Hoe Valley SANG, Westfield Avenue, Woking, GU22 9PG
SHLAAHEA014: Compound, New Lane, Sutton Green, GU4 7QF
SHLAAHEA015: Land adjacent to Maybourne Rise, Mayford, Woking, GU22 0SH
SHLAAHEA016: Land to the south of Mayford Grange, Westfield Road, Woking, GU22 9QR
SHLAAMSG013 (SHLAA 2014 Ref): Silverly, Pyle Hill, Woking, GU22 0SR
SHLAAHEA017: Sunhill House, Hook Hill Lane , Woking, GU22 0PS
SHLAAHEA020: Land between Homespun and Little Yarrows, Guildford Road, Woking, GU22 0SD
SHLAAHEA023: Havering Farm, Guildford Road, Mayford, Woking, GU4 7QA
SHLAAHEA027: Runtley Wood Farm, off New Lane, Sutton Green, Woking, GU4 7QQ
SHLAAMSG038 (SHLAA 2014 Ref): Land to the south of Smart's Heath Road, Woking, GU22 0NP
SHLAAHEA031: Land to the north east of Hedge Cottage, Saunders Lane, Mayford, Woking, GU22 0NT
SHLAAHEA029: Land to the south of Moor Lane, Woking, GU22 9RB
SHLAAMHE012 (SHLAA 2014 Ref): Land to the south of Old Woking Road (Shey Copse), GU22 8HR
SHLAAHOE16: Land to the south of Carters Lane, Old Woking, GU22 8JQ
SHLAAPYR005: Warren Farm Mobile Home Park, Warren Lane, Pyrford, GU22 8XF
SHLAAPYR006: Cranfield Cottage Paddock, Pryford Road, Pyrford, GU22 8UT
SHLAA n/a: Land east of the A320
SHLAA n/a: Brookwood Cemetery
SHLAA n/a: Byfleet Cricket Ground and Playing Fields
SHLAA n/a: Land to the east of Egley Road
SHLAAHEA035: Butlers well, Pyle Hill
SHLAAPYR002: The Brambles, Pyrford Road
SHLAAHOR011: Land east of Martyrs Lane
SHLAAHOR007: Britannia Wharf, Monument Road, Woking GU21 5LW
SHLAAHOE18: Land at Carters Lane, Old Woking GU22 8JQ
SHLAAPYR007: Land and stables at Shey Copse, Woking GU22 8HR (extended site)

APPENDIX 10: LIST OF REASONABLE ALTERNATIVE URBAN SITES APPRAISED IN THE SA

SHLAABWB012: Library, 71 High Road, Byfleet, KT14 7QN
SHLAA n/a: Woking Railway Station, bus/rail interchange, railway flyover and Victoria Arch, High Street, Broadway, Station Approach and Victoria Way, Woking, GU22 7AE
SHLAACAN046: Land at Albion House, High Street, Woking, GU21 6BD
SHLAACAN001: Trizancia House, Thomson House and 72 (Woodstead House), Chertsey Road, Woking, GU21 5BJ
SHLAAGE033 (SHLAA 2014 Ref): Land to the rear of Waitrose Supermarket, Bampton Way, Woking, GU21 3LE
SHLAACAN002: The Cornerstone, The Broadway and Elizabeth House, Duke Street, GU21 5AS
SHLAACAN004: 2-24 Commercial Way and 13-28 High Street, Woking, GU21 6BW
SHLAACAN005: Victoria Square Development, Church Street West, Woking, GU21 6HD
SHLAACAN006: 1-12 High Street and 26-34 Commercial Way, Woking, GU21 6EN
SHLAACAN030: The Big Apple American Amusements Ltd, H.G. Wells Conference Centre, The Rat and Parrot PH, 48-58 Chertsey Road, Woking, GU21 5AJ
SHLAACAN003: King's Court, Church Street East, Woking, GU21 6HA
SHLAASTJ002: 113-129 Goldsworth Road, Woking, GU21 6LR
SHLAACAN024: Griffin House, West Street, Woking, GU21 6BS
SHLAA n/a: Concorde House, 165 Church Street East, Woking, GU21 6HJ
SHLAA n/a: Synergy House, 8 Church Street West, Woking, GU21 6DJ
SHLAACAN027: 30-32, Woking Railway and Athletic Club, Systems House and Bridge House, Goldsworth Road, Woking, GU21 6JT
SHLAA n/a: MVA and Select House, Victoria Way, Woking, GU21 6DD
SHLAACAN035: Chester House, 76-78 Chertsey Road, Woking, GU21 5BJ
SHLAACAN032: 79-87 Goldsworth Road, Woking GU21 6LJ
SHLAACAN021: Spectrum House, 56 Goldsworth Road, Woking GU21 6LE
SHLAACAN022: The Coign Church, 1-5 Church Street West and 5-19 Oaks Road, Woking, GU21 6DJ
SHLAACAN033: The former Goldsworth Arms PH, Goldsworth Road, Woking, GU21 6LQ
SHLAACAN028: 1-7 Victoria Way and 1-29 Goldsworth Road, Woking, GU21 6JZ
SHLAAGE010 (SHLAA 2014 Ref): Poole Road Industrial Estate, Woking, GU21 6EE
SHLAAHOR001: Timber Yard, Arthurs Bridge Road/ Horsell Moor, Woking, GU21 4NQ
SHLAAHOR002: 73 Horsell Moor, Horsell, GU21 4NL
SHLAAHOE004: Elmbridge House, Elmbridge Lane, Kingfield, Woking, GU22 9AW
SHLAAKW036 (SHLAA 2014 Ref): Sherpa House, Kingfield Road, Kingfield, Woking, GU22 9EH
SHLAAHEA009 and SHLAAHEA010: Backland gardens of houses facing Ash Road, Hawthorn Road, Willow Way and Laburnum Road (Barnsbury sites 1 & 2), Barnsbury Farm Estate, Woking, GU22 0BN
SHLAAHEA011: Backland gardens of houses facing Laburnum Road, Ash Road and Ash Close (Barnsbury Site 3), Barnsbury, Woking, GU22 0BU
SHLAA n/a: Chertsey House, 61 Chertsey Road, Woking, GU21 5BN
SHLAACAN011: 1 to 5 Elliot Court, North Road, to the rear of 1 to 13 North Road, and 95-105 Maybury Road, Woking, GU21 5JL
SHLAACAN016: 101-121 Chertsey Road, Woking, GU21 5BG
SHLAACAN017: Walton Road Youth Centre, Walton Road, Woking GU21 5DL
SHLAACAN018: 29-31 Walton Road, Woking, GU21 5BX
SHLAACAN026: Land within Sheerwater Priority Place, Albert Drive, Woking, GU21 5RE
SHLAA n/a: Forsyth Road Industrial Estate, Forsyth Road, Woking, GU21 5SU
SHLAA n/a: Monument Way West Industrial Estate, Monument Way West, Woking, GU21 5LY

SHLAAMHM003: Car park (east), Oriental Road, Woking, GU22 8BD
 SHLAAMHM001: Royal Mail Sorting/Delivery Office, White Rose Lane, Woking, GU22 7AJ
 SHLAAMHM012: Somerset House, 1-18 Oriental Road, Heathside Crescent, Woking, GU22 7BAG
 SHLAAMHM008: Former St Dunstons, White Rose Lane, Woking, GU22 7AG
 SHLAAMHM009: Owen House and The Crescent, Heathside Crescent, Woking, GU22 7AG
 SHLAAMHM010: Coroner's Court (former Woking Magistrates Court), Station Approach, Woking, GU22 7YL
 SHLAA n/a: Quadrant Court, Guildford Road, Woking, GU22 7QQ
 SHLAAMHM005: Coal Yard/Aggregates Yard adjacent to the railway line, Guildford Road, Bradfield Close, Woking, GU22 7QE
 SHLAAMHM007: 11-15 Guildford Road, Southern House, Jubilee House, Lynton House, Station Approach, Woking, GU22 7PX
 SHLAASTJ004: Corner Garage, 16-18 St Johns Road, St Johns, GU21 7SA
 SHLAABWB022: Land at Station Approach, West Byfleet, KT14 6NG
 SHLAABWB024: Camphill Club and Scout Hut, Camphill Road, West Byfleet, KT14 6EF
 SHLAAWB003 (SHLAA 2014 Ref): Camphill Tip, Camphill Road, West Byfleet, KT14 6EW
 SHLAABWB021: Car park to east of Enterprise House, adjacent Social Club, Station Approach, West Byfleet, KT14 6NW
 SHLAAGE052 (SHLAA 2014 Ref): Barratt House, Chertsey Road, Woking, GU21 5AB
 SHLAAGW004 (SHLAA 2014 Ref): Goldsworth House, Denton Way, Woking, GU21 3LG
 SHLAAKNA003: BT Telephone Exchange, Bagshot Road, Brookwood, GU21 2RP
 SHLAAKN026 (SHLAA 2014 Ref): Car park opposite The Vyne, Reading Way, Knaphill, GU21 2DU
 SHLAAMHE013 (SHLAA 2014 Ref): Car park (west) and signalling station, Oriental Road, Woking, GU22 7AE
 SHLAAMHE016 (SHLAA 2014 Ref): Lion House and car park, Oriental Road, Woking, GU22 7BA
 SHLAABWB025: 1, 3, 5, 7, 9, 11, 13 and 15 Old Woking Road, West Byfleet, KT14 6LW
 SHLAACAN031: Land over Woking Railway Station, Station Approach. Woking, GU22 7AE
 SHLAABWB008: Churchill House and Beaver House, York Close, Byfleet, KT14 7HN
 SHLAABWB006: Works at 11 Royston Road, Byfleet, KT14 7NX
 SHLAABY038 (SHLAA 2014 Ref) : Land to rear of Byfleet Village Hall, High Road, Byfleet, KT14 7QL
 SHLAABY065 (SHLAA 2014 Ref): 96-120 Church Road, Byfleet, KT14 7NF
 SHLAABWB005: 94-100 Royston Road, Byfleet, KT14 7QE
 SHLAABWB007: Wey Retail Park, Royston Road, Byfleet, KT14 7NY
 SHLAABWB001: The Manor School, Magdalen Crescent, Byfleet, KT14 7SR
 SHLAAGE023 (SHLAA 2014 Ref): Part of car park at Goldsworth Park Centre, Denton Way, Woking, GU21 3LG
 SHLAAPYR001: Monument Hill Playing Fields, Alpha Road, Woking, GU22 8HF
 SHLAABWB019: Phoenix House, Pyrford Road, West Byfleet, KT14 6RA
 SHLAAWB025 (SHLAA 2014 Ref): Electricity Sub Station, Birch Walk, West Byfleet, KT14 6EJ
 SHLAAWB017 (SHLAA 2014 Ref): Camphill Industrial Estate and Apex Court, Camphill Road, West Byfleet, KT14 6EB
 SHLAA n/a: Pyrford Cricket Ground and Village Hall
 SHLAA n/a: Open land at Blackmore Crescent, Sheerwater
 SHLAA n/a: Land at Tulip Trees, near Ascan Croft
 SHLAA n/a: Woking Football Club, Gymnastics Club and Snooker Club, Westfield Avenue, GU22 9AA
 SHLAA n/a: West Byfleet Railway Station Car Park
 SHLAA n/a: Woking Football Club, Kingfield Road, Woking GU22 9AA (extended SHLAAHOE001 site)
 SHLAACAN007: Regent House, 19-20 The Broadway

SHLAAHOE011: Central Reservation opposite Woking Sixth Form College, Rydens Way
SHLAAHOE015: Ian Allan Motors, 63-65 High Street, Old Woking
SHLAAHOR009: Horsell Lodge Residential Care Home, Kettlewell Hill
SHLAAMHM004: Land at Bradfield Close and 7 York Road, Woking GU22 7QD
SHLAAHOE12: Grosvenor Court, Hipley Street, Old Woking GU22 9LP
SHLAACAN041: Premier House, 15-19 Church Street West
SHLAACAN039: Church Gate, 9-11 Church Street West

APPENDIX 13: SUMMARY OF SA RESULTS AND GREEN BELT BOUNDARY REVIEW REPORT

The NPPF sets out specific requirements for amending Green Belt boundaries. This includes ensuring that any site that is taken out from the Green Belt does not undermine its purpose. It emphasises that when defining Green Belt boundaries, local authorities should:

- Ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;
- Not include land which it is unnecessary to keep permanently open;
- Where necessary, identify in their plans areas of safeguarded land between the urban area and the Green Belt, in order to meet longer term development needs stretching well beyond the plan period;
- Make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a local plan review which proposes the development
- Satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and
- Define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

Table 1 below summarises the results of the SA of the Site Allocations DPD and the Green Belt boundary review report. Whilst they are distinct from each other, they complement one another in informing decision making to meet the requirements of the NPPF as set out above. It is considered that if the Site Allocations DPD follows the recommendations of the SA, the Green Belt boundary review report and the other relevant evidence base it will lead to the most sustainable pattern of development to achieve the spatial strategy of the Core Strategy, in particular, when compared against other alternative options. The attached Map illustrates the land parcels assessed by the Green Belt boundary review.

The Green Belt serves five main purposes:

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

It is important that any land that is released from the Green Belt for development does not significantly undermine the above purposes. The Council has carried out a Green Belt boundary review to assess how land in the Green Belt will contribute to the purposes of the Green Belt and to ensure that any land that is released from the Green Belt for development preserves them. In addition to the SA results, the recommendations of the Green Belt boundary review have also been taken into account in selecting proposals for the Site Allocations DPD. Table 1 summarises what the Green Belt boundary review says about each of the sites appraised in the SA Report. Appendix 14 is a Map showing the parcels of land assessed by the Green Belt boundary review. Full details of the Green Belt boundary review is on the Council's website (www.woking.gov.uk).

Paragraph 159 of the NPPF requires the Council to prepare a Strategic Housing Land Availability Assessment (SHLAA) to establish realistic assumptions about the availability,

suitability and the likely economic viability of land to meet the identified need for housing over the plan period. The Council has carried out a SHLAA, which has provided the source for identifying sites for the SA. The SHLAA is published on the Council's website. The Green Belt boundary review has been informed by the SHLAA and takes into account the requirements of the NPPF with regard to viability, availability and achievability.

Table 1 – Summary of the SA findings and the Green Belt boundary review report on preferred Green Belts sites appraised in the SA.

Regulation 19 Site Allocations reference number	Proposal	Summary of reasons for recommendation to be considered for allocation in the Regulation 19 Site Allocations DPD (SA)	Summary of key findings of the Green Belt boundary review
GB1	SHLAAHEA006: Land south of Brookwood Lye Road, Brookwood, GU24 0EZ (formerly known as Land at Coblands Nursery and Lyndhurst, Brookwood Lye Road, Brookwood GU24 0EZ)	The proposal will enable the delivery of housing, including Affordable Housing. It will make a contribution towards the overall housing requirement. Site is in Flood Zone 1 and within reasonable walking and cycling distance from key services and facilities. This will help reduce the need to travel by car and encourage the use of sustainable modes of travel. Part of the site is previously developed land. Development of the site will make efficient use of previously developed land.	The site forms part of a parcel of land (parcel 22) with relatively high potential for sustainability. Parcel is contained and well related to existing development. Development is unlikely to be perceived as unrelated growth. Some encroachment is evident. Site has good accessibility to community facilities including accessibility by rail and a large Sainsbury's on Bagshot Road. Site forms an urban fringe landscape of low quality. Site could accommodate development. Site does not contribute to the openness of the Green Belt. Site is deliverable with marginal viability. Viability issues will be looked at in detail at the time of delivery.
GB4	SHLAABWB010: Land south of High Road, Byfleet, KT14 7QL (also known as land to the south of Parvis Road and High Road)	The proposal will enable the delivery of housing, including Affordable Housing. It will make a contribution towards the overall housing requirement. It is within reasonable walking distance to the Byfleet local centre and a reasonable cycling distance to the Byfleet and New Haw	Site forms part of parcel of land (parcel 6) with little contribution to preventing merging. M25 form a clear boundary which could provide settlement limit. Any development would be contained by the M25 and remain separated from Woking. The

		<p>railway station. This will help reduce the need to travel by car and encourage the use of sustainable modes of travel. Most of the site is in flood zone 1 where development is encouraged. It is acknowledged that the eastern corner touches on flood zone 2.</p>	<p>designation of the site has prevented development occurring within an area that is otherwise generally well contained from the wider countryside. Area has high suitability for development. The site is crossed by high voltage pylons although not precluding development. Noise from the M25 could be mitigated. It is close to the existing local centre and no barriers to connectivity. Site has potential to accommodate development without significant adverse landscape and visual impacts. Site is deliverable with marginal viability. Viability issues will be looked at in detail at the time of delivery.</p>
GB5	<p>SHLAABWB011: Land to the south of Rectory Lane (formerly known as Land to the south of Murray's Lane), Byfleet KT14 7NE</p>	<p>The proposal will enable the delivery of housing, including Affordable Housing. It will make a contribution towards the overall housing requirement. Site is in reasonable walking and cycling distance to Byfleet Local centre and reasonable cycling distance to Byfleet and New Haw railway station. This will help reduce the need to travel by car and encourage the use of sustainable modes of travel. Most of the site is in flood zone 1 where development is encouraged. It is acknowledged that the southern boundary touches on flood zone 2.</p>	<p>Site forms part of parcel of land (parcel 6) with little contribution to preventing merging. M25 form a clear boundary which could provide settlement limit. Any development would be contained by the M25 and remain separated from Woking. The designation of the site has prevented development occurring within an area that is otherwise generally well contained from the wider countryside. Area has high suitability for development. The site is crossed by high voltage pylons although not precluding development. Noise from the M25 could be mitigated. It is close</p>

			to the existing local centre and no barriers to connectivity. Site has potential to accommodate development without significant adverse landscape and visual impacts. Site is deliverable with marginal viability. Viability issues will be looked at in detail at the time of delivery.
GB7	SHLAAHEA013: Nursery land adjacent to Egley Road, Mayford GU22 OPL	The proposal will enable the delivery of housing, including Affordable Housing. It will make a contribution towards the overall housing requirement. The development of the site would provide recreational, sports facilities to service the school and the local community. It will provide an educational facility (secondary school) to service the local and the wider area. The provision of the school could have a positive overall bearing on poverty and social exclusion. Site is within reasonable walking and cycling distance to the Mayford Neighbourhood Centre. Consequently, it will help reduce the need to travel by the car. Site is also adjacent to a bus stop. Site is in flood zone 1. However, it is acknowledged that the eastern boundary is adjacent to flood zone 2.	Site scored well in terms of strategic accessibility due to proximity to a railway station. It has the potential to be connected to the existing urban area. Site is part of parcel 20. Development in parcel would not reduce gap between the town and the northern edge of Guildford. Part of the parcel to the north is constrained by the Escarpment and rising ground of landscape importance. The general area makes a positive contribution to the southern setting and containment of the town. However, this site which is at the foot of the slopes north of Saunders Lane is notably discreet and in visual terms less sensitive to change and could accommodate some development. Site is deliverable and development will be viable. There is the likely prospect of the site coming forward for development. Saunders Lane will provide a strong defensible boundary to the Green Belt if the site

			is released for development.
GB8	SHLAAHEA024: Woking Garden Centre, Egley Road, Mayford, Woking GU22 0NH	The proposal will enable the delivery of housing, including Affordable Housing. It will make a contribution towards the overall housing requirement. Site is in flood zone 1 where development is encouraged. Site is within reasonable walking and cycling distance from the Mayford Neighbourhood Centre. Consequently, it will help reduce the need to travel by the car. Part of the site is previously developed land, which will make efficient use of previously developed land.	Site scored well in terms of strategic accessibility due to proximity to a railway station. It has the potential to be connected to the existing urban area. Site is part of parcel 20. Development in parcel would not reduce gap between the town and the northing edge of Guildford. Part of the parcel to the north is constrained by the Escarpment and rising ground of landscape importance. The general area makes a positive contribution to the southern setting and containment of the town. In visual terms the site is less sensitive to change and could accommodate some development. Site is deliverable and development will be viable. There is the likely prospect of the site coming forward for development. Saunders Lane will provide a strong defensible boundary to the Green Belt of the site is released for development.
GB9	SHLAAHEA018: Land to the north east of Saunders Lane, between Saunders Lane and Hook Hill Lane, Mayford, GU22 0NN	The proposal will enable the delivery of housing, including Affordable Housing. It will make a contribution towards the overall housing requirement. Site is in flood zone 1 where development is encouraged. It is within reasonable walking and cycling distance to the Mayford Neighbourhood Centre. Consequently, it will help reduce	Site scored well in terms of strategic accessibility due to proximity to a railway station. It has the potential to be connected to the existing urban area. Site is part of parcel 20. Development in parcel would not reduce gap between the town and the northing edge of Guildford. Part of the parcel to the north is constrained by

		the need to travel by the car.	the Escarpment and rising ground of landscape importance. The general area makes a positive contribution to the southern setting and containment of the town. However, this site which is at the foot of the slopes north of Saunders Lane is notably discreet and in visual terms less sensitive to change and could accommodate some development. Site is deliverable and development will be viable. There is the likely prospect of the site coming forward for development. Saunders Lane will provide a strong defensible boundary to the Green Belt of the site is released for development.
GB10	SHLAAHEA019: Land to the north west of Saunders Lane, Mayford, GU22 0NN	The proposal will enable the delivery of housing, including Affordable Housing. It will make a contribution towards the overall housing requirement. Site is in flood zone 1 where development is encouraged. It is within reasonable walking and cycling distance to the Mayford Neighbourhood Centre. Consequently, it will help reduce the need to travel by the car.	Site scored well in terms of strategic accessibility due to proximity to a railway station. It has the potential to be connected to the existing urban area. Site is part of parcel 20. Development in parcel would not reduce gap between the town and the northing edge of Guildford. Part of the parcel to the north is constrained by the Escarpment and rising ground of landscape importance. The general area makes a positive contribution to the southern setting and containment of the town. However, this site which is at the foot of the slopes north of Saunders Lane is notably discreet and in visual terms less sensitive to change and could accommodate

			GB12some development. Site is deliverable and development will be viable. There is the likely prospect of the site coming forward for development. Saunders Lane will provide a strong defensible boundary to the Green Belt of the site is released for development.
n/a	SHLAAMSG025 (SHLAA 2014 Ref): Ten Acres Farm, Smarts Heath Road, Mayford GU22 0NP	The Travellers Accommodation Assessment identifies a need for Travellers accommodation. The site will make a significant contribution towards meeting this need. Majority of the site where development is intended to be focussed is in flood zone 1 where development is encouraged. It is acknowledged that the southerly parts of the site are in flood zone 2 and a very small southerly part is in zone 3. The Site is within reasonable walking distance to Mayford Neighbourhood Centre. Consequently, it will help reduce the need to travel by the car.	The Green Belt boundary review recommends that the Council meets its Traveller accommodation needs in the following priority order – safeguarding existing sites, grant full permission to existing sites with temporary permission, allocate sites within or adjacent to the urban area and allocate sites within the Green Belt. The site is an existing established site within the Green Belt. Development will lead to potential intensification of existing site in the Green Belt. The SHLAA does not identify any urban site that is available and viable to develop to meet Travellers accommodation. Intensification of existing established sites seem the preferred relative option. Only the part of the site in Flood Zone 1 is recommended for development. It is recommended that the site continue to be washed over by the Green Belt.

GB11	SHLAAPYR003: Land rear of 79 – 95 Lovelace Drive, Teggs Lane, Pyrford, Surrey GU22 8QZ	The proposal will enable the delivery of housing, including Affordable Housing. It will make a contribution towards the overall housing requirement. Site is in flood zone 1 where development is encouraged. Site is in reasonable walking and cycling distance to the Neighbourhood Centre. Consequently, it will help reduce the need to travel by the car. It has a good accessibility to a range of services and facilities such as a primary school.	Land makes no contribution to preventing merging into outlying settlements. Safeguards mainly open arable landscape. Generally strong existing boundaries form clear definition between town and country. Whilst part of the parcel which contains this site is constrained by rising ground, this site is considered developable. It is set back from the exposed slopes and edge of the ridge and benefits from significant containment provided by a substantial tree belt. Development should avoid any impact on the setting of the Registered Park and Garden at Pyrford Court. Has potential for connections into the existing urban area. Site is close to existing local centre and local community facilities. Development of the site is suitable in sustainability terms.
GB13	SHLAAWB019b and SHLAAWB021BWB030: Land to the south of Parvis Road (also known as land surrounding West Hall), Parvis Road, West Byfleet, KT14 6EY	Site will make provision for the delivery of significant amount of housing towards the overall housing requirement. The site is within reasonable walking and cycling distance to West Byfleet District Centre and a range of services and facilities, including a primary school. Consequently, it will help reduce the need to travel by car. The developable area of the site is in flood zone 1 where development is encouraged. It is acknowledged that the site is adjacent to	The site forms part of parcel 4, which is a significant tract of land between the edge of the town and the M25. Perception of narrowing the gap with Byfleet is limited by the barrier provided by the M25. Boundaries beyond the parcel are unlikely to provide same containment as existing. The site has particularly good access to existing community facilities that are in the West Byfleet District Centre. It is accessible to a railway station. The

		flood zone 2 and 3.	site has relatively high potential for sustainability. To overcome the landscape implications of developing this site, the Green Belt boundary review report recommends development to include significant elements of green infrastructure. The northern edge of the parcel is recommended to be retained in the Green Belt to help avoid perception of development narrowing the Green Belt separation between Byfleet and West Byfleet.
GB14	SHLAABWB018: Broadoaks, Parvis Road, West Byfleet KT14 6LP	Site will make provision for the delivery of housing, including Affordable Housing and a contribution towards the overall housing requirement. The site will also enable the provision of high quality office and research development thereby creating high quality jobs. The combination of the two will have a positive bearing on the wellbeing of the community and on poverty. The site is in flood zone 1 where development is encouraged. It is within reasonable walking and cycling distance to the West Byfleet District Centre and to a range of services and facilities including shops. It is within cycling distance to the railway station. Consequently, it will help reduce the need to travel by car. The site is presently identified in the Core Strategy as a Major Developed Site in the Green Belt for high quality office and Research Park. This allocation extends the proposed uses on	The site forms part of parcel 4, which is a significant tract of land between the edge of the town and the M25. Perception of narrowing the gap with Byfleet is limited by the barrier provided by the M25. Boundaries beyond the parcel are unlikely to provide same containment as existing. The site has particularly good access to existing community facilities that are in the West Byfleet District Centre. It is accessible to a railway station. The site has relatively high potential for sustainability. Site is well contained and lies within the settlement envelope. The site is presently identified in the Core Strategy as a Major Developed Site in the Green Belt.

		the site and seeks to release the site from the Green Belt. The principle of developing the site has been established by the Core Strategy.	
GB2	SHLAAHEA007: Five Acres, Brookwood Lye Road, GU24 0HD	The site will make a significant contribution towards meeting the accommodation needs of Travellers and consequently contributing to improving the wellbeing of Travellers. The site is within reasonable walking and cycling distance to services and facilities and the Brookwood Railway Station. Development will reduce the need to travel.	<p>The Green Belt boundary review recommends that the Council meets its Traveller accommodation needs in the following priority order – safeguarding existing sites, grant full permission to existing sites with temporary permission, allocate sites within or adjacent to the urban area and allocate sites within the Green Belt. The site is an existing established site within the Green Belt. Development will lead to potential intensification of existing site in the Green Belt. The SHLAA does not identify any urban site that is available and viable to develop to meet Travellers accommodation. Intensification of existing established sites seem the preferred relative option.</p> <p>The site forms part of a parcel of land (parcel 22) with relatively high potential for sustainability. Parcel is contained and well related to existing development. Development is unlikely to be perceived as unrelated growth. Some encroachment is evident. Site has good accessibility to community facilities including accessibility by rail.</p>

			Site forms an urban fringe landscape of low quality. Site could accommodate development. Site does not contribute to the openness of the Green Belt. It is recommended that the site be released from the Green Belt.
GB12	SHLAAHEA002: Land adjacent to Hook Hill Lane, Hook Heath, Woking, GU22 OPS- for GI uses	Green infrastructure will have positive impacts on wellbeing and improve accessibility to services and facilities. It will help conserve biodiversity. It will help protect the landscape setting of the area, in particular, the Escarpment and Rising Ground of Landscape Importance. It will have a positive bearing on climate change.	Site is not considered to be suitable for residential development as it sits at a higher point of the Escarpment of Rising Land. However, it was considered to be suitable to provide Green Infrastructure as part of a wider masterplanned site within parcel 20.

Summary of the SA findings and the Green Belt boundary review report on Green Belt sites appraised in the SA not recommended for allocation

Proposal	Summary of reasons for recommendation to be rejected for allocation in the Regulation 19 Site Allocations DPD (SA)	Summary of key findings of the Green Belt boundary review
SHLAAKNA005: The Meadows, Bagshot Road, Brookwood GU21 2RP	Site forms part of a strategic gap between Brookwood and Knaphill. Its development will create an isolated satellite development within the Green Belt that is not contiguous with the existing urban area.	Site is part of Parcel 23. Land considered having 'very low suitability' for removal from the Green Belt. Land is considered to be of critical importance to Green Belt purposes by preventing development that could lead to merger with scattered development of Knaphill and Brookwood; and prevents encroachment of built-up area of Knaphill on a distinctive local landscape (a valley landscape with strong identity). Following the sustainability assessment as part of the GBBR, this area was also identified as having lower potential to deliver sustainable development relative to others (mainly due to lack of strategic accessibility and major environmental constraints). A significant area through the centre of the parcel is Flood Zone 3, placing significant restrictions on development
SHLAABRO030 (SHLAA 2014 Ref): Blackhorse Road and Heath House Road, Brookwood, GU22 0QT	Development of the site will lead to significant loss of woodland and potential habitat. The site has poor accessibility to local services and facilities, in particular by food and cycling.	Site is part of parcel 19. Land considered having 'low suitability' for removal from Green Belt. The land is of major importance to Green Belt purposes in preventing intensification of existing ribbons of development and encroachment beyond the well-defined urban threshold, through infill and incremental additions; and preventing further extension of the urban area south of the railway. Development on this land would likely result in significant adverse effects on landscape features and character. Following the sustainability

		assessment as part of the GBBR, this area was also identified as having the worst potential to deliver sustainable development relative to others due to lack of strategic accessibility, environmental constraints, and very limited access to existing community facilities.
SHLAABR034 (2014 SHLAA Ref): Land at the corner of Heath House Road and Rough Road, Woking GU22 0RB	Development of the site will lead to the significant loss of woodland. A significant number of trees on the site are covered by Tree Preservation Orders. Development of the site will have adverse impacts on the landscape character of the area. Site is remote with poor accessibility to key services and facilities, in particular by foot and cycling.	Site is part of parcel 19. Land considered to have 'low suitability' for removal from Green Belt. The land is of major importance to Green Belt purposes in preventing intensification of existing ribbons of development and encroachment beyond the well-defined urban threshold, through infill and incremental additions; and preventing further extension of the urban area south of the railway. Development on this land would likely result in significant adverse effects on landscape features and character. Following the sustainability assessment as part of the GBBR, this area was also identified as having the worst potential to deliver sustainable development relative to others due to lack of strategic accessibility, environmental constraints, and very limited access to existing community facilities.
SHLAAKN029 (2014 SHLAA Ref): Land at Lynbrook, Chobham Road, Knaphill GU21 2QF	Most of the site is biodiversity opportunity site. It has a strong landscape character that form an integral part of the landscape setting of the area. There are existing mature tree with strong tree belts and woodland strips that are protected by TPO. The site contains areas of woodland.	Site is part of parcel 24. Land considered having 'very low suitability' for removal from the Green Belt. It is of critical importance to three Green Belt purposes – contributing to the containment of the well-defined urban area; contributing to the separation between neighbouring urban areas i.e. Knaphill and Bisley; and assisting in safeguarding the attractive rural countryside from encroachment beyond the well-defined existing urban edge. Land has little/no capacity for change due to its strong,

		largely unspoilt and intact character, which reinforces the sense of separation between two built-up areas. The area makes a significant contribution to the attractive setting of the edge of Knaphill and Bisley and is very sensitive to change. Following the sustainability assessment as part of the GBBR, this area was also identified as having lower potential to deliver sustainable development relative to others mainly due to lack of strategic accessibility
SHLAAKNA009: Land adjacent to 1 – 6 Littlewick Cottages, Littlewick Common, knaphill GU21 2EX	The site form part of the urban fringe landscape. Its development will create a satellite development within the Green Belt that is not contiguous with the existing urban area.	Site is part of parcel 28. Land considered to have 'low suitability' for removal from the Green Belt – it makes a significant contribution to preventing sprawl as land abuts and contains the urban edge which is well-defined along a clear boundary. Land here is considered to be clearly distinct from the built-up area of Woking and plays an important role in contributing to its northern setting and containment of the urban area. A Green Belt designation provides strong constraint to incremental small changes to existing small developments. There does not appear to be any potential to accommodate significant development here. In addition, re-drawing the Green Belt boundary to the northern side of this parcel would represent a very significant reduction in the width of the Green Belt between the northern edge of the town and Bisley
SHLAAKNA010: Land at the Mount, Chobham Road, Knaphill GU21 2TX	The landscape is largely unspoilt and reinforces the sense of visual separation between the north western edge of the town and Bisley	Site is part of parcel 24. Land considered having 'very low suitability' for removal from the Green Belt. It is of critical importance to three Green Belt purposes – contributing to the containment of the well-defined urban area; contributing to the

		<p>separation between neighbouring urban areas i.e. Knaphill and Bisley; and assisting in safeguarding the attractive rural countryside from encroachment beyond the well-defined existing urban edge. Land has little/no capacity for change due to its strong, largely unspoilt and intact character, which reinforces the sense of separation between two built-up areas. The area makes a significant contribution to the attractive setting of the edge of Knaphill and Bisley and is very sensitive to change. Following the sustainability assessment as part of the GBBR, this area was also identified as having lower potential to deliver sustainable development relative to others mainly due to lack of strategic accessibility</p>
<p>SHLAAKNA015: Stanley Farm, Corner of Limecroft Road and Chobham Road, Knaphill GU21 2QF</p>	<p>The landscape is largely unspoilt and reinforces the sense of visual separation between the north western edge of the town and Bisley</p>	<p>Site is part of parcel 24. Land considered having 'very low suitability' for removal from the Green Belt. It is of critical importance to three Green Belt purposes – contributing to the containment of the well-defined urban area; contributing to the separation between neighbouring urban areas i.e. Knaphill and Bisley; and assisting in safeguarding the attractive rural countryside from encroachment beyond the well-defined existing urban edge. Land has little/no capacity for change due to its strong, largely unspoilt and intact character, which reinforces the sense of separation between two built-up areas. The area makes a significant contribution to the attractive setting of the edge of Knaphill and Bisley and is very sensitive to change. Following the sustainability assessment as part of the GBBR, this area was also identified as having lower potential to deliver sustainable development relative to others mainly due to lack of strategic</p>

		accessibility.
SHLAAKNA004: Land off Carthouse Lane, Knaphill GU21 4XS	The site form part of the urban fringe landscape. Its development will create a satellite development within the Green Belt that is not contiguous with the existing urban area.	Site is part of parcel 28. Land considered to have 'low suitability' for removal from the Green Belt – it makes a significant contribution to preventing sprawl as land abuts and contains the urban edge which is well-defined along a clear boundary. Land here is considered to be clearly distinct from the built-up area of Woking and plays an important role in contributing to its northern setting and containment of the urban area. A Green Belt designation provides strong constraint to incremental small changes to existing small developments. There does not appear to be any potential to accommodate significant development here. In addition, re-drawing the Green Belt boundary to the northern side of this parcel would represent a very significant reduction in the width of the Green Belt between the northern edge of the town and Bisley
SHLAABY069 (SHLAA 2014 Ref): Byfleet Mill, Mill Lane, Byfleet KT14 7RR	The site is in Flood Zone 3a and 3b (within the functional floodplain). It is designated as Surrey Biodiversity Action Plan Floodplain Grazing Marsh habitat. These are protected by TPO. Byfleet Mill is a Grade 11 listed building.	Site excluded from assessment due to absolute environmental and policy constraints.
SHLAABWB017: Land to the south of Murrays Lane, Byfleet KT14 7NE.	The site is grazing land and part is designated by the Surrey Biodiversity Action plan as Floodplain Grazing Marsh Habitat. There are mature trees on the site. It is crossed by high voltage power lines and associated pylons. There is no visual relationship with the existing community of Byfllet because of the raised M25 and associated	Site is part of parcel 6. Any remaining land is subject to major constraints due to the presence of high voltage electricity pylons, noise, Flood Zone 2 classification, and presence of M25 motorway

	screening.	
SHLAA n/a: Murrays Lane, Byfleet KT14 7NE	The Site Allocations DPD is not allocating sites for agricultural grazing. This use is an acceptable use in the Green Belt and can continue as such. The Scout Hut has already got planning permission for its delivery. There is no evidence to designate the site as open space. In any case it is also acceptable use in the Green Belt. Site has been promoted on the back of a petition.	Site is part of parcel 6. Land is subject to major constraints due to the presence of high voltage electricity pylons, noise, Flood Zone 2 classification, and presence of M25 motorway
SHLAABWB028: Land south of High Road and adjacent M25, Byfleet KT14 7QG	The site is in Flood Zone 1, 2 and 3. The southern most part of the site is in the functional floodplain. Site is in close proximity to the M25 and development could be exposed to significant noise pollution. The site is traversed by high voltage power lines and associated pylons.	Land is subject to major constraints due to the presence of high voltage electricity pylons, noise, Flood Zone 2 classification, and presence of M25 motorway
SHLAABWB029: Land east of Byfleet, adjacent Summer Close, Byfleet, KT14 7RY	Most of the site (about 90%) is in Flood Zone 2 and the rest in Flood Zone 3. The risk of flooding could be compounded by the risk of surface water flooding. The Environment Agency has given early indication that the site might be susceptible to contamination.	Site is part of parcel 6. Any remaining land is subject to major constraints due to the presence of high voltage electricity pylons, noise, Flood Zone 2 classification, and presence of M25 motorway
SHLAAHOR003: Woodham Court, Martyrs Lane, Woking, GU21 5NJ	Development of the site would result in an isolated satellite development within the Green Belt. Site is remote from key services and facilities and will encourage car use. There is limited opportunity to encourage walking and cycling.	Site is part of parcel 2. Land considered having low capacity for change (based on landscape character and sensitivity). Much of this area is subject to recently approved extension to McLaren campus (granted under very special circumstances) and is to remain in the Green Belt. Overall, the parcel has strong character with extensive woodland which contributes to enclosure and defines the northern setting of Woking. There is limited capacity to accommodate further significant development

		without significant adverse effects on important landscape features and prevailing strong character. Removal of the area to the north would also leave an area of development unconnected to the urban area. Removal of this land from the Green Belt would make a significant incursion into the Green Belt, with only very limited impact on the ability to deliver new housing
SHLAAHOR010: Land adjacent to 462 Woodham Lane, Woking, KT15 3QA	Site is a dense wooded area protected by TPO. Site is well defined. Site is remote from key services and facilities and will encourage car use. There is limited opportunity to encourage walking and cycling. Site help defines the northern landscape setting of the Borough.	Site is part of parcel 2. Land considered having low capacity for change (based on landscape character and sensitivity). Much of this area is subject to recently approved extension to McLaren campus (granted under very special circumstances) and is to remain in the Green Belt. Overall, the parcel has strong character with extensive woodland which contributes to enclosure and defines the northern setting of Woking. There is limited capacity to accommodate further significant development without significant adverse effects on important landscape features and prevailing strong character. Removal of the area to the north would also leave an area of development unconnected to the urban area. Removal of this land from the Green Belt would make a significant incursion into the Green Belt, with only very limited impact on the ability to deliver new housing
SHLAAHOR006: Land to the rear of Woking Community Recycling Centre (formerly known as Land to the east of Martyrs Lane, Woking, GU21 5NJ)	Site is not within reasonable distance to key services and facilities. Development of the site would result in an isolated satellite development within the Green Belt.	Site is part of parcel 2. Land considered having low capacity for change (based on landscape character and sensitivity). Overall, the parcel has strong character with extensive woodland which contributes to enclosure and defines the northern setting of Woking. There is limited capacity to accommodate further significant development

		without significant adverse effects on important landscape features and prevailing strong character. Removal of the area to the north would also leave an area of development unconnected to the urban area. Removal of this land from the Green Belt would make a significant incursion into the Green Belt, with only very limited impact on the ability to deliver new housing.
SHLAAHEA014: Compound, New Lane, Sutton Green, GU4 7QF	Site has poor accessibility to key services and facilities and would encourage car use. There is limited opportunity to promote walking and cycling. Development of the site would result in an isolated satellite development within the Green Belt.	Site is part of parcel 15. Land considered having 'low suitability' for removal from Green Belt. It is of major importance to three Green Belt purposes – contributing to the containment of the built-up area; contributing to the separation between neighbouring urban areas; and assisting in safeguarding the countryside from encroachment. The Green Belt designation limits further piecemeal encroachment beyond that already resulting from existing scattered clusters/ribbons of development. Land to the north of the parcel is particularly important to the containment of the southern edge of the town.
SHLAAHEA015: Land adjacent to Maybourne Rise, Mayford, Woking, GU22 0SH	Site has poor accessibility to key services and facilities and would encourage car use. There is limited opportunity to promote walking and cycling. Development of the site would result in an isolated satellite development within the Green Belt.	Site is part of parcel 15. Land considered having 'low suitability' for removal from Green Belt. It is of major importance to three Green Belt purposes – contributing to the containment of the built-up area; contributing to the separation between neighbouring urban areas; and assisting in safeguarding the countryside from encroachment. The Green Belt designation limits further piecemeal encroachment beyond that already resulting from existing scattered clusters/ribbons of development. Land to the north of the parcel is particularly important to the containment of the southern edge of the town.

<p>SHLAAHEA016: Land to the south of Mayford Grange, Westfield Road, Woking, GU22 9QR</p>	<p>Development of the site would result in an isolated satellite development within the Green Belt.</p>	<p>Site is part of parcel 15. Land considered having 'low suitability' for removal from Green Belt. It is of major importance to three Green Belt purposes – contributing to the containment of the built-up area; contributing to the separation between neighbouring urban areas; and assisting in safeguarding the countryside from encroachment. The Green Belt designation limits further piecemeal encroachment beyond that already resulting from existing scattered clusters/ribbons of development. Land to the north of the parcel is particularly important to the containment of the southern edge of the town.</p>
<p>SHLAAMSG013 (SHLAA 2014 Ref): Silverly, Pyle Hill, Woking, GU22 0SR</p>	<p>Site has poor accessibility to key services and facilities and would encourage car use. There is limited opportunity to promote walking and cycling. Development of the site would result in an isolated satellite development within the Green Belt. Site contains mature trees</p>	<p>Site is part of parcel 15. Land considered having 'low suitability' for removal from Green Belt. It is of major importance to three Green Belt purposes – contributing to the containment of the built-up area; contributing to the separation between neighbouring urban areas; and assisting in safeguarding the countryside from encroachment. The Green Belt designation limits further piecemeal encroachment beyond that already resulting from existing scattered clusters/ribbons of development. Land to the north of the parcel is particularly important to the containment of the southern edge of the town.</p>
<p>SHLAAHEA017: Sunhill House, Hook Hill Lane, Woking, GU22 0PS</p>	<p>Development of the site would result in an isolated satellite development with the Green Belt. Site is adjacent to railway line and its development would increase vulnerability to noise</p>	<p>Land is part of Parcel 20. Part of Parcel 20 is recommended for release from the Green Belt for development. Constraints preventing development included of the rest of the parcel are: steep topography; land of stronger landscape character which would be more sensitive to change; a Conservation Area; and land which is more visually exposed and plays a greater contribution to the</p>

		setting of the town.
SHLAAHEA020: Land between Homespun and Little Yarrows, Guildford Road, Woking, GU22 0SD	Part of the site is in Flood Zone 3. Site has poor accessibility to key services and facilities and would encourage car use. There is limited opportunity to promote walking and cycling. Development of the site would result in an isolated satellite development within the Green Belt.	Site is part of parcel 17. Land considered having 'very low suitability' for removal from Green Belt. The landscape here is particularly sensitive to change as any significant development may lead to fragmentation of the landscape and/or amalgamation and intensification of development resulting in significant adverse effects on landscape character. There are 'absolute' environmental constraints which would prevent most development, in the form of Flood Zone 3 transecting through the parcel of land, and a SSSI on the vast majority of the parcel. Following the sustainability assessment as part of the GBBR, this area was also identified as having lower potential to deliver sustainable development relative to others (mainly due to environmental constraints and limited access to existing community facilities).
SHLAAHEA023: Havering Farm, Guildford Road, Mayford, Woking, GU4 7QA	Site has poor accessibility to key services and facilities and would encourage car use. There is limited opportunity to promote walking and cycling. Development of the site would result in an isolated satellite residential development within the Green Belt. Site is currently used for industrial purposes. Development would lead to significant loss of employment land.	Site is part of parcel 16. Land considered having 'very low suitability' for removal from Green Belt. Land here is critically important in checking the unrestricted sprawl of the built-up area – the area contains ribbons of development which could otherwise be subject to pressure for infilling in intervening fields leading to growth isolated from the urban area. Removal of the Green Belt designation would reduce separation between the south edge of Woking and the northern edge of Guildford. The land is considered to have little scope to accommodate significant development without substantial adverse effects on landscape character. Following the sustainability assessment as part of the GBBR, this area was also identified as having

		lower potential to deliver sustainable development relative to others (mainly due to lack of strategic accessibility and very limited access to existing community facilities).
SHLAAHEA027: Runtley Wood Farm, off New Lane, Sutton Green, Woking, GU4 7QQ	Site has poor accessibility to key services and facilities and would encourage car use. There is limited opportunity to promote walking and cycling. Development of the site would result in an isolated satellite residential development within the Green Belt.	Site is part of parcel 14. Land considered having 'very low suitability' for removal from Green Belt, and have little/no capacity for change: any development on land within this parcel would represent a significant incursion into very sensitive landscape, of strong rural character with few detracting features and little/no association with the built-up area of Woking. Land here is considered to be fundamental to the Green Belt, and development would be perceived as uncontained growth; reduce separation between settlements; and give rise to significant encroachment on the countryside. Following the sustainability assessment as part of the GBBR, this area was also identified as having lower potential to deliver sustainable development relative to others (mainly due to lack of strategic accessibility and very limited access to existing community facilities).
SHLAAMSG038 (SHLAA 2014 Ref): Land to the south of Smart's Heath Road, Woking, GU22 0NP	Development of the site would result in an isolated satellite residential development within the Green Belt.	Site is part of parcel 17. Land considered having 'very low suitability' for removal from Green Belt. The landscape here is particularly sensitive to change as any significant development may lead to fragmentation of the landscape and/or amalgamation and intensification of development resulting in significant adverse effects on landscape character. There are 'absolute' environmental constraints which would prevent most development, in the form of Flood Zone 3 transecting through the parcel of land, and a SSSI on the vast majority of

		the parcel. Following the sustainability assessment as part of the GBBR, this area was also identified as having lower potential to deliver sustainable development relative to others (mainly due to environmental constraints and limited access to existing community facilities).
SHLAAHEA031: Land to the north east of Hedge Cottage, Saunders Lane, Mayford, Woking, GU22 0NT	Land predominantly consists of woodland, including mature trees covered by TPO. The site features Escarpment and Rising Ground of Landscape Importance. Half the site is designated as Fishers Hill Hook Heath Conservation Area. Site has limited accessibility to key services and facilities. Development of the site would result in an isolated satellite residential development within the Green Belt.	Land is part of Parcel 20. Part of Parcel 20 is recommended for release from the Green Belt for development. Constraints preventing development included of the rest of the parcel are: steep topography; land of stronger landscape character which would be more sensitive to change; a Conservation Area; and land which is more visually exposed and plays a greater contribution to the setting of the town.
SHLAAHEA029: Land to the south of Moor Lane, Woking, GU22 9RB	Development would represent a significant incursion into a sensitive landscape of strong rural character with few detracting features and little or no association with the built up area of Woking. Site is beyond reasonable walking distance to key services and facilities. Development of the site would result in an isolated satellite residential development within the Green Belt.	Site is part of parcel 14. Land considered to have 'very low suitability' for removal from Green Belt, and have little/no capacity for change: any development on land within this parcel would represent a significant incursion into very sensitive landscape, of strong rural character with few detracting features and little/no association with the built-up area of Woking. Land here is considered to be fundamental to the Green Belt, and development would be perceived as uncontained growth; reduce separation between settlements; and give rise to significant encroachment on the countryside. Following the sustainability assessment as part of the GBBR, this area was also identified as having lower potential to deliver sustainable development relative to others (mainly due to lack of strategic accessibility and very limited access to existing

		community facilities)
SHLAAHOE16: Land to the south of Carters Lane, Old Woking, GU22 8JQ	Site is in Flood Zone 2 and 3. Depending of the specific nature of the uses proposed, development will be an isolated development in the Green Belt. The proposed uses are part of the acceptable uses in the Green Belt.	Site is part of parcel 13. The land in this parcel encompasses a sewage works which is identified in the Core Strategy as a 'Major Developed site within the Green Belt'. Any development to the west of the sewage works would not relate well to the existing settlement form, and would likely be perceived as a 'tongue' of development encroaching into the countryside (the land is considered to be of major importance in safeguarding the countryside from encroachment). Another major constraint is the Sewage Treatment Works on the eastern half of the site which would likely constitute a 'bad neighbour' use. Policy CS6 of the Core Strategy allows for redevelopment of the site, but only for the purposes of sewage treatment, and not for a significantly larger area than the existing footprint.
SHLAAHOE18: Land at Carters Lane, Old Woking GU22 8JQ	Parts of site fall within Flood zone 2 and 3. Development of the site for residential uses would have significant negative impacts on environmental SA objectives: including on important Green Belt landscapes of Woking, and on heritage assets and their setting. Development would prevent land coming forward for extraction of minerals (as per Surrey County Council allocation).	Site is part of parcel 13. The land in this parcel encompasses a sewage works which is identified in the Core Strategy as a 'Major Developed site within the Green Belt'. Any development to the west of the sewage works would not relate well to the existing settlement form, and would likely be perceived as a 'tongue' of development encroaching into the countryside (the land is considered to be of major importance in safeguarding the countryside from encroachment). Another major constraint is the Sewage Treatment Works on the eastern half of the site which would likely constitute a 'bad neighbour' use. Policy CS6 of the Core Strategy allows for redevelopment of the site, but only for the purposes of sewage

		treatment, and not for a significantly larger area than the existing footprint.
SHLAAPYR005: Warren Farm Mobile Home Park, Warren Lane Pырford, GU22 8XF	Site is in remote location with limited accessibility to key services and facilities. There is limited opportunity to encourage walking and cycling. Most journeys are likely to be car borne. Development of the site would result in an isolated satellite residential development within the Green Belt. The woodland on the site forms a strong landscape character of the area. Development of the site will lead to loss of commercial activity.	Site is part of parcel 11. Land considered having 'very low suitability' for removal from Green Belt. It is critical for serving the purposes of the Green Belt in that it checks the unrestricted sprawl of the built-up area. The land consists of a block of mature woodland containing a chalet park, adjoining the Wey navigation on the east and south sides. There is no capacity to accommodate development without substantial harm to the woodland, except for potential redevelopment of the chalet park. However, as the land is so remote from the built-up area, any development would be separated substantially from the existing urban area and may create a perception of 'sprawl' or sporadic growth. Following the sustainability assessment as part of the GBBR, this area was also identified as having lower potential to deliver sustainable development relative to others (mainly due to lack of strategic accessibility and very limited access to existing community facilities).
SHLAAPYR006: Cranfield Cottage Paddock, Pырford Road, Pырford, GU22 8UT	Development of the site would result in an isolated satellite residential development within the Green Belt.	Site is part of parcel 9. Land considered having 'very low suitability' for removal from Green Belt. It is critical for serving the purposes of the Green Belt – it prevents expansion of the urban area into mostly exposed arable landscape where it would be perceived as uncontained growth; and is important in safeguarding the countryside from encroachment. A large proportion of the parcel was subject to major environmental constraints, including classification as grade 2 and 3 agricultural land, safeguarding as a potential mineral resource; steep

		<p>topography; and designation as 'Escarpment and rising ground of landscape importance'. The parcel has little/no capacity for change based on its landscape character and sensitivity – it contributes substantially to the rural setting of the town and its integration within the wider landscape. Open slopes to the east of the parcel are highly sensitive to change given their open and exposed nature. Following the sustainability assessment as part of the GBBR, this area was also identified as having lower potential to deliver sustainable development relative to others (mainly due to its environmental constraints).</p>
<p>SHLAABWB028: Land east of Byfleet, adjacent Summer Close, Byfleet KT14 7RY</p>	<p>Most of the site (about 90%) is in Flood Zone 2 and the rest in Flood Zone 3. The risk of flooding could be compounded by the risk of surface water flooding. The Environment Agency has given early indication that the site might be susceptible to contamination.</p>	<p>Site is part of parcel 7. It makes a moderate contribution to the purpose of the Green Belt purpose. Land is in Flood Zone 2. Land form part of the River Wey valley, comprising level largely open landscape of fields separated by recently planted hedges, extending east from built up edge of Byfleet which forms a poorly integrated boundary. It is open rather sterile character which contrasts with the heavily vegetated, intimate river character beyond. Development could offer potential to enhance landscape and create a stronger well defined boundary to the settlement. Overall, should only be removed from the Green Belt if it is considered that other parcels cannot provide sufficient quantum of development for the plan period and beyond to 2040.</p>
<p>SHLAAHOR011: Land to the east of Martyrs Lane (extended site), Horsell, GU21 5NJ</p>	<p>Site is of critical importance to the purposes of the Green Belt and contributes to the landscape character of the wider area, which would change significantly with large-scale development. Site is</p>	<p>Site is part of parcel 2. Land considered having low capacity for change (based on landscape character and sensitivity). Overall, the parcel has strong character with extensive woodland which</p>

	not within reasonable distance to key services and facilities. Development would result in the loss of a recreational facility.	contributes to enclosure and defines the northern setting of Woking. There is limited capacity to accommodate further significant development without significant adverse effects on important landscape features and prevailing strong character. Site is considered to be of critical importance to the purpose of the Green Belt.
SHLAAPYR004: Land east of Upshot Lane and south of Aviary Road, Pyrford GU22 8QZ	It is considered that development at this site would cause adverse impacts on the landscape; and although these impacts can be reduced by reducing the extent of residential development and increasing the portion of open space allocated for the site, this alone would not be entirely sufficient to overcome adverse impacts on the integrity of the escarpment as the site falls within it, and importantly, on its upper slopes.	Site is part of parcel 9. Area fulfils a 'critical' role in respect of purposes 1 and 3 and has low to very low suitability as an area of search. The assessment of landscape character notes the area has little/no or low capacity to accommodate change – a reflection of the open exposed nature of much of the parcel, and the contribution that it provides in terms of the town's setting. A large proportion of this parcel is identified as an 'Escarpment and rising ground of Landscape importance'. However, the western-most field is less sensitive – it is set back from the exposed slopes and edge of the ridge and benefits from significant containment provided by a substantial tree belt along Upshot Lane just beyond the ridge top.
SHLAAPYR007: Land and stables at Shey Copse, Woking GU22 8HR	The site lies south of the clear demarcation of the existing urban area, formed by the Old Woking Road. The character of this south side of Old Woking Road is markedly different from that of the urban area opposite; it is more rural and wooded. As such this site fulfils an important role in terms of containing this southern edge of the town, preventing development from extending up to or beyond the very significant ridge of land that runs from west to east (the escarpment). Development of the site for housing would lead to loss of a	Site is part of parcel 12. Identified as having little or no capacity for change in terms of landscape character and sensitivity. Much of the land in the north-east (adjacent to the urban area) is woodland, which is SNCI, or Registered Park and Garden. Much of the parcel is subject to major constraints to development, including SNCI, Registered Park and Garden, area of High Archaeological Importance and Escarpment of Rising Ground of Landscape Importance. Any development would create an 'isolated' eastward extension into farmland which

	community use (outdoor activity space for scouts) unless alternative provision is made as part of the development or provided elsewhere. It is emphasised that the recreational use of the site would be an acceptable use in the Green Belt. Allocating the site for development and releasing it from the Green Belt would not allow a defensible Green Belt boundary to be drawn.	would relate poorly to settlement form. The combination of land use adjacent to the urban area and landscape sensitivity due to its topography and the contribution that the area makes to the containment and setting of the town makes this an inappropriate location to consider for development. The existing Green Belt boundary is also very clearly and well-defined.
SHLAA/a Byfleet Cricket Ground and Playing Field	Existing uses prevent development, and there are significant constraints including overhead power lines, noise and accessibility to site.	Site is part of parcel 5. Existing uses in this area appear to prevent development, and there are significant constraints including overhead power lines, noise and accessibility.
SHLAA/a Land to the east of Egley Road	Site is in Flood Zone 2 and 3. Development of the site would cause significant adverse impact on designated habitat (SNCI).	Site excluded from assessment due to absolute environmental and policy constraints.
SHLAA/a Land at Tulip Trees, near Ascan Croft	Site is part of a parcel of land that forms a distinctive sense of place that is highly sensitive to landscape change arising from development. The area contributes to Green Belt purpose by providing local containment of the urban area.	The area contributes to Green Belt purpose by providing local containment of the urban area.
SHLAA/a Butlers Well, Pyle Hill, GU22 0SR	Site is not within reasonable distance to key services and facilities. Development of the site would result in an isolated satellite development within the Green Belt. The site helps prevent further encroachment into the countryside.	Site is part of parcel 15. Land considered having 'low suitability' for removal from Green Belt. It is of major importance to three Green Belt purposes – contributing to the containment of the built-up area; contributing to the separation between neighbouring urban areas; and assisting in safeguarding the countryside from encroachment. The Green Belt designation limits further piecemeal encroachment beyond that already resulting from existing scattered clusters/ribbons of development. Land to the north of the parcel is particularly important to the

		containment of the southern edge of the town.
SHLAAPYR002: The Brambles, Pyrford Road GU22 8UQ	Development of the site would lead to development beyond Pyrford Road – a defensible Green Belt boundary in the area that will ensure its enduring permanence – and an encroachment into the countryside. Development of the site would result in a degree of urban sprawl.	Site is part of parcel 8. Land considered having 'low suitability' for removal from Green Belt. Existing Green Belt boundary reasonably well defined along western edge. Designation has limited development form extending into quite open landscape (much of which is a golf course). Next strong boundary is along river some distance to the east. Designation protects countryside although character eroded by golf course and some scattered development. Whilst there is potential to accommodate development without wider landscape and visual effects, especially in pockets of land that are more contained and where development could also be accommodated more discretely, it was not selected as a preferred area of investigation following the Green Belt and Sustainability Assessments. The GBBR did not rule out the consideration of individual smaller sites around the urban area for removal from the Green Belt, provided that they are considered to be in sustainable locations and where their removal will have little conflict with Green Belt purposes.
SHLAAHOR007: Britannia Wharf, Monument Road, Woking GU21 5LW	There are significant constraints on development of the site including Green Belt land, proximity to protected habitats, within an Area of High Archaeological Potential and Scheduled Ancient Monument, within the Basingstoke Canal Corridor and Basingstoke Canal Conservation Area. Redevelopment of the site for residential use would result in a loss of employment land.	Site excluded from assessment due to absolute environmental and policy constraints.
SHLAAHEA002: Land adjacent to	Development of the site for residential uses would	Land is part of Parcel 20. Part of Parcel 20 is

Hook Hill Lane, Hook Heath, Woking GU22 0PS	result in adverse impacts on environmental SA objectives: the area is considered to have a strong landscape character and lies at a high point of the 'Escarpment and Rising Ground of Landscape Importance'. Site is also adjacent to railway line and its development would increase vulnerability to noise pollution. It is, however, considered that the site could provide a suitable location for Green Infrastructure as part of wider development.	recommended for release from the Green Belt for development. Constraints preventing development included of the rest of the parcel are: steep topography; land of stronger landscape character which would be more sensitive to change; a Conservation Area; and land which is more visually exposed and plays a greater contribution to the setting of the town.
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Definition of flood zones (Environment Agency)

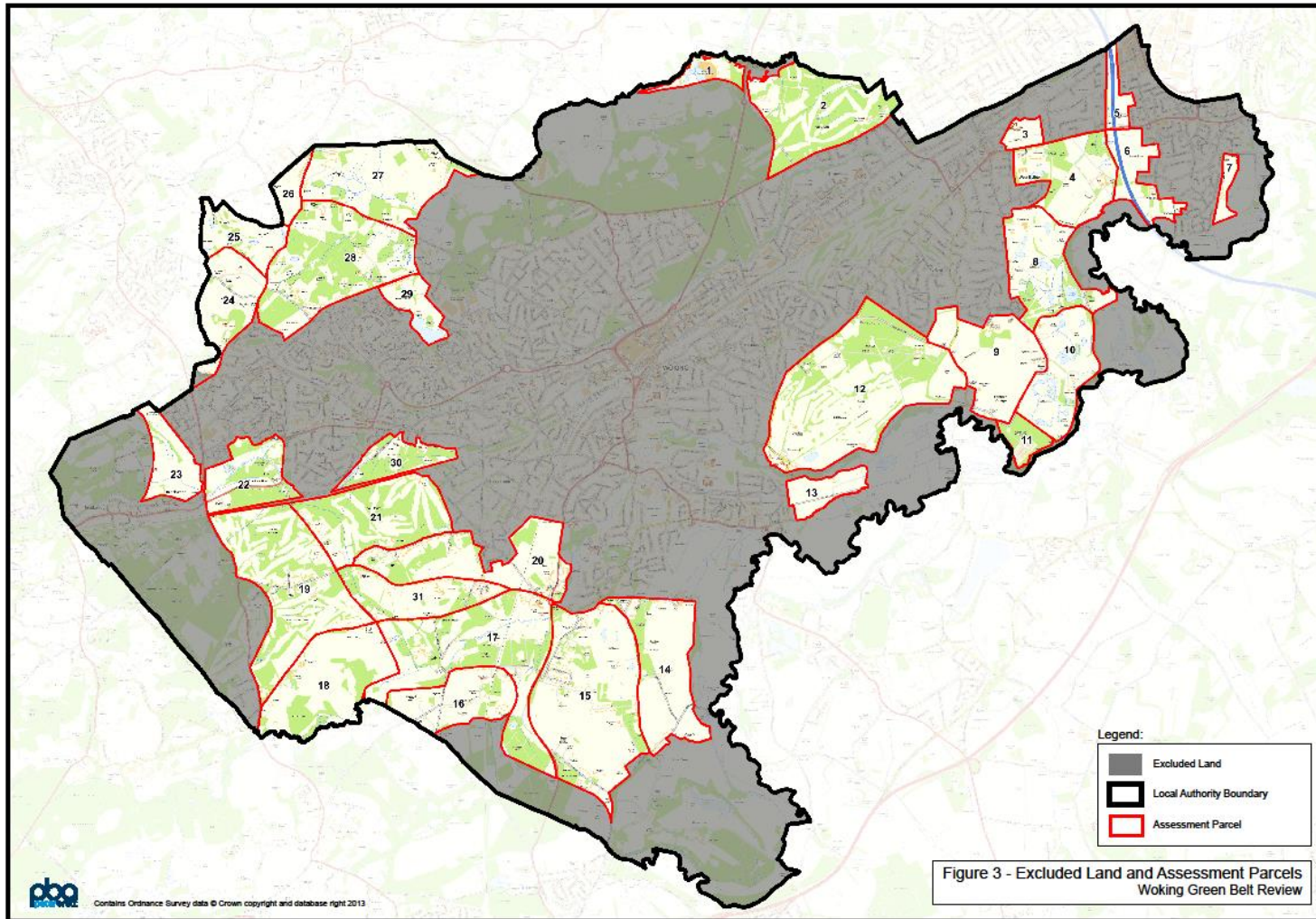
EA Flood Zone 1 – Low probability of flooding.

EA Flood Zone 2 – Medium probability of flooding. Probability of fluvial flooding is 0.1 – 1%. Probability of tidal flooding is 0.1 – 0.5%

EA Flood Zone 3a – High probability of flooding. Probability of fluvial flooding is 1% (1 in 100 years) or greater. Probability of tidal flooding is 0.5% (1 in 200 years)

EA Flood Zone 3b – Functional flood zone.

APPENDIX 14 - MAP OF LAND PARCELS ASSESSED BY THE GREEN BELT BOUNDARY REVIEW



APPENDIX 15: THE LEVELS OF DEVELOPMENT AND PROTECTION ESTABLISHED BY WOKING CORE STRATEGY 2012

Place and Development (2010-2027)	Woking Town Centre (defined by the boundary shown on the Proposals Map)	West Byfleet District Centre	Local Centres: Knaphill, Byfleet, Sheerwater, Goldsworth Park, Brookwood, Horsell, Kingfield, St. Johns	Priority Places: Maybury and Sheerwater, Lakeview Estate (Goldsworth Park)	Whole Borough (dwellings / floor space)	Core Strategy Borough-wide policies
Housing (no. net additional dwellings)	2,180, of which 1,980 from developable sites and 200 in a broad location	170	250 (as infill development)	Around 250	4,964, of which:	CS1, CS10
					320 - Poole Road/Butts Road employment area	CS10
					440 - Moor Lane site Westfield	CS10
					300 - Brookwood Farm Brookwood	CS10
					750 - infill development in the rest of urban area	CS10
					550 - Green Belt site(s) to be released after 2021/22	CS6, CS10
Affordable housing (no. net additional dwellings)	Stepped requirements according to development size location and/or land ownership in line with policy CS12				35% of 4,964, equivalent to 1,737	CS12
Accommodation for older people and vulnerable groups (no. net additional dwellings)	Provision in line with latest Strategic Housing Market Assessment (SHMA)					CS13
Accommodation for Gypsies, Travellers and Travelling Showpeople	Provision of additional pitches in line with updated Gypsy and Traveller Accommodation Assessment (GTAA)					CS14
Place and Development	Woking Town Centre	West Byfleet District Centre	Local Centres: Knaphill, Byfleet,	Priority Places: Maybury and	Whole Borough (dwellings / floor space)	Core Strategy

(2010-2027)	(defined by the boundary shown on the Proposals Map)		Sheerwater, Goldsworth Park, Brookwood, Horsell, Kingfield, St. Johns	Sheerwater, Lakeview Estate (Goldsworth Park)		Borough-wide policies
Infrastructure:						CS16
Social, community, open space and transport infrastructure	Adequate development supporting development, in line with the Infrastructure Delivery Plan					CS16, CS17, CS18, CS19
Suitable Accessible Natural Greenspace (SANGS mitigating harm to Special Protection Areas)	SANG provision in line with Thames Basin Heaths SPA Avoidance Strategy 2010 - 2015					CS8, CS16
Employment - offices (sqm. additional floor space)	approx. 27,000, as part of mixed use development. 15% of this to take place at Butts Road/Poole road employment area	1,000 – 1,500, as part of mixed use development		Safeguard existing land in employment areas	28,000	CS15
Employment - warehousing (sqm. additional floor space)					20,000	CS15
Place and Development (2010-2027)	Woking Town Centre (defined by the boundary shown on the Proposals Map)	West Byfleet District Centre	Local Centres: Knaphill, Byfleet, Sheerwater, Goldsworth Park, Brookwood, Horsell,	Priority Places: Maybury and Sheerwater, Lakeview Estate (Goldsworth Park)	Whole Borough (dwellings / sqm. floor space)	Core Strategy Borough-wide policies

			Kingfield, St. Johns			
Retail	Up to 75,300 additional A class floor space (of which 67,600 A1 retail, comprising 59,300 comparison and 8,300 convenience), phased:	Up to 13,000 A class (of which 12,500 A1 retail, comprising 10,500 comparison and 2,000 convenience)	Up to 3,200 A class (of which 2,600 A1 retail comprising 900 comparison and 1,700 convenience) Including:	Increase choice of retail offer. In principle support for convenience retail outlet at Sheerwater.	93,900 of additional retail floor space	CS15
	2012-2016: 17,500 A1 retail (10,800 comparison and 6,700 convenience)		In Knaphill: Up to 3,000 A class (of which 2,400 A1 retail comprising 700 comparison and 1,700 convenience)			
	2016 - 2021: 26,200 A1 retail (25,400 comparison and 800 convenience)					
	2021-2027: 23,900 A1 retail (up to 23,100 comparison and 800 convenience)					
Core Strategy - Planning for Places Policies	CS2	CS3	CS4	CS5		

ⁱ 'Suitable walking distance' is defined as either:

- a. 800m walking distance; or
- b. 600m straight-line distance; or
- c. within a 10 minutes walking distance.

It is generally accepted that a distance of 400-800m constitutes a reasonable walking distance to a destination, which equates to 5-10minutes' walking one-way. 800m walking distance is assumed to equate to 600m 'as the crow flies'. Source: Sport England, at <http://www.sportengland.org/media/121252/active-design.pdf>.

ii **'Suitable cycling distance'**: Cycling distances of up to 3km are generally accepted as being a reasonable cycling distance with an upper threshold of 5km. *Source*: Sport England, at <http://www.sportengland.org/media/121252/active-design.pdf>).

iii Policy CS5 of the Core Strategy defines **'Priority Places'** as the ward of Maybury and Sheerwater, and The Lakeview Estate area of Goldsworth Park.

iv Density ranges are set out in Policy CS10 of the Core Strategy as per the table below. The ranges are indicative and will depend on the nature of the site. Density levels will be influenced by design with the aim to achieve the most efficient use of land.

	Indicative number of dwellings (rounded)	Indicative density range (pro-rata where part of a mixed-use scheme)
Woking Town Centre	1980	In excess of 200dph
West Byfleet District Centre	170	50-100dph
Infill development in the Local Centres	250	30-60dph
Poole Road / Butts Road employment area	320	In excess of 200dph
Infill development in the rest of the urban area	750	30-40dph
Moor Lane site, Westfield	440	30-50dph
Brookwood Farm, Brookwood	300	30-50dph
Green Belt	550	30-50dph
Woking Town Centre – as a broad location	200	In excess of 200dph
Total	4964	

v Air quality-sensitive land uses are considered to be those where sensitive receptors (i.e. children, elderly and those with compromised immune systems) are most likely to spend time, including: residential development, schools, day-care centres, parks and playgrounds, hospitals and health facilities.

vi The Planning Practice Guidance gives examples of mitigation measures, including: the design and layout of development to increase separation distances from sources of air pollution; using green infrastructure, in particular trees, to absorb dust and other pollutants; means of ventilation; promoting infrastructure to promote modes of transport with low impact on air quality; controlling dust and emissions from construction, operation and demolition; and contributing funding to measures, including those identified in air quality action plans and low emission strategies, designed to offset the impact on air quality arising from new development. See the guidance here: <http://planningguidance.planningportal.gov.uk/blog/guidance/air-quality/how-can-impacts-on-air-quality-be-mitigated/>

vii The Noise Policy Statement for England sets out different sources of noise as follows:

- "environmental noise" which includes noise from transportation sources;
- "neighbour noise" which includes noise from inside and outside people's homes; and
- "neighbourhood noise" which includes noise arising from within the community such as industrial and entertainment premises, trade and business premises, construction sites and noise in the street;

There are currently no European or national noise limits which have to be met. The Noise Policy Statement for England suggests that the Significant Observed Adverse Effect Level is the level above which significant adverse effects on health and quality of life occur, but it is not possible to have a single objective noise-based measure that defines SOAEL that is applicable to all sources of noise in all situations. See www.gov.uk/government/uploads/system/uploads/attachment_data/file/69533/pb13750-noise-policy.pdf for further details. If the noise level is likely to cause an "Observed Adverse Effect", mitigation measures will be required to reduce noise to a minimum. If the noise level is likely to cause a "Significant Observed Adverse Effect", a very negative score should be allocated, and it is recommended that the site be avoided. In January 2014, Defra adopted Noise Action Plans for large urban areas, which include Woking Borough, identifying the most 'important areas' and 'First Priority Locations' exposed to environmental noise from major sources of road, rail and aircraft noise and in urban areas. These are available at: <http://webarchive.nationalarchives.gov.uk/20130124025256/http://www.defra.gov.uk/environment/quality/noise/environmental-noise/action-plans/important-first-priority/>.

^{viii} Noise-sensitive land uses are considered to include: housing, hospitals and hospices, schools, care homes. Noise sources include significant transportation noise (road, rail, aircraft) or noisy industry or commerce.

^{ix} The Planning Practice Guidance sets out examples of noise mitigation measures, available here: <http://planningguidance.planningportal.gov.uk/blog/guidance/noise/noise-guidance/>

^x Land uses considered to be sensitive to contamination include: all residential development, allotments, schools, nurseries, playgrounds, hospitals, care homes.

^{xi} Natural England advises that non-agricultural afteruse, for example for nature conservation or amenity, can be acceptable even on better quality land if soil resources are conserved and the long term potential of best and most versatile land is safeguarded by careful land restoration and aftercare. Consultation with Natural England would inform decision-making. See Natural England's Technical Information Note TIN049 'Agricultural Land Classification: protecting the best and most versatile agricultural land', available at: <http://publications.naturalengland.org.uk/publication/35012>

^{xii} In line with the requirements of Natural England and paragraph 1.16 of the Woking Borough Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015. Stage 1 of the Site Assessment Methodology should have rejected all such sites.

^{xiii} Key landscape features in the Borough, as per Policy CS24 of the Core Strategy, include: heathlands (note the Borough lies within the Thames Basin Heaths National Character Area), the river/canal network (Valley of the Wey and the Wey Navigation, Hoe Valley, Basingstoke Canal, Bourne Stream), Escarpment and Rising Ground of Landscape Importance (as shown on the Proposals Map), and settlement characteristics (Woking Town Centre, West Byfleet and other suburban centres, and Borough Suburbs containing a range of character types and densities as per the draft Design SPD). Beyond the central, urban area, landscape is dominated by the features of the Green Belt, with generous parks, open spaces, golf courses and heathlands.

^{xiv} Natural England's Accessible Natural Greenspace Standards (ANGSt): the standards recommend that everyone, wherever they live, should have an accessible natural greenspace:

- a. of at least 2ha in size, no more than 300m (approx. 5mins walk) from home;
- b. at least one accessible 20ha site within 2km of home;
- c. one accessible 100ha site within 5km of home;
- d. one accessible 500ha site within 10km of home; plus
- e. a minimum of 1ha of statutory Local Nature Reserves per 1,000 population.

^{xv} The Waste Management Plan for England (July 2013) places an increased emphasis on the waste hierarchy as a guide to sustainable waste management: prevention, preparing for re-use, recycling, other recovery (e.g. energy recovery, anaerobic digestion), and finally disposal. Disposal should be done safely, and as close to the source of

waste as possible (as per the Waste Framework Directive). Under the national planning policy approach, waste planning authorities should identify in their local waste plan sites and areas suitable for new or enhanced waste management facilities for the waste management needs of their area; and in doing so, should assess their suitability against criteria set out in the policy. This includes the physical and environmental constraints on development, existing and proposed neighbouring land uses, and any significant adverse impacts on the quality of the local environment. Source: Waste Management Plan for England (Defra), July 2013, available at: www.gov.uk/government/uploads/system/uploads/attachment_data/file/265810/pb14100-waste-management-plan-20131213.pdf. Refer to the Surrey Waste Plan (2008) policies containing principles on the location of waste management facilities in the Borough (available at: www.surreycc.gov.uk/_data/assets/pdf_file/0019/170641/Surrey_Waste_Plan_adopted_May_2008minusEpages.pdf) and to the Aggregates Recycling Joint DPD (2013) policies containing principles on the location of aggregates recycling sites (available at: www.surreycc.gov.uk/environment-housing-and-planning/minerals-and-waste-policies-and-plans/aggregates-recycling-joint-development-plan-document).

^{xvi} ODPM guidance states "Where possible, facilities should be located at least 250m from sensitive properties, which may include business premises". Sensitive uses are considered to be housing, hospitals, schools, care homes and business premises (depending on their nature). ODPM (2004) Planning for Waste Management Facilities: A Research Study.

APPENDIX 16 - ANTICIPATED CAPACITY OF APPRAISED SITES

Site address and reference	Development uses appraised	Development yields appraised
Urban Area – preferred options, recommended for allocation		
SITE/0046/BYFL, SHLAABWB012: Library, 71 High Road, Byfleet, KT14 7QN	Residential including Affordable Housing, replacement library, community use	12 dwellings (SHLAA, 2017) however the number of dwellings that can be accommodated on site is dependent on whether library is relocated elsewhere or replaced on site. Library /community floorspace re- provided.
SITE/0006/GLDE, SHLAACAN001: Trizancia House, Thomson House and 72 (Woodstead House), Chertsey Road, Woking, GU21 5BJ	Residential including Affordable Housing, offices	50 dwellings (SHLAA, 2017) 4000 sq.m net office floorspace (5000 sq.m gross).
SITE/0019/GLDE, SHLAACAN035: Chester House, 76-78 Chertsey Road, Woking, GU21 5BJ	Residential including Affordable Housing, offices	14 dwellings (SHLAA, 2017) At least 1000 sq.m net additional office floorspace (3000 sq.m gross)
SITE/0028/GLDE, SHLAAGE028 (SHLAA 2014 Ref): King's Court, Church Street East, Woking, GU21 6HA	Residential including Affordable Housing, offices	14 dwellings (SHLAA, 2014) 3157 sq.m net additional office floorspace (4780 sq.m gross).
SITE/0026/GLDE, SHLAACAN002: The Cornerstone, The Broadway and Elizabeth House, Duke Street, GU21 5AS	Residential including Affordable Housing, offices	158 dwellings (SHLAA, 2017) 1000 additional sq.m office floorspace (6000 sq.m gross).

SITE/0011/GLDE, SHLAACAN046: Land at Albion House, High Street, Woking, GU21 6BD	Mixed use development to include approximately 50 dwellings including Affordable Housing, office and retail	50 dwellings (SHLAA, 2017) Office - existing floorspace should be re-provided Retail floorspace tbc
SITE/0031/GLDE, SHLAACAN006: 1-12 High Street and 26-34 Commercial Way, Woking, GU21 6EN	Residential including Affordable Housing, offices, retail	50 dwellings (SHLAA, 2017) 1600 sq.m office floorspace (2000 sq.m gross) Retail floorspace tbc
SITE/0029/GLDE, SHLAACAN004: 2-24 Commercial Way and 13-28 High Street, Woking, GU21 6BW	Residential including Affordable Housing, offices, retail	It is anticipated that the site would yield 50 dwellings (SHLAA, 2017). 400 sq.m office floorspace (2000 sq.m gross) Retail floorspace tbc
SITE/0030/GLDE, SHLAACAN005: Victoria Square Development, Church Street West, Woking, GU21 6HD	Retail, hotel, medical/offices, residential, infrastructure (new Energy Centre, highway improvements, public open space)	390 dwellings (SHLAA, 2017) Additional retail floorspace (11,000 sq.m gross) Medical/office floorspace 190 hotel bed spaces Open space tbc ha.

SITE/0078/GLDE, SHLAAGE062 (SHLAA 2014 Ref): The Coign Church, 1-5 Church Street West and 5-19 Oaks Road, Woking, GU21 6DJ	Residential including Affordable Housing, community uses	It is anticipated that the site would yield 78 net additional dwellings (85 gross) (SHLAA, 2014) 2,948 sq.m community building (D1)
SITE/0088/GLDE, SHLAACAN033: The former Goldsworth Arms PH, Goldsworth Road, Woking, GU21 6LQ	Residential including Affordable Housing	43 dwellings (SHLAA, 2017)
SITE/0018/GLDE, SHLAASTJ002: 113-129 Goldsworth Road, Woking, GU21 6LR	Retail, offices, residential including Affordable Housing	55 dwellings (SHLAA, 2017) Re-provision of existing office floorspace Retail floorspace tbc
SITE/0075/GLDE, SHLAA n/a: MVA and Select House, Victoria Way, Woking, GU21 6DD	Offices	At least 16,719 sq.m office floorspace (16,719 sq.m gross)
SITE/0082/GLDE, SHLAACAN028: 1-7 Victoria Way and 1-29 Goldsworth Road, Woking, GU21 6JZ	Retail, offices, residential including Affordable Housing	55 dwellings (SHLAA, 2017) 1200 sq.m office floorspace (3000 sq.m gross) Retail floorspace tbc
SITE/0067/GLDE, SHLAA n/a: Synergy House, 8 Church Street West, Woking, GU21 6DJ	Offices	900 sq.m office floorspace (1000 sq.m gross).
SITE/0080/GLDE, SHLAACAN027: 30-32, Woking Railway and Athletic Club, Systems House and Bridge House, Goldsworth Road, Woking, GU21 6JT	Residential, offices, retail	125 dwellings (SHLAA, 2017) 1500 sq.m additional office floorspace (10000 sq.m gross) Retail floorspace tbc

SITE/0010/GLDE, SHLAAGE010 (SHLAA 2014 Ref): Poole Road Industrial Estate, Woking, GU21 6EE	Offices, warehousing, new Energy Station	At least 49,000 sq.m (gross) office floorspace.
SITE/0084/GLDE, SHLAACAN030: The Big Apple American Amusements Ltd, H.G. Wells Conference Centre, The Rat and Parrot PH, 48-58 Chertsey Road, Woking, GU21 5AJ	Community, leisure, offices, residential including Affordable Housing	67 dwellings (SHLAA, 2017) Leisure / community floorspace tbc Re-provision of the existing office floorspace
SITE/0041/MYSH, SHLAA n/a: Chertsey House, 61 Chertsey Road, Woking, GU21 5BN	Offices	740 sq.m additional office floorspace (1000 sq.m gross).
SITE/0060/GLDE, SHLAACAN024: Griffin House, West Street, Woking, GU21 6BS	Offices	1000 sq.m office floorspace (1700 sq.m gross).
SITE/0060/GLDE, SHLAA n/a: Concorde House, 165 Church Street East, Woking, GU21 6HJ	Offices	800 sq.m office floorspace (1800 sq.m gross).
SITE/0072/GLDE, SHLAACAN021: Spectrum House, 56 Goldsworth Road, Woking GU21 6LE	Offices, residential including Affordable Housing	16 dwellings (SHLAA, 2017) Re-provision of existing office floorspace (780 sq.m).
SITE/0091/GLDE, [includes SHLAACAN031]: Woking Railway Station, bus/rail interchange, railway flyover and Victoria Arch, High Street, Broadway, Station Approach and Victoria Way, Woking, GU22 7AE	Site essential infrastructure – transport interchange hub to include plaza, bus interchange, railway flyover and taxi rank to south side of station, secure bike parking area within station facilities on south side and Brompton bike hire dock, improvements to bus interchange to north side of station, and improvements to Victoria Arch	Appraised for Infrastructure

SITE/0038/HRLW, SHLAAHOR001: Timber Yard, Arthurs Bridge Road/ Horsell Moor, Woking, GU21 4NQ	Residential including Affordable Housing	67 dwellings (SHLAA, 2017)
SITE/0046/HRLW, SHLAAHOR002: 73 Horsell Moor, Horsell, GU21 4NL	Residential including Affordable Housing and/or Specialist Housing	34 dwellings (SHLAA, 2017)
SITE/0009/KING and SITE/0011/KING, SHLAAHEA009 and SHLAAHEA010: Backland gardens of houses facing Ash Road, Hawthorn Road, Willow Way and Laburnum Road (Barnsbury sites 1 & 2), Barnsbury Farm Estate, Woking, GU22 0BN	Residential including Affordable Housing	55 dwellings (SHLAA, 2017)
SITE/0010/KING, SHLAAHEA011: Backland gardens of houses facing Laburnum Road, Ash Road and Ash Close (Barnsbury Site 3), Barnsbury, Woking, GU22 0BU	Residential including Affordable Housing	12 dwellings (SHLAA, 2017)
SITE/0022/KING, SHLAAHOE004: Elmbridge House, Elmbridge Lane, Kingfield, Woking, GU22 9AW	Residential	10 dwellings (SHLAA, 2017)
SITE/0036/KING, SHLAAKW036 (SHLAA 2014 Ref): Sherpa House, Kingfield Road, Kingfield, Woking, GU22 9EH	Residential, retail	10 dwellings (SHLAA, 2014) Retail floorspace tbc
SITE/0099/MYSH, SHLAACAN026: Sheerwater Regeneration Scheme, Woking, GU21 5RE	Residential including Affordable Housing, community uses, retail, open space and leisure facilities	408 dwellings (SHLAA, 2017) Retail floorspace tbc Community floorspace tbc Open space and leisure uses tbc

SITE/0037/MYSH, SHLAACAN016: 101-121 Chertsey Road, Woking, GU21 5BG	Residential including Affordable Housing, offices	104 dwellings (SHLAA, 2017) Re-provision of the existing office floorspace.
SITE/0091/MYSH, SHLAA n/a: Forsyth Road Industrial Estate, Forsyth Road, Woking, GU21 5SU	Industrial, warehousing, offices	If all the existing office use on the estate were to change to alternative B2/B8, 12000 sq.m of additional B2/B8 could be achieved on the site. Therefore, a conservative estimate of 6000 sq.m B2/B8 net is anticipated following the redevelopment of some of the office floorspace on the estate.
SITE/0093/MYSH, SHLAA n/a: Monument Way West Industrial Estate, Monument Way West, Woking, GU21 5LY	Industrial/warehousing, road infrastructure (fourth arm to the Sheerwater link road)	At least 3600 sq.m net/gross industrial/warehousing floorspace together with new road infrastructure.
SITE/0041/MYSH, SHLAACAN018: 29-31 Walton Road, Woking, GU21 5BX	Residential	10 dwellings (14 gross) (SHLAA, 2017)
SITE/0085/MYSH, SHLAACAN011: 1 to 5 Elliot Court, North Road, to the rear of 1 to 13 North Road, and 95-105 Maybury Road, Woking, GU21 5JL	Residential including Affordable Housing, offices (or an alternative employment use meeting Policy CS5)	77 dwellings (SHLAA, 2014) Re-provision of existing office floorspace
SITE/0039/MYSH, SHLAACAN017: Walton Road Youth Centre, Walton Road, Woking GU21 5DL	Residential including Affordable Housing, community facility (youth centre)	21 dwellings (SHLAA, 2017) Community facility – re-provision of existing floorspace
SITE/0014/MNTE, SHLAAMHM001: Royal Mail Sorting/Delivery Office, White Rose Lane, Woking, GU22 7AJ	Residential including Affordable Housing	88 dwellings (SHLAA, 2017)

SITE/0011/MNTE, SHLAAMHM003: Car park (east), Oriental Road, Woking, GU22 8BD	Residential including Affordable Housing, open space	250 dwellings (SHLAA, 2017)
SITE/0014/MNTW, SHLAAMHM005: Coal Yard/Aggregates Yard adjacent to the railway line, Guildford Road, Bradfield Close, Woking, GU22 7QE	Residential including Affordable Housing	100 dwellings (SHLAA, 2017)
SITE/0029/MNTW, SHLAAMHM007: 11-15 Guildford Road, Southern House, Jubilee House, Lynton House, Station Approach, Woking, GU22 7PX	Residential including Affordable Housing, offices, retail	90 dwellings (SHLAA, 2017) Retail floorspace tbc 1000 sq.m net additional (4000 sq.m gross) office floorspace
SITE/0053/MNTW, SHLAA n/a: Quadrant Court, Guildford Road, Woking, GU22 7QQ	Offices	1000 sq.m net additional office floorspace
SITE/0030/MNTW, SHLAAMHM008: Former St Dunstons, White Rose Lane, Woking, GU22 7AG	Retail, residential including Affordable Housing	107 dwellings (SHLAA, 2017) 161 sq.m net additional retail floorspace
SITE/0031/MNTW, SHLAAMHM009: Owen House and The Crescent, Heathside Crescent, Woking, GU22 7AG	Offices, residential including Affordable Housing	20 dwellings (SHLAA, 2017) Re-provision of the existing office floorspace
SITE/0056/MNTW, SHLAAMHM012: Somerset House, 1-18 Oriental Road, Heathside Crescent, Woking, GU22 7BAG	Offices, residential including Affordable Housing	10 net additional dwellings (SHLAA, 2017) Office floorspace tbc

SITE/0043/MNTW, SHLAAMHM010: Coroner's Court (former Woking Magistrates Court), Station Approach, Woking, GU22 7YL	Offices, residential including Affordable Housing	48 dwellings (SHLAA, 2017) 2000 sq.m net additional office floorspace Re-provision of the Court (unless a suitable alternative location is identified).
SITE/0011/SJHH, SHLAASTJ004: Corner Garage, 16-18 St Johns Road, St Johns, GU21 7SA	Residential including Affordable Housing	11 dwellings (SHLAA, 2017)
SITE/0003/WBYF, SHLAABW003 (SHLAA 2014 Ref): Camphill Tip, Camphill Road, West Byfleet, KT14 6EW	Industrial	10,000 sq.m net/gross industrial floorspace (B2)
SITE/0014/WBYF, SHLAABWB021: Car park to east of Enterprise House, adjacent Social Club, Station Approach, West Byfleet, KT14 6NW	Retail, residential including Affordable Housing	12 dwellings (SHLAA, 2017) 181 sq.m net additional/gross retail floorspace
SITE/0023/WBYF, SHLAABWB022: Land at Station Approach, West Byfleet, KT14 6NG	Retail, community (library), offices, retail (Waitrose), residential including Affordable Housing	It is anticipated that the site would yield 91 dwellings (SHLAA, 2017). Community floorspace tbc (including retained or replacement Library) Retail floorspace tbc Office floorspace tbc
SITE/0050/WBYF, SHLAABWB024: Camphill Club and Scout Hut, Camphill Road, West Byfleet, KT14 6EF	Residential including Affordable Housing, community use	28 dwellings (SHLAA, 2017) Community floorspace tbc- re-provision of existing.

SHLAAHOE001 (extended site): Woking Football Club, Woking Gymnastic Club, Woking Snooker Club, Westfield Avenue, Woking, GU22 9AA	Residential including Affordable Housing, replacement stadium, commercial and/or retail uses	992 dwellings (based on developer proposals) 10,000sqm commercial/retail tbc
SHLAAHOE011: Central Reservation opposite Woking Sixth Form College, Rydens Way	Residential including Affordable Housing	11 dwellings (SHLAA, 2017)
SHLAAHOE015: Ian Allan Motors, 63-65 High Street, Old Woking	Residential including Affordable Housing	32 dwellings (SHLAA, 2017)
SHLAAHOR009: Horsell Lodge Residential Care Home, Kettlewell Hill, Woking	Residential including specialist housing	24 C2 Use Class units (SHLAA, 2017)
SHLAAMHM004: Land at Bradfield Close and 7 York Road, Woking	Residential including Affordable Housing	46 dwellings (SHLAA, 2017)
Urban Area – alternatives, not recommended for allocation		
SITE/0070/MYSH, SHLAACAN019: Former Woking Liberal Club, Walton Road, Woking, GU21 5DL	Residential including Affordable Housing	10 dwellings (SHLAA, 2017)
SITE/0011/MYSH, SHLAAMS011 (SHLAA 2014 Ref): Former Gas Works, Boundary Road, Woking, GU21 5BX	Industrial use	3,604 sq.m warehouse (Employment Topic Paper)
SITE/0019/BRKW, SHLAAKNA003: BT Telephone Exchange, Bagshot Road, Brookwood, GU21 2RP	Residential development including Affordable Housing	10 dwellings (SHLAA 2017)
SITE/0016/BYFL, SHLAABWB005: 94-100 Royston Road, Byfleet, KT14 7QE	Residential development including Affordable Housing	87 dwellings (SHLAA, 2017)
SITE/0017/BYFL, SHLAABWB006: Works at 11 Royston Road, Byfleet, KT14 7NX	Residential including Affordable Housing	37 dwellings (SHLAA, 2017)
SITE/0018/BYFL, SHLAABWB007: Wey Retail Park, Royston Road, Byfleet, KT14 7NY	Residential including Affordable Housing	68 dwellings (SHLAA, 2017)

SITE/0038/BYFL, SHLAABY038 (SHLAA 2014 Ref) : Land to rear of Byfleet Village Hall, High Road, Byfleet, KT14 7QL	Residential including Affordable Housing	Yield in dwellings is tbc (SHLAA, 2014) however based on a density multiplier of 60 dph the site could accommodate 17 residential units.
SITE/0064/BYFL, SHLAABWB001: The Manor School, Magdalen Crescent, Byfleet, KT14 7SR	Residential including Affordable Housing	Yield in dwellings is tbc (SHLAA, 2017) however based on a density multiplier of 35 dph the site could accommodate 19 residential units.
SITE/0065/BYFL, SHLAABY065 (SHLAA 2014 Ref): 96-120 Church Road, Byfleet, KT14 7NF	Residential	10 dwellings (SHLAA, 2014)
SITE/0080/BYFL, SHLAABWB008: Churchill House and Beaver House, York Close, Byfleet, KT14 7HN	Residential including Affordable Housing	19 dwellings (SHLAA, 2017)
SITE/0023/GLDE: SHLAAGE023 (SHLAA 2014 Ref): Part of car park at Goldsworth Park Centre, Denton Way, Woking, GU21 3LG	Residential	10 dwellings (SHLAA, 2014)
SITE/0026/KNAP, SHLAACKN026 (SHLAA 2014 Ref): Car park opposite The Vyne, Reading Way, Knaphill, GU21 2DU	Residential including Affordable Housing	18 dwellings (SHLAA, 2014)
SITE/0013/MNTE, SHLAAMHE013 (SHLAA 2014 Ref): Car park (west) and signalling station, Oriental Road, Woking, GU22 7AE	residential including Affordable Housing and open space	At least 170 dwellings (calculated at 200 dph)
SITE/0016/MNTE, SHLAAMHE016 (SHLAA 2014 Ref): Lion House and car park, Oriental Road, Woking, GU22 7BA	mixed-use development to comprise residential including Affordable Housing and offices	Yield in dwellings is tbc (SHLAA, 2014) however using 35 dph as the mid point of Policy CS10 indicative density range of 30-40 dph) gives an indicative yield of 19 dwellings. Office - re-provision of existing

SITE/0071/WBYF, SHLAABWB025: 1, 3, 5, 7, 9, 11, 13 and 15 Old Woking Road, West Byfleet, KT14 6LW	Mixed use development to comprise retail and residential including Affordable Housing	8 dwellings (SHLAA, 2017) Retail – re-provision of existing
SITE/0086/GLDE, SHLAACAN031: Land over Woking Railway Station, Station Approach. Woking, GU22 7AE	Mixed use development to comprise of residential including Affordable Housing, offices and retail	Yield in dwellings is tbc (SHLAA, 2017) however anticipate this would be less than 292 dwellings. Office floorspace tbc Retail floorspace tbc
SITE/0035/MYSH, SHLAAPYR001: Monument Hill Playing Fields, Alpha Road, Woking, GU22 8HF	Residential including Affordable Housing	30 dwellings (SHLAA, 2014)
SITE/0008/WBYF, SHLAABWB019: Phoenix House, Pyrford Road, West Byfleet, KT14 6RA	Residential including Affordable Housing	10 dwellings (SHLAA, 2017)
SITE/0025/WBYF, SHLAAWB025 (SHLAA 2014 Ref): Electricity Sub Station, Birch Walk, West Byfleet, KT14 6EJ	Residential including Affordable Housing	36 dwellings (SHLAA, 2014)
SITE/0021/MYSH, SHLAAMS021 (SHLAA 2014 Ref): Electricity Sub Station, North Road, Woking, GU21 5HS	Residential including Affordable Housing	Yield is tbc (SHLAA, 2014) but anticipate approximately 12 dwellings.
SITE/0017/WBYF, SHLAAWB017 (SHLAA 2014 Ref): Camphill Industrial Estate and Apex Court, Camphill Road, West Byfleet, KT14 6EB	Residential including Affordable Housing	166 dwellings (SHLAA, 2014)
SITE/0087/GLDE, SHLAACAN032: 79-87 Goldsworth Road, Woking GU21 6LJ	Mixed-use development to comprise retail and residential including Affordable Housing	16 dwellings (SHLAA, 2017) Retail floorspace tbc
SHLAACAN007: Regent House, 19-20 The Broadway, Woking	Conversion to residential use	15 dwellings (SHLAA, 2017)
SHLAAHOE12: Grosvenor Court, Hipley Street, Old Woking	Conversion to residential use	19 dwellings (SHLAA, 2017)

SHLAACAN041: Premier House, 15-19 Church Street West, Woking	Conversion to residential use	29 dwellings (SHLAA, 2017)
SHLAACAN039: Church Gate, 9-11 Church Street West	Conversion to residential use	32 dwellings (SHLAA, 2017)
Green Belt – preferred options, recommended for allocation (Regulation 19)		
SITE/0033/BRKW, SHLAAHEA006: Land south of Brookwood Lye Road, Brookwood GU24 0EZ (formerly known as Land at Coblands Nursery and Lyndhurst, Brookwood Lye Road, Brookwood, GU24 0EZ)	Residential including Affordable Housing	Yield is tbc (SHLAA, 2017) but 80 dwellings are calculated at an indicative density of 30dph
SITE/0024/BRKW, SHLAAHEA007: Five Acres, Brookwood Lye Road, Brookwood, GU24 0HD	Traveller pitches and Traveller transit site	Yield tbc (SHLAA, 2017)
SHLAA n/a: Brookwood Cemetery, Cemetery Pales, Brookwood GU24 0BL	Cemetery, crematorium and other forms of disposal, conservation and enhancement of the historic assets of the site, creation of visitor facilities and museum and display space to explain all matters related to death and operational facilities such as secured storage.	Infrastructure
SHLAABWB010: Land south of High Road (also known as land to the south of Parvis Road and High Road), Byfleet, KT14 7QL	Residential including Affordable Housing, public open space, landscaping and recreation areas	85 dwellings (SHLAA, 2017) Recreational/open space tbc – yield dependent on future policy
SHLAABWB011: Land to the south of Rectory Lane (previously referred to as Murray's Lane), Byfleet, KT14 7NE	Residential including Affordable Housing, public open space, landscaping and recreation areas	135 dwellings on net developable area of 3ha (SHLAA, 2017) Recreational/open space tbc – yield dependent on future policy
SHLAA n/a: Six Crossroads roundabout and environs, Chertsey Road, Woking GU21 5SH	Essential infrastructure (junction upgrade and improvements)	Essential infrastructure

SITE/0009/MAYS, SHLAAHEA013: Nursery land adjacent to Egley Road, Mayford, GU22 0PL	Residential including Affordable Housing, recreational/open space and education	Yield tbc (SHLAA, 2017) Education – secondary school, up to 8 form entry Recreational/open space , including athletic track facility
SITE/0030/MAYS, SHLAAHEA024: Woking Garden Centre, Egley Road, Mayford, Woking, GU22 0NH	Residential including Affordable Housing, retail and community use	Yield tbc (SHLAA, 2017) but indicative density of 30dph would yield 47 dwellings Retail/community facilities – floorspace tbc
SHLAAHEA018: Land to the north east of Saunders Lane, between Saunders Lane and Hook Hill Lane, Mayford GU22 0NN	Residential including Affordable Housing and open space	Yield tbc (SHLAA, 2017), but an indicative density of 30dph would yield 235 dwellings 1.86ha open space
SHLAAHEA019: Land to the north west of Saunders Lane, Mayford GU22 0NN	Residential including Affordable Housing and open space	Yield tbc (SHLAA, 2017) 3.2ha open space
SHLAAPYR003: Land rear of 79-95 Lovelace Drive, Teggs Lane, Pyrford, Surrey GU22 8QZ	Residential including Affordable Housing and open space	223 dwellings (SHLAA, 2017) 4ha open space
SITE/0035/SJHH, SHLAAHEA002: Land adjacent to Hook Hill Lane, Hook Heath, Woking, GU22 0PS	Green infrastructure/open space	Appraised for green infrastructure/open space
SITE/0006/WBYF, SHLAABWB030: Land to the south of Parvis Road (also known as land surrounding West Hall), Parvis Road, West Byfleet, KT14 6EY	Residential (including Affordable Housing and traveller pitches), open space and landscaping	592 dwellings (SHLAA, 2017) Tbc ha. open space

SITE/0004/WBYF, SHLAABWB018: Broadoaks, Parvis Road, West Byfleet, KT14 6LP	Quality offices and research premises, residential including Affordable Housing and housing to meet the accommodation needs of the elderly	155 dwellings (SHLAA, 2017) Offices and research – employment development comprising around 16,722 sq.m offices). Potential to reuse existing floorspace and deliver remaining extant permitted floorspace, no additional capacity assumed beyond this by Employment Topic Paper)
SITE/0098/BYFL, SHLAA n/a: Byfleet SANG, land to the south of Parvis Road, Byfleet, KT14 7AB	Suitable Accessible Natural Greenspace (SANG)	1.5 hectare SANG
SITE/0052/KNAP, SHLAA n/a: Brookwood Farm SANG, Bagshot Road, Brookwood, GU21 2TR	Suitable Accessible Natural Greenspace (SANG)	8.06 hectare SANG
SITE/0047/MAYS, SHLAA n/a: Westfield Common SANG, land to the east of New Lane (formerly known as Mayford SANG, land to the south of Moor Lane), Mayford, Woking, GU22 9RB	Suitable Accessible Natural Greenspace (SANG)	11 hectare SANG
SITE/0022/OWOK, SHLAA n/a: First SANG at Gresham Mill, High Street, Old Woking, GU22 9LH	Suitable Accessible Natural Greenspace (SANG)	9.9 hectare SANG
SITE/0023/OWOK, SHLAA n/a: Second SANG at Gresham Mill, High Street, Old Woking, GU22 9LH	Suitable Accessible Natural Greenspace (SANG)	9.52 hectare SANG
SITE/0024/OWOK, SHLAA n/a: Woking Palace, Carters Lane, Old Woking, GU22 8JQ	Heritage Parkland/Country Park	65.7 ha. open space / country park
SITE/0080/WBYF, SHLAA n/a West Byfleet Junior and Infant School Playing Fields, Parvis Road, West Byfleet, KT14 6EG	Open space	6.42 ha. open space

Green Belt – alternatives, not recommended for allocation		
SITE/0021/BRKW, SHLAAKNA005: The Meadows, Bagshot Road, Brookwood, GU21 2RP	Residential including Affordable Housing	Yield is tbc (SHLAA, 2017), however around 15 residential dwellings are calculated at an indicative density of 30dph.
SITE/0030/BRKW, SHLAABR030 (SHLAA 2014 Ref): Blackhorse Road and Heath House Road, Brookwood, GU22 0QT	Residential including Affordable Housing	Yield is tbc (SHLAA, 2017) however around 12 residential dwellings are calculated at an indicative density of 30dph, based on the total site area.
SITE/0036/BRKW, SHLAABR0036 (SHLAA 2014 Ref): Land at the corner of Heath House Road and Rough Road, Woking, GU22 0RB	Residential including Affordable Housing	Yield is tbc (SHLAA, 2017), however 24 residential dwellings are calculated at an indicative density of 30dph based on the site area.
SITE/0063/SJHH, SHLAAHEA030: Land to the rear of Hook Heath Road, Hook Heath, Woking GU22 0LF	Residential including Affordable Housing and open space	Anticipated capacity is less than 10 dwellings (below site allocation threshold). Tbc ha. open space
SITE/0094/BYFL, SHLAABWB029: Land east of Byfleet, adjacent Summer Close, Byfleet, KT14 7RY	Residential including Affordable Housing, open space and landscaping	Up to 130 dwellings (SHLAA, 2017) based on net developable area of up to 3.7 ha. Tbc ha. open space
SITE/0029/KNAP, SHLAAKN029 (SHLAA 2014 Ref): Land at Lynbrook, Chobham Road, Knaphill, GU21 2QF	Residential including Affordable Housing and open space	Yield is tbc (SHLAA, 2017), however 441 residential dwellings are calculated at an indicative density of 30dph based on the site area. Tbc ha. open space
SITE/0030/KNAP, SHLAAKNA009: Land adjacent to 1-6 Littlewick Cottages, Littlewick Common, Knaphill, GU21 2EX	Residential including Affordable Housing	Yield is tbc (SHLAA, 2017), however 65 residential dwellings are calculated at an indicative density of 30dph based on the site area.

SITE/0036/KNAP, SHLAAKNA010: Land at The Mount, Chobham Road, Knaphill, GU21 2TX	Residential including Affordable Housing	Yield is tbc (SHLAA, 2017), however 120 residential dwellings are calculated at an indicative density of 30dph based on the site area.
SITE/0063/KNAP, SHLAAKNA015: Stanley Farm, Corner of Limecroft Road and Chobham Road, Knaphill, GU21 2QF	Residential including Affordable Housing	Yield is tbc (SHLAA, 2017), however 38 residential dwellings are calculated at an indicative density of 30dph based on the site area.
SITE/0064/KNAP, SHLAAKNA004: Land off Carhouse Lane, Knaphill, GU21 4XS	Residential including Affordable Housing	Yield is tbc (SHLAA, 2017), however 250 residential dwellings are calculated at an indicative density of 30dph based on the site area.
SITE/0069/BYFL, SHLAABY069 (SHLAA 2014 Ref): Byfleet Mill, Mill Lane, Byfleet, KT14 7RR	Residential including Affordable Housing	Yield is tbc (SHLAA, 2017), however 111 residential dwellings are calculated at an indicative density of 30dph based on the net site area of 3.7 ha.
SITE/0073/BYFL, SHLAAABWB017: Land to the south of Murrays Lane, Byfleet, KT14 7NE	Residential accommodation for the Traveller community	4 pitches
SITE/0090/BYFL, SHLAA n/a: Murrays Lane, Byfleet, KT14 7NE	Community facility (scout hut), open space and agricultural/grazing	4.2 ha open space or grazing / agricultural Scout hut – as permitted
SITE/0006/HRLE, SHLAAHOR003: Woodham Court, Martyrs Lane, Woking, GU21 5NJ	Mixed-use development to comprise of residential including Affordable Housing and research and development (materials and science related)	Yield is tbc (SHLAA, 2017), however 105 residential dwellings are calculated at an indicative density of 30dph based on the total site area. Specialised light industrial units – floorspace tbc
SITE/0016/HRLE, SHLAAHOR010: Land adjacent to 462 Woodham Lane, Woking, KT15 3QA	Residential including Affordable Housing	Yield is tbc (SHLAA, 2017), however 59 residential dwellings are calculated at an indicative density of 30dph based on the site area.

SITE/0027/HRLE, SHLAAHOR006: Land to the rear of Woking Community Recycling Centre (formerly known as Land to the east of Martyrs Lane), Woking, GU21 5NJ	Residential including Affordable Housing	Yield is tbc (SHLAA, 2017), however up to 270 residential dwellings are calculated at an indicative density of 30dph based on total site area (although developable area could be less).
SITE/0053/KING, SHLAA n/a: Hoe Valley SANG, Westfield Avenue, Woking, GU22 9PG	Suitable Accessible Natural Greenspace (SANG)	Tbc hectare SANG
SITE/0010/MAYS, SHLAAHEA014: Compound, New Lane, Sutton Green, GU4 7QF	Residential accommodation for the Traveller community	Estimate 3 pitches
SITE/0011/MAYS, SHLAAHEA015: Land adjacent to Maybourne Rise, Mayford, Woking, GU22 0SH	Residential including Affordable Housing	Yield is tbc (SHLAA, 2017), however 73 residential dwellings are calculated at an indicative density of 30dph based on the site area.
SITE/0013/MAYS, SHLAAMSG013 (SHLAA 2014 Ref): Silverly, Pyle Hill, Woking, GU22 0SR	Residential including Affordable Housing	Yield is tbc (SHLAA, 2017), however 14 residential dwellings are calculated at an indicative density of 30dph based on the site area.
SITE/0014/MAYS, SHLAAHEA017: Sunhill House, Hook Hill Lane , Woking, GU22 0PS	Residential including Affordable Housing	Yield is tbc (SHLAA, 2017), however 22 residential dwellings are calculated at an indicative density of 30dph based on the site area.
SITE/0018/MAYS, SHLAAHEA020: Land between Homespun and Little Yarrows, Guildford Road, Woking, GU22 0SD	Residential including Affordable Housing	Yield is tbc (SHLAA, 2017), however 128 residential dwellings are calculated at an indicative density of 30dph based on the site area.

SITE/0012/MAYS, SHLAAHEA016: Land to the south of Mayford Grange, Westfield Road, Woking, GU22 9QR	Residential including Affordable Housing and potentially specialist accommodation	Yield is tbc (SHLAA, 2017), however 51 residential dwellings are calculated at an indicative density of 30dph based on the site area. This particular site could support the delivery of extra care accommodation as an extension of the existing Mayford Grange site.
SITE/0027/MAYS, SHLAAHEA023: Havering Farm, Guildford Road, Mayford, Woking, GU4 7QA	Residential including Affordable Housing	Yield is tbc (SHLAA, 2017), however 58 residential dwellings are calculated at an indicative density of 30dph based on the site area.
SITE/0040/MAYS, SHLAAHEA027: Runtley Wood Farm, off New Lane, Sutton Green, Woking, GU4 7QQ	Residential including Affordable Housing and open space	Yield is tbc (SHLAA, 2017), however 554 residential dwellings are calculated at an indicative density of 30dph based on the total site area (excluding open space).
SITE/0041/MAYS, SHLAAMSG038 (SHLAA 2014 Ref): Land to the south of Smart's Heath Road, Woking, GU22 0NP	Residential including Affordable Housing	Yield is tbc (SHLAA, 2017), however 126 residential dwellings are calculated at an indicative density of 30dph based on the site area excluding open space.
SITE/0043/MAYS, SHLAAHEA031: Land to the north east of Hedge Cottage, Saunders Lane, Mayford, Woking, GU22 0NT	Residential including Affordable Housing	Yield is tbc (SHLAA, 2017), however 79 residential dwellings are calculated at an indicative density of 30dph based on the site area.
SITE/0045/MAYS, SHLAAHEA029: Land to the south of Moor Lane, Woking, GU22 9RB	Residential including Affordable Housing and open space	Yield is tbc (SHLAA, 2017), however 1200 residential dwellings are calculated at an indicative density of 30dph based on the site area excluding open space and other supporting facilities. Tbc ha. open space

SITE/0048/MAYS, SHLAA n/a: Mayford Village SANG, land to the south of Mayford Village, Egley Road, Woking, GU22 0SD	Suitable Accessible Natural Greenspace (SANG)	Tbc hectare SANG
SITE/0048/MNTE, SHLAAPYR007: Land to the south of Old Woking Road (Shey Copse), GU22 8HR	Residential including Affordable Housing	Yield is tbc (SHLAA, 2017), however 57 residential dwellings are calculated at an indicative density of 30dph based on the site area.
SITE/0021/OWOK, SHLAAHOE16: Land to the south of Carters Lane, Old Woking, GU22 8JQ	Open space, leisure and recreational use	Tbc ha. open space, leisure and recreational use
SITE/0006/PYRF, SHLAAPYR005: Warren Farm Mobile Home Park, Warren Lane, Pyrford, GU22 8XF	Residential including Affordable Housing	Yield is tbc (SHLAA, 2017), however 102 residential dwellings are calculated at an indicative density of 30dph based on the site area.
SITE/0022/PYRF, SHLAAPYR006: Cranfield Cottage Paddock, Pyrford Road, Pyrford, GU22 8UT	Residential including Affordable Housing	Yield is tbc (SHLAA, 2017), however 32 residential dwellings are calculated at an indicative density of 30dph based on the site area.
SHLAAHOR011: Land to the east of Martyrs Lane (extended site) GU21 5NJ	Residential including Affordable Housing, and open space	Residential yield tbc – dependent on future policy.
SHLAAHOR007: Britannia Wharf, Monument Road, Woking	Residential including Affordable Housing / Specialist Accommodation	52 dwellings (SHLAA, 2017)
SITE/0035/SJHH, SHLAAHEA002: Land adjacent to Hook Hill Lane, Hook Heath, Woking, GU22 0PS	Residential including Affordable Housing and Green Infrastructure	Yield tbc (SHLAA, 2017) but indicative density of 30dph gives 255 dwellings based on site area. Open space tbc
SHLAAHOE18: Land at Carters Lane, Old Woking GU22 8JQ	Residential including Affordable Housing and leisure uses (open space)	Yield tbc (SHLAA, 2017) but indicative density of 30dph gives 190 dwellings based on 60% of site area. Open space tbc
SHLAAPYR007: Land and stables at Shey Copse, Woking GU22 8HR	Residential including Affordable Housing	Yield tbc (SHLAA, 2017) but indicative density of 30dph gives 210 dwellings based on 60% of site area.

SHLAAPYR004: Land east of Upshot Lane and south of Aviary Road, Pyrford	Residential including Affordable Housing, open space	200 dwellings (SHLAA, 2017) (estimate) Open space tbc
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