



Woking Borough Council

Woking Site Allocations Development Plan Document (DPD)

Schedule of Proposed Additional Modifications to the Regulation 19 consultation document, including further proposed additional modifications as a result of the consultation on the Main Modifications

August 2021



Produced by the Planning Policy Team

For further information please contact:

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Schedule of Proposed Additional Modifications to the Regulation 19 Consultation Site Allocations DPD

(All page, policy, section and paragraph references refer to the Woking Borough Council Site Allocations Development Plan Document, Regulation 19 Consultation version, published for consultation on 5th November 2018. The examination reference for this document is WBC/SA/001).

The schedule below sets out a series of proposed minor modifications to the Woking Site Allocations DPD. Text added is shown as underlined and deleted text is shown as.

These additional (minor) modifications to the DPD were not subject to formal consultation and were provided for further clarity only.

Mod no.	Paragraph / Section / Page number of DPD	Proposed Minor Modification				
AM1	'How to involved and have your say' and 'what happens next', p1-2					
AM2	Title of Section B (p.3,5,12,16,232)	Development and infrastructure sites to be taken out of the Green Belt or washed over by the Green Belt				
AM3	'Purpose', p4	The Core Strategy makes provision for the delivery of 4,964 net additional dwellings, 28,000 sqm of additional office floorspace, 20,000 sqm of warehouse floor space, 93,900 sqm of retail floorspace for the period between 2010 and 2027				
AM4	'Purpose', p4	.				
AM5	Table 1: Structure of the Site Allocations, p5 and p6	[Alter table to reflect new structure, and insert a monitoring section at the end to read: " Tables are included to monitor the delivery of the policy and allocated uses."]				
AM6	Tables 2, 3 and 4 pp6-15	[Amend the fifth column of Tables 2, 3 and 4 titled 'Timing of delivery' to reflect timings put forward in the Main Modifications Schedule] [Amend individual rows as follows]:				
		<table border="1"> <tr> <td data-bbox="499 783 680 970">UA3</td> <td data-bbox="680 783 1189 970">Chester House, 76-78 Chertsey Road, Woking, GU21 5BJ</td> <td data-bbox="1189 783 1397 970">Canalside</td> <td data-bbox="1397 783 1749 970">Offices, Residential including Affordable housing</td> </tr> </table>	UA3	Chester House, 76-78 Chertsey Road, Woking, GU21 5BJ	Canalside	Offices, Residential including Affordable housing
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<table border="1"> <tr> <td data-bbox="499 1281 680 1447">UA15</td> <td data-bbox="680 1281 1189 1447">The Big Apple American Amusements Ltd, H.G. Wells Conference Centre, the former Rat and Parrot PH and 48-58 Chertsey Road, Woking, GU21 5AJ</td> <td data-bbox="1189 1281 1397 1447">Canalside</td> <td data-bbox="1397 1281 1749 1447">Community, leisure, offices, retail and residential including Affordable Housing</td> </tr> </table>	UA15	The Big Apple American Amusements Ltd, H.G. Wells Conference Centre, the former Rat and Parrot PH and 48-58 Chertsey Road, Woking, GU21 5AJ	Canalside	Community, leisure, offices, retail and residential including Affordable Housing		
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		UA37	The Crescent, Heathside Crescent, Woking, GU22 7AG	Mount Hermon	Residential including Affordable Housing						
		GB17	Woking Palace, Carters Lane, Old Woking GU22 8JQ	Hoe Valley	Uses to be decided						
AM7	Introduction; 'identifying sites for allocation', p15	A similarly robust methodology was used to assess and identify sites in the Green Belt for future development, as explained in the Green Belt boundary review report (GBBR).									
AM8	Table 8 – Residential completions 2010/11 - 2017/18, p17	<p>The Council's development monitoring records indicate delivery to date of 2,668 homes, between 1 April 2010 and 31 March 2020 (Table 8).</p> <p>Table 8: Residential completions 2010/11-2019/20</p> <p>[add two new columns to Table 8]:</p> <table border="1"> <thead> <tr> <th></th> <th>2018/19</th> <th>2019/20</th> </tr> </thead> <tbody> <tr> <td></td> <td>231</td> <td>303</td> </tr> </tbody> </table> <p>Source: WBC monitoring records (February 2021)</p> <p>Based on up to date evidence in the SHLAA (2017) and the latest Housing Land Supply Position Statement, sufficient land has been identified to ensure the delivery of the residual 2,296 homes, plus additional land to compensate for non-implementation.</p>					2018/19	2019/20		231	303
	2018/19	2019/20									
	231	303									
AM9	'Housing, including Affordable Housing', p18	The latest SHLAA was published in November 2018. The revised figures have informed the DPD and have been published on the Council's website.									

AM10	'Traveller accommodation', p19	There is also the opportunity to provide Traveller pitches at Land surrounding West Hall (GB9A) which has been identified in the GBBR for release from the Green Belt to meet development needs up to 2027. Proposal sites GB2 and GB9A are therefore proposed to be released from the Green Belt and will make a contribution towards meeting Travellers' accommodation needs.															
AM11	Table 9: Traveller pitch delivery 2010-2040, p19	<table border="1"> <thead> <tr> <th data-bbox="506 201 1066 264">Delivery mechanism</th> <th data-bbox="1066 201 1709 264">Number of additional pitches</th> </tr> </thead> <tbody> <tr> <td data-bbox="506 264 1066 336">Traveller pitch requirement</td> <td data-bbox="1066 264 1709 336">19 (2012-2027)</td> </tr> <tr> <td data-bbox="506 336 1066 679">Proposal Sites</td> <td data-bbox="1066 336 1709 679"> 6 at Five Acres (Proposal Site GB2) 15 at Land surrounding West Hall, Parvis Road (Proposal Site GB9A) 1 at Land to the South of Gabriel Cottage, Blanchards Hill 1 at Stable Yard, Guildford Road </td> </tr> <tr> <td data-bbox="506 679 1066 743"></td> <td data-bbox="1066 679 1709 743"></td> </tr> <tr> <td data-bbox="506 743 1066 807">Total 2010-2027</td> <td data-bbox="1066 743 1709 807">23</td> </tr> <tr> <td data-bbox="506 807 1066 879">Traveller pitch requirement</td> <td data-bbox="1066 807 1709 879">11 (2027-2040)</td> </tr> <tr> <td data-bbox="506 879 1066 1062">Safeguarded Sites</td> <td data-bbox="1066 879 1709 1062">The Council will identify specific site(s) to provide Traveller accommodation on safeguarded land through a future review of the Site Allocations DPD or the Core Strategy.</td> </tr> </tbody> </table>	Delivery mechanism	Number of additional pitches	Traveller pitch requirement	19 (2012-2027)	Proposal Sites	6 at Five Acres (Proposal Site GB2) 15 at Land surrounding West Hall, Parvis Road (Proposal Site GB9A) 1 at Land to the South of Gabriel Cottage, Blanchards Hill 1 at Stable Yard, Guildford Road			Total 2010-2027	23	Traveller pitch requirement	11 (2027-2040)	Safeguarded Sites	The Council will identify specific site(s) to provide Traveller accommodation on safeguarded land through a future review of the Site Allocations DPD or the Core Strategy.	
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AM12	Table 12: Retail (Use Classes A1, A2, A3, A4 and A5), p22	<p data-bbox="483 1062 2204 1134">Table 12 summarises how additional retail floorspace will be delivered between 2010 and 2027. The broad phasing for the delivery of retail in Woking Town Centre is as set out in Core Strategy Policy CS2 – <i>Woking Town Centre</i>.</p> <p data-bbox="483 1166 703 1198">Table 12: Retail</p> <table border="1" data-bbox="506 1230 1686 1431"> <thead> <tr> <th data-bbox="506 1230 1084 1302">Delivery mechanism</th> <th data-bbox="1084 1230 1686 1302">Floorspace (sqm)</th> </tr> </thead> <tbody> <tr> <td data-bbox="506 1302 1084 1366">Core Strategy requirement 2010 – 2027</td> <td data-bbox="1084 1302 1686 1366">93,900</td> </tr> <tr> <td data-bbox="506 1366 1084 1431">Retail completions 2010/11-2017/18</td> <td data-bbox="1084 1366 1686 1431">9,293</td> </tr> </tbody> </table>		Delivery mechanism	Floorspace (sqm)	Core Strategy requirement 2010 – 2027	93,900	Retail completions 2010/11-2017/18	9,293								
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		Residual requirement to 2027 across the Borough	84,607	
AM13	Transport infrastructure, p24	This includes the replacement of the Victoria Arch and an improvement to the road network. The Council has been awarded £95 million for the A320 Woking Town Centre project through the Housing Infrastructure Fund (HIF).		
Policy UA2: Trizancia House and Woodstead House, Chertsey Road, Woking, GU21 5BJ				
AM14	Reasoned Justification (Paragraphs 1-4)	<ol style="list-style-type: none"> 1. The site is located within Woking Town Centre and is located on a main road into the Town Centre from Victoria Way and the M25. The site is within Woking Town Centre High Accessibility Zone. 2. Both Woodstead House and Trizancia House have been demolished. The latter building comprised of offices, which were vacant for some time and subsequently approved for demolition and use as a temporary car park (PLAN/2015/0111). There is opportunity for redevelopment of the whole site to deliver a mixed use scheme of residential and office uses. 		
Policy UA3: Chester House, 76-78 Chertsey Road, Woking, GU21 5BJ				
AM15	Reasoned Justification (Paragraph 3)			
Policy UA4: 1-12 High Street and 26-34 Commercial Way, Woking, GU21 6EN				
AM16	Reasoned Justification (new paragraph)	6. The Council will support the comprehensive redevelopment of the site to maximise the efficient use of land. However, a phased approach would be considered on its own merits as long as it is underpinned by a development framework or masterplan which sets out a clear vision for the entire site, to ensure that phasing does not compromise the overall delivery of other parts of the site.		
Policy UA5: The Cornerstone, The Broadway and Elizabeth House, Duke Street, Woking, GU21 5AS				
AM17	Reasoned Justification (Paragraph 3)	A change of use development to accommodate 94 new dwellings (PLAN/2019/0645) commenced in July 2020.		
Policy UA6: 2-24 Commercial Way and 13-28 High Street, Woking, GU21 6BW				
AM18	Reasoned Justification (Paragraph 5)	5. It is anticipated that the site could yield at least 50 net additional dwellings. The site is also anticipated to yield at least 400 sqm net additional office floorspace (2000 sqm gross) and retail floorspace. This indicative residential capacity of the site has been subject to scrutiny as part of the Core Strategy Examination and considered to be reasonable.		
Policy UA10: MVA and Select House, Victoria Way, Woking, GU21 6DD				
AM19	Reasoned Justification (Paragraph 2)			
Policy UA14: Poole Road Industrial Estate, Woking, GU21 6EE				
AM20	Reasoned Justification (Paragraph 2)	Although the site is not within Woking Town Centre, it is in close proximity to it and therefore has excellent access to public transport, services and facilities. The site is therefore considered to be suitable for intensification of employment use to provide for offices and warehousing. It is anticipated that the could yield at least 49,000SqM (gross) office and/or warehousing floorspace, as		

		well as a new Energy Station as identified in the Infrastructure Delivery Plan, to facilitate expansion of the existing energy network in the Town Centre. There is extant planning permission for a 2,658SqM Energy Centre (PLAN/2018/1362) at the site. In accordance with Core Strategy Policy CS15: <i>Sustainable economic development</i> , a redevelopment proposal which includes an element of residential use will be supported if it does not result in an overall loss of employment floorspace anticipate to be delivered on the site to meet the requirements of the Core Strategy.
Policy UA16: Chertsey House, 61 Chertsey Road, Woking, GU21 5BN		
AM21	Reasoned Justification (Paragraph 2)	
Policy UA20: Backland gardens of houses facing Ash Road, Hawthorn Road, Willow Way & Laburnum Road (Barnsbury sites 1 & 2), Barnsbury Farm Estate, Woking, GU22 0BN		
AM22	Amended Policy	This 1.9ha site, which comprises of 1.0 ha. 'Barnsbury 1' and 0.9 ha. 'Barnsbury 2', is allocated for residential development including Affordable Housing
Policy UA25: Land within Sheerwater Priority Place, Albert Drive, Woking, GU21 5RE		
AM23	Reasoned Justification (Paragraph 4)	4. A comprehensive redevelopment scheme for the site is currently being prepared. A planning application was submitted in 2016. A revised application for later phases of the scheme (part outline, part full) was permitted subject to legal agreement in April 2019. The first phase of redevelopment commenced in September 2019.
Policy UA26: 101-121 Chertsey Road, Woking, GU21 5BW		
AM24	Reasoned Justification (Paragraph 3-4)	3. At 121 Chertsey Road, 25 dwellings have been delivered under permissions PLAN/2018/1301 and PLAN/2018/1320. At 111 Chertsey Road, 58 dwellings have been delivered under permissions PLAN/2019/0038 and PLAN/2018/1167. At 101-107 Chertsey Road, development is underway to deliver 22 dwellings under permission PLAN/2019/1156.
Policy UA44: Woking Football Club, Woking Gymnastic Club, Woking Snooker Club, Westfield Avenue, Woking, GU22 9AA		
AM25	Introduction, p228	[Add aerial photography of the site – see Appendix A]
AM26	Amended Policy	x. Provide effective access arrangements that are safe and suitable for all users, including highway improvements at the junction of the site with Kingfield Road and Westfield Avenue if required;
Policy GB1: Land south of Brookwood Lye Road, Brookwood, GU24 0EZ		
AM27	Reasoned Justification (Paragraph 2)	2. It is anticipated that the site could yield 93 dwellings (). The site has good access to Brookwood Station and local services by foot and bicycle.
Policy GB5: Land to the south of Rectory Lane, Byfleet, KT14 7NE		
AM28	Reasoned Justification (Paragraph 1)	1. This site adjoins the existing urban area of Byfleet to the north, close to the line of the M25 and to the immediate south of Rectory Lane. Accessed via a bridleway, the site comprises a large flat paddock together with a recreation ground with trees and hedges on its boundaries, and includes an area of protected trees in the centre.. The Green Belt Boundary Review (GBBR) describes the site as highly suitable for removal from the Green Belt.

Policy GB10: Land surrounding West Hall, Parvis Road, West Byfleet, KT14 6EY		
AM29	Amended Policy (key requirements 18 and 21)	<p>iii. (a) The need for significant infrastructure measures to provide vehicular access to and from the development with Parvis Road (the A245). This is likely to include primary access from Parvis Road via a new roundabout at the junction with Blackwood Close, subsequently through the Green Belt, and secondary access from the drive to West Hall for emergency purposes. The care home and existing West Hall properties would continue to be accessed via this unnamed road</p> <p>...</p> <p>(c) Improving accessibility to, from and through the site by connecting to the surrounding strategic pedestrian and cycle network, including Dodds Lane bridleway, adjacent to the southern boundary of the site (carrying out improvements to the existing bridleway if necessary).</p>
Policy GB11: Broadoaks, Parvis Road, West Byfleet, KT14 6LP		
AM30	Reasoned Justification (Paragraph 1, 2)	<ol style="list-style-type: none"> 1. Retention of this site for quality office and/or research premises has been important to the economic strategy of the Core Strategy as no other similar sites are available within the Borough. 2. There is extensive planning history associated with this site. Most recently, in February 2019, planning permission was granted for 177 C3 dwellings, 155 C2 residential units and 900m2 of office floorspace (PLAN/2018/0359). Works to implement this permission have begun. 3. Completion of the Broadoaks scheme will assist in improving the profile of the West Byfleet centre as a business location. 4. The Core Strategy acknowledges that alternative uses may be considered: ‘the Council will consider justified alternative proposals that contribute quantitatively and qualitatively to the employment objectives of the Borough’. 5. The existing large partially developed site is currently designated by the Core Strategy as a Major Developed Site in the Green Belt. This proposed allocation would supersede that designation by removing the site from the Green Belt and expanding the acceptable uses on the site. The site would remain a Major Employment Site, protected by Policy CS15 – <i>Sustainable economic development</i>.
Policy GB13: Brookwood Farm SANG, adjacent to Brookwood Farm Drive, Brookwood, GU21 2TR		
AM31	Delivery arrangements (point 2)	<ul style="list-style-type: none"> • Delivery secured through S106 in conjunction with planning permission PLAN/2012/0224.
Policy GB18: West Byfleet Junior and Infant School Playing Fields, Parvis Road, West Byfleet, KT14 6EG		
AM32	Introduction, p321	<p>[Move this policy to Section B and Rename:]</p> <p>Proposal reference: GB11</p> <p>Site address: West Byfleet Junior and Infant School Playing Fields, Parvis Road, West Byfleet, KT14 6EG</p>

AM33	'Infrastructure funding', p328	<p>The Community Infrastructure Levy (CIL) will contribute towards provision of this infrastructure. CIL came into effect in Woking Borough on 1 April 2015. The Community Infrastructure Levy is mandatory for all relevant proposals in accordance with the Community Infrastructure Levy Regulations. The Council has published a CIL Charging Schedule that sets out the charging rates for various types of development. The CIL Charging Schedule can be accessed at:</p> <p>www.woking2027.info/infrastructure</p>		
AM34	Appendix 1, p333	<p>Strategic context:</p> <ul style="list-style-type: none"> • Surrey Waste Local Plan 2019-2033 (2020) • Annual Monitoring Report (2019/20) <p>Sustainable economic development:</p> <ul style="list-style-type: none"> • Retail Topic Paper (November 2019) <p>Infrastructure delivery:</p> <ul style="list-style-type: none"> • The Surrey County Council Developer Contribution Guide (November 2020) • Infrastructure Funding Statement (December 2020) <p>Biodiversity and nature conservation</p> <ul style="list-style-type: none"> • Biodiversity and Planning in Surrey – November 2018 (Surrey Nature Partnership, 2018) • Strategic Access Management Monitoring (SAMM) Tariff Guidance (2017) • Natural Woking Strategy: Biodiversity and Green Infrastructure Strategy and supporting information (2016) • Biodiversity Net Gain: Good practice principles for development (CIEEM, CIRIA, IEMA, 2016) • Biodiversity Opportunity Areas: the basis for realising Surrey’s ecological network (SNP, revised 2019) • Thames Basin Heaths Special Protection Areas Avoidance Strategy 2010-2015 (2010) • 		
AM35	Appendix 4 – Table 5: Anticipated capacity of sites, p338	<p>[Amend third and fourth column headers to read: Development uses; Anticipated development yields]</p> <p>[Amend fourth column, UA6]:</p> <table border="1" data-bbox="517 1201 1473 1305"> <tr> <td data-bbox="517 1201 1473 1305"> <p>It is anticipated that the site would yield 50 dwellings (SHLAA, 2017). 400 sqm net additional office floorspace (2000 sqm gross) Retail floorspace tbc</p> </td> </tr> </table>	<p>It is anticipated that the site would yield 50 dwellings (SHLAA, 2017). 400 sqm net additional office floorspace (2000 sqm gross) Retail floorspace tbc</p>	
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AM36	Appendix 4 – Table 5: Anticipated capacity of sites, p339	<p>[Amend third and fourth column, UA13]:</p> <table border="1" data-bbox="517 1358 1944 1490"> <tr> <td data-bbox="517 1358 1205 1490"> <p>Residential, offices, retail and community use</p> </td> <td data-bbox="1205 1358 1944 1490"> <p>125 dwellings (SHLAA, 2017) 1500 sqm additional office floorspace (10000 sqm gross) Retail floorspace tbc</p> </td> </tr> </table>	<p>Residential, offices, retail and community use</p>	<p>125 dwellings (SHLAA, 2017) 1500 sqm additional office floorspace (10000 sqm gross) Retail floorspace tbc</p>
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			Community floorspace tbc	
AM37	Appendix 4 – Table 5: Anticipated capacity of sites, p339	[Amend third column, UA14]: Offices, warehousing, new Energy Station Potential residential element		
AM38	Appendix 4 – Table 5: Anticipated capacity of sites, p340	[Delete whole row, UA23]: 		
AM39	Appendix 4 – Table 5: Anticipated capacity of sites, p340	[Amend fourth column, UA25]: 572 dwellings Retail floorspace tbc Community floorspace tbc Open space and leisure uses tbc		
AM40	Appendix 4 – Table 5: Anticipated capacity of sites, p341	[Delete whole row, UA36]: 		
AM41	Appendix 4 – Table 5: Anticipated capacity of sites, p341	[Amend fourth column, UA32]: 250 net additional dwellings (SHLAA, 2017) Open space tbc		
AM42	Appendix 4 – Table 5: Anticipated capacity of sites, p341	[Amend second, third and fourth column, UA37]: SHLAAMHM009: The Crescent, Heathside Crescent, Woking GU22 7AG Residential including Affordable Housing 10 dwellings		
AM43	Appendix 4 – Table 5: Anticipated capacity of sites, p342	[Amend fourth column, UA42]: It is anticipated that the site would yield 208 dwellings Community floorspace tbc (including retained or replacement library) Retail floorspace tbc Office floorspace tbc		
AM44	Appendix 4 – Table 5:	[Amend fourth column, UA44]: 93 dwellings		

	Anticipated capacity of sites, p342	Community/leisure uses (Football stadium with enhanced facilities) Retail floorspace tbc						
AM45	Appendix 4 – Table 5: Anticipated capacity of sites, p344	[Amend fourth column, GB7]: 118 dwellings Education – secondary school, up to 8 form entry Recreational/open space , including athletic track facility						
AM46	Appendix 4 – Table 5: Anticipated capacity of sites, p344	[Delete whole row, GB9]: <table border="1" data-bbox="512 421 2018 491"> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </table>						
AM47	Appendix 4 – Table 5: Anticipated capacity of sites, p344	[Amend fourth column, GB11 [<i>modified to GB10</i>]]: 177 C3 dwellings, 155 C2 residential units and 900m2 of office floorspace						
AM48	Appendix 4 – Table 5: Anticipated capacity of sites, p344	[Amend fourth column – anticipated area of SANG] <table border="1" data-bbox="512 892 1711 1114"> <tr> <td>GB12</td> <td>15.43 hectare SANG</td> </tr> <tr> <td>GB13</td> <td>26 hectare SANG</td> </tr> <tr> <td>GB14</td> <td>10.59 hectare SANG</td> </tr> </table>	GB12	15.43 hectare SANG	GB13	26 hectare SANG	GB14	10.59 hectare SANG
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AM49	Appendix 4 – Table 5: Anticipated capacity of sites, p345	[Amend third and fourth column, GB17]: <table border="1" data-bbox="512 1166 1906 1236"> <tr> <td>Uses to be decided</td> <td>Site area to be decided</td> </tr> </table>	Uses to be decided	Site area to be decided				
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AM50	Appendix 4 – Table 5: Anticipated capacity of sites, p345	[Amend third and fourth column, GB18]: <table border="1" data-bbox="512 1337 1906 1407"> <tr> <td>Urban open space</td> <td>6.78ha. open space to serve the school</td> </tr> </table>	Urban open space	6.78ha. open space to serve the school				
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AM51	Appendix 5 – Table 6: Site Allocations DPD delivery of the Core Strategy p351-357	[Remove rows referenced UA23, UA36, and GB9]
AM52	Appendix 6 – Updated since publication of DPD for Regulation 18 consultation, p360-362	<p>Appendix 6 – Updates made to the DPD since initial publication at Regulation 18 consultation stage</p> <p>Since the publication of the draft Site Allocations DPD for Regulation 18 and Regulation 19 consultation, there have been changes to the status of a number of the sites, as well as the removal or addition of sites as a result of updated evidence such as the SHLAA, consultation responses or granting of planning approval. This appendix provides a summary of all such updates .</p> <p>Site references are from the Regulation 18 version of the DPD unless otherwise stated.</p> <p>Sites under construction and/or delivered and/or unlikely to be delivered within plan period:</p> <ul style="list-style-type: none"> • UA4 – Kings Court and Thomsen House, Church Street – Development has commenced; • UA5 (Regulation 19 DPD reference) – The Cornerstone, The Broadway and Elizabeth House, Duke Street – development is likely to complete in spring 2021. • UA6 – Land at Albion House, High Street – The site is being significantly refurbished and it is unlikely that it will be comprehensively redeveloped during the Core Strategy period as originally envisaged. Any redevelopment opportunity is likely to occur after this plan period • UA9 - Victoria Square development, Church Street West – site is under construction and will be near completion by the adoption of the DPD; • UA10 - The Coign Church, 1 – 5 Church Street West and 5 – 19 Oaks Road – Proposal for mixed use to include residential (PLAN/2013/1207) has been withdrawn. New proposal for a new church currently being considered (PLAN/2018/0410). • UA22 – Spectrum House, 56 Goldsworth Road – development has commenced • UA23 (Regulation 19 DPD reference) – Elmbridge House, Elmbridge Lane, Kingfield, GU22 9AW – development is delivered and is in accordance with the indicative yields quoted in the Site Allocations DPD • UA24 – Barratt House, 7-9 Chertsey Road – development has completed • UA25 – Goldsworth House – Denton Way, development has completed • UA27 – 73 Horsell Moor – development near completion and partially occupied. • UA41 (Regulation 19 DPD reference) – Car park to the east of Enterprise House, Station Approach, West Byfleet – development is nearing completion. • UA42 – 11-15 Guildford Road/Southern House/Jubilee House/Lynton House, Station Approach – likely to be delivered in years 11-15 i.e. beyond the plan period • UA44 - Former St Dunstans Church, White Rose Lane – site is under construction and is likely to be completed by the adoption of the DPD; • GB7 – Ten Acre Farm, Smarts Heath Road, Mayford – alternative development uses granted planning permission on site.

With the exception of UA5 and UA41 (Regulation 19 DPD reference), these sites have been deleted from the Site Allocations DPD. Where relevant, estimated yields will be reflected in the residual amount of land that has to be identified to meet development requirements.

Sites that have been partially delivered:

- UA26 (Regulation 19 DPD reference) – At 121 Chertsey Road, 25 dwellings have been delivered under permissions PLAN/2018/1301 and PLAN/2018/1320. At 111 Chertsey Road, 58 dwellings have been delivered under permissions PLAN/2019/0038 and PLAN/2018/1167. At 101-107 Chertsey Road, development is underway to deliver 22 dwellings under permission PLAN/2019/1156.
- UA27 (Regulation 19 DPD reference) – Forsyth Road Industrial Estate – River Court and Wells Court, within the allocation, are substantially complete through a series of prior approvals from office to residential. The loss of employment land is not significant enough to undermine the Council’s economic objectives and requirements. The allocated quantity of industrial/warehousing floorspace should remain to assist with delivery of the plan’s requirements, as assessed in the Employment Topic Paper (2018).
- UA37 – 1 – 5 Elliot Court, north Road, land to the rear of 1 to 3 North Road and 95 – 105 Maybury Road – Development of part of the site (1-5 Elliot Court) is near completion. The site has been amended to reflect that development at part of the site is near completion. The indicative density remains unchanged.
- UA37 (Regulation 19 DPD reference) – Owen House and the Crescent, Heathside Crescent, Woking, GU22 7AG – development of part of the site (Owen House) is completed. The extent of the site has been amended to reflect partial delivery under development reference PLAN/2017/0644 (Former St Dunstan’s Church). Indicative yield has been decreased to 10 as only The Crescent part of the site remains.
- GB7 (Regulation 19 DPD reference) – Nursery Land adjacent to Egley Road, Mayford, GU22 0PL – the release of part of this land for a school has been supported, and a secondary school opened in September 2018. The site allocation has been amended accordingly

Sites that are at a very early stage of commencement:

- UA22 (Regulation 19 DPD reference) – Ian Allan Motors, 63-65 High Street Old Woking – Redevelopment of the site for 47 net additional dwellings is at an early stage of commencement.
- UA25 (Regulation 19 DPD reference) – Land within Sheerwater Priority Place, Albert Drive, Woking, GU21 5RE – development under PLAN/2018/0337 has commenced and will result in the delivery of 570 net additional dwellings
- UA26 (Regulation 19 DPD reference) – 101-121 Chertsey Road, Woking, GU21 5BG – development of part of the site has commenced under PLAN/2018/1301 and PLAN/2018/1320; and 121 Chertsey Road is being redeveloped for a cumulative total of 25 dwellings
- UA38 – Walton Road Youth Centre, Walton Road
- UA50 – Car park to east of Enterprise House, station Approach, West Byfleet
- GB11 (Regulation 19 DPD reference) – Broadoaks, Parvis Road, West Byfleet, KT14 6LP – development has commenced under PLAN/2018/0359 for 177 dwellings (C3 use class), 75 assisted living units (C2 use class), and 80-bed care home (C2 use class) and a new 900sqm office building (B1 use class)

These sites have been retained in the Site Allocations DPD.

New sites identified as a result of the Regulation 18 consultation and Regulation 19 consultation that are recommended to be include in the DPD:

- Land at Woking Football Club – mixed-use development to include a replacement football stadium, residential (including Affordable Housing), and commercial retail uses;
- Land at Brookwood Cemetery – for use as a cemetery, crematorium and other forms of disposal, for conservation and enhancement of the historic assets of the site, and for creation of appropriate ancillary facilities including provision for visitors, a museum and display space, and operational facilities.

New sites identified in the revised SHLAA that are recommended to be included in the DPD:

- Ian Allan Motors, 63 – 65 High Street, Old Woking – Outline permission for the demolition of all existing buildings and the erection of 24 residential units. The proposal is likely to be delivered within the Core Strategy period. It is proposed to include the site in the DPD;

Sites where relevant planning permissions have been granted:

- UA14 (Regulation 19 DPD reference) – Poole Road Industrial Estate, Woking, GU21 6EE – permission has been granted for a 2,658sqm energy centre (PLAN/2018/1362)
- UA42 (Regulation 19 DPD reference) – Land at Station Approach, West Byfleet, KT14 6NG – permission has been granted for a mixed use development, including up to 5,000sqm GIA of retail and leisure uses, up to 20,000sqm GIA of commercial use and up to 20,500sqm GIA residential or a maximum of 255 units. The indicative yield will be adjusted accordingly to represent likely delivery of 208 net additional dwellings.

Site with planning approval/resolution to grant planning permission not recommended to be allocated

- Britannia Wharf, Monument Road – Site has permission for demolition of the existing building and construction of an 82 bed care home. The site also has a life application for the partial demolition and extension of existing building to create 52 flats (C3). It is likely that one of these proposals will be implemented during the Core Strategy period. Given that the site is in the Green Belt and its development has to be justified by very special circumstances, it is not intended to allocate it in the Site Allocations DPD
- Land at Bradfield Close and 7 York Road, GU22 7XH – subsequent to being allocated in the Regulation 19 DPD (reference UA36) it has become evident that part of the site is unavailable for development. The site is therefore not recommended for allocation and has been removed from the DPD.

Prior approvals

- Regent House, 19 – 20 Broadway – prior approval granted for change of use from office to 15 flats;
- Grosvenor Court, Hipley Street – prior approval granted for change of use from office to 19 flats;
- Premier House, 15 – 19 Church Street – prior approval granted for change of use from office to 29 flats,
- Church Gate, 9 – 11 Church Street West – prior approval granted for change of use from office to 32 flats.

		<p>Given that the planning approvals were by prior approval, and the proposals would lead to the loss of employment land, it is not intended to allocate them in the DPD. However, It is acknowledged that they could still be delivered and when they do, will be counted towards the overall housing land supply.</p> <p>Update on evidence base studies</p> <ul style="list-style-type: none"> • A320 Corridor Study – A joint study with Surrey Heath and Runnymede Borough Councils to assess the cumulative quantum and distribution of vehicular trips from development proposals in Runnymede, Surrey Heath and Woking boroughs and forecast impact on the A320 corridor. The study develops a preferred package of mitigation measures to address/or minimise the impact of the proposed growth to enable delivery of the developments. • Woking local Plan – Potential mitigation – The study develops measures of mitigation to address forecast development impacts on the A245 corridor. • Woking Borough Council Site Allocations DPD – Habitats Regulations Assessment (HRA) – Study updates previous HRA following the People Over Wind and Sweetman v Coillte Teoranta EUCJ judgement. • Review of the Infrastructure Delivery Plan. • Review of the Strategic Housing Land Availability Assessment. • Revised Sustainability Appraisal. • Retail Topic Paper (2019 update) • Habitat Regulations Assessment (HRA) Addendum to accompany Main Modifications consultation • Sustainability Appraisal (SA) Addendum to accompany Main Modifications consultation • Annual Monitoring Report (2019/20 update) • Surrey Waste Local Plan 2019-2033. 				
AM53	Appendix 7 – Glossary of terms and abbreviations, p363-365	<p>[Add the following definitions:]</p> <p>Biodiversity Opportunity Areas – a broad landscape designation that encompasses a spatial concentration of important wildlife conservation sites, and represents a wider area where improved habitat management, restoration and re-creation will be most effective to benefit recovery of declining wildlife species. They are therefore the basis for achieving a coherent and resilient ecological network in Surrey.</p> <p>Site of Nature Conservation Importance (SNCI) – Surrey’s ‘Local Wildlife Sites’, a non-statutory designation affording protection through appropriately-applied planning policy to sites selected for their important wildlife habitats and/or species populations, that can be close to or equivalent quality to statutory-protected Site of Special Scientific Interest (SSSI).</p>				
AM54	General points	[Due to the proposed modifications, allocation reference numbers and the order in which key requirements appear within the policies will need to be altered. As a result, a number of consequential editorial amendments will be required.]				
AM55	General points	Update the Ordnance Survey and aerial photography layers for all site plans				
AM56	Appendix 4 – Table 5: Anticipated capacity of sites, pp337-345	<table border="1"> <tr> <td>UA5</td> <td>SHLAACAN002: The Cornerstone, The Broadway and Elizabeth House</td> <td>Residential including Affordable Housing, offices</td> <td>94 dwellings 1000 additional sqm office floorspace (6000 sqm gross)</td> </tr> </table>	UA5	SHLAACAN002: The Cornerstone, The Broadway and Elizabeth House	Residential including Affordable Housing, offices	94 dwellings 1000 additional sqm office floorspace (6000 sqm gross)
UA5	SHLAACAN002: The Cornerstone, The Broadway and Elizabeth House	Residential including Affordable Housing, offices	94 dwellings 1000 additional sqm office floorspace (6000 sqm gross)			

UA22	SHLAAHOE015: Ian Allan Motors, 63-65 High Street, Old Woking, GU22 9LN	Residential including Affordable Housing	47 dwellings
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AM57 Throughout DPD [Rename site; amend all references in the DPD as below]:
Land to the South of Gabriel's Cottage/Hillview, Blanchard's Hill

AM58 Throughout DPD [Update 'Key evidence base' sections to reflect updated evidence base as follows:
GB6, GB12, GB13, GB15, GB16, GB17 – insert 'Biodiversity Opportunity Areas: the basis for realising Surrey's ecological network (SNP, revised 2019)
UA4, UA6, UA9, UA11, UA13, UA15, UA24, UA25, UA41, UA42, UA44 – insert 'Retail Topic Paper (November 2019)]

AM59 Table 10: Offices (Use Class B1), p20 **Table 10** summarises how additional office floorspace will be delivered between 2010 and 2027.

Table 10: Offices

Delivery mechanism	Floorspace (sq m)
Core Strategy requirement 2010 – 2027	28,000
Completions and outstanding commitments at 2009	34,115
Total office requirement to 2027	62,115
Completions and outstanding commitments 2010 - 2020	-45,013
Officefloorspace to be delivered accounting for completions and commitments 2010 - 2020	107,128
Additional office floorspace to be provided in the Urban Area 2018-2027 through the Site Allocations DPD	73,259
Additional office floorspace through Green Belt release 2018-2027 in the Site Allocations DPD	0
Balance	-33,869

AM60	Table 11: Warehousing (Use Class B8), p21	<table border="1"> <thead> <tr> <th data-bbox="555 165 1070 236">Delivery mechanism</th> <th data-bbox="1070 165 1594 236">Floorspace (sq m)</th> </tr> </thead> <tbody> <tr> <td data-bbox="555 236 1070 344">Core Strategy requirement 2010 – 2027</td> <td data-bbox="1070 236 1594 344">20,000</td> </tr> <tr> <td data-bbox="555 344 1070 453">Completions and outstanding commitments at 2009</td> <td data-bbox="1070 344 1594 453">3,097</td> </tr> <tr> <td data-bbox="555 453 1070 523">Total B8 requirement to 2027</td> <td data-bbox="1070 453 1594 523">23,097</td> </tr> <tr> <td data-bbox="555 523 1070 632">Completions and outstanding commitments 2010 - 2018</td> <td data-bbox="1070 523 1594 632">-12,926</td> </tr> <tr> <td data-bbox="555 632 1070 778">B8 floorspace to be delivered accounting for completions and commitments 2010 - 2018</td> <td data-bbox="1070 632 1594 778">36,023</td> </tr> <tr> <td data-bbox="555 778 1070 919">Additional B8 floorspace in the Urban Area 2018 – 2027 through the Site Allocations DPD</td> <td data-bbox="1070 778 1594 919">28,600</td> </tr> <tr> <td data-bbox="555 919 1070 1066">Additional B8 floorspace through Green Belt release 2018-2027 in the Site Allocations DPD</td> <td data-bbox="1070 919 1594 1066">0</td> </tr> <tr> <td data-bbox="555 1066 1070 1136">Balance</td> <td data-bbox="1070 1066 1594 1136">--7,423</td> </tr> </tbody> </table>	Delivery mechanism	Floorspace (sq m)	Core Strategy requirement 2010 – 2027	20,000	Completions and outstanding commitments at 2009	3,097	Total B8 requirement to 2027	23,097	Completions and outstanding commitments 2010 - 2018	-12,926	B8 floorspace to be delivered accounting for completions and commitments 2010 - 2018	36,023	Additional B8 floorspace in the Urban Area 2018 – 2027 through the Site Allocations DPD	28,600	Additional B8 floorspace through Green Belt release 2018-2027 in the Site Allocations DPD	0	Balance	--7,423	
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Balance	--7,423																				

Appendix A: Aerial photo for site allocation UA44 (modified to UA42): Woking Football Club

