



# **Local Development Framework**

## **Infrastructure Capacity Study and Delivery Plan**

**DRAFT 2021 Review – PART 2 OF 2**

**November 2021**

**Produced by the Planning Policy Team.**

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# 1. Introduction

## Overview

- 1.1 This report represents the second part of the Infrastructure Delivery Plan (IDP) review. It should be read in conjunction with the first part<sup>1</sup>, which sets out in detail the methodology and latest context under which the report has been prepared.
- 1.2 The first phase of the review focused on four key infrastructure types: transport, education, health and flood alleviation. This second phase provides an update on the remaining themes, where new information has become available:
  - Social and community infrastructure;
  - Public services (including emergency services);
  - Utilities; and
  - Green infrastructure.
- 1.3 Planning for infrastructure is a continuous and iterative process, and the IDP represents the Council's understanding of the infrastructure required to support the development proposed at the time the IDP is prepared. The IDP will therefore continue to be updated as committed in the Core Strategy to reflect the latest available information on infrastructure requirements and provision. The study is structured into sections. Section 2 is a schedule of infrastructure delivery requirements that summarises the key infrastructure projects that have been identified to meet future development needs. Sections 3 to 6 comprise of detailed analysis that has informed the schedule.

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<sup>1</sup> Available here: <https://moderngov.woking.gov.uk/documents/s19257/EXE21-062%20Appendix%201.pdf>

## 2. Schedule of Infrastructure Delivery Requirements

### SOCIAL AND COMMUNITY INFRASTRUCTURE

Project and Location	Delivery Requirement		Lead delivery organisation	Estimated cost	Funding sources	Funding Gap	Other comments
	Timing	Critical/ Essential/ Preferred					
Supported accommodation							
Provision of new Extra Care Sheltered Housing scheme in east of Borough	COMPLETION OCT 2021	E	WBC	£17m	Homes England grant, Council borrowing	None	Hale End Court in Old Woking – 48 units to be completed in October 2021, of which 12 will be for tenants needing care.
Provision of additional extra care housing and sheltered housing	To 2027	E	SCC, WBC, private investment	To be determined	Grants, SCC, private investment	To be determined	Contingent on identification of suitable sites and providers. Extra care housing is regarded by SCC as being in greatest shortage. Sheerwater Regeneration Scheme – 117 net additional sheltered/supported living units planned for delivery by April 2023. 196 extra care units (Class C2) approved at land at Station Approach, West Byfleet – under construction.
Provision of additional care home units	To 2027	E	SCC, WBC, private investment	To be determined	Grants, SCC, private investment	To be determined	SCC Commissioning Statement indicates c.127 beds needed by 2025. As at 1 April 2019, supply includes an 80-bed care home at the Broadoaks site, West Byfleet.
Provision of specialist accommodation for	To 2027	E	WBC	To be determined	Grants, SCC, private investment	To be determined	New premises for York Road Project required.

vulnerable young people							
Provision of additional supported independent living accommodation for those with learning disabilities and/or autism	To 2027	E	SCC, WBC, Private developers	£1.9m for feasibility study	SCC capital fund, private capital	Future stages to be determined	In 2021, four sites in the county have been identified by SCC to deliver c.85 units of new supported independent living accommodation to meet needs, one of which is in Woking. Project at feasibility stage to develop a business case for each scheme. The site locations are commercially sensitive at this time.
Provision of 'move on' accommodation for those with support needs	To 2027	E	SCC, WBC	To be determined	Grants, SCC, private investment	To be determined	Affected by Covid-19 pandemic response. Funding secured for move-on accommodation to support rough sleepers, and WBC is committed to continue to provide support. Council to undertake a strategic review of temporary accommodation portfolio to identify future development opportunities.
<b>Community facilities</b>							
Development of youth activities within the Borough's existing youth and community centres	To 2027	P	WBC, SCC	N/a	N/a	N/a	Future priorities are to work with SCC to make best use of existing youth centres (Lakers, WYAC and Sheerwater Youth Centre); and support future community delivery opportunities via Centres for the Community (including replacement Sheerwater infrastructure – see entry below).

Development of a Community Facility Hub in Sheerwater	April 2023	<b>P</b>	SCC, WBC, NWS ICP, Local stakeholders	To be determined	Developer contributions	To be determined	Work on yellow phase to commence later in 2021, which will contain the 'community campus'. Needs assessment underway. Parkview and health centre will not be demolished until the new facilities are built.
Re-provision of Centre for Community in Byfleet	<i>REVISED PROJECT COMPLETED – AUTUMN 2020</i>	<b>P</b>	WBC		WBC, TBC		New community-led approach to refurbishment of St Mary's Centre has been adopted in response to the pandemic and associated income challenges. New Art Café and outdoor space, salon and halls completed in Autumn 2020.
Expansion and improvements to the Borough's other Centres for the Community – The Vyne, Moorcroft, Parkview	To 2027	<b>P</b>	WBC in partnership with local community groups	To be determined	WBC Investment Programme	To be determined	Community-led approach to refurbishment of Moorcroft Centre using community innovation, due to income challenges as a result of the pandemic. Modernisation of the centre, including new Haven café and outside space was completed end of 2020. Parkview: plans to redevelop community infrastructure will form part of wider Sheerwater Regeneration work. Vyne: a busy centre which has also been recently modernised. No additional infrastructure enhancements identified at this stage.
<i>NEW ITEM:</i> New non-faith community facility in West Byfleet	To 2027	<b>P</b>	West Byfleet Neighbourhood Forum, WBC	To be determined	Neighbourhood CIL, SCC	To be determined	Due to scale of growth planned in West Byfleet, the Neighbourhood Forum

					community grants, other sources tbc.		have identified a need for a new community facility. Dependent on identification of available land and sources of revenue funding.
<i>NEW ITEM:</i> Enhancements to The Maybury Centre	To 2027	<b>P</b>	WBC, Maybury Centre Trust	£25,000	Community Fund	None	Proposals for a new café and associated refurbishment to help the centre remain sustainable and to continue delivering its services to meet future need.
Upgrade of other existing community facilities	To 2027	<b>P</b>	WBC, Neighbourhood Forums	To be determined	Community Fund, CIL, S106	To be determined	To improve and upgrade community facilities to meet future needs arising from population growth.
<b>Indoor Sports</b>							
Programme of improvements to Woking Leisure Centre and Pool in the Park to increase capacity	<i>COMPLETED</i>	<b>P</b>	Freedom Leisure Ltd <sup>2</sup>	£1.6m	Freedom Leisure Ltd		Includes flumes and changing rooms upgrade, heating and ventilation upgrade.
Hoe Valley School Leisure Centre	<i>COMPLETED</i>	<b>P</b>	Freedom Leisure Ltd	£16.5m	DfE / CIL / S106		Opened September 2018
Bishop David Brown School Leisure Centre	<i>COMPLETED</i>	<b>P</b>	Thamesway Developments Ltd	£12.6m	Thamesway Developments Ltd		Eastwood Centre opening October 2021
<b>Public Realm</b>							
Improvements to town centre public realm/ civic spaces	To 2027	<b>E</b>	Woking Shopping	To be determined	S106, WBC, private investors		Works underway as part of town centre redevelopments
Improvements to West Byfleet district centre public realm/civic spaces	Summer 2024	<b>E</b>	Developer	Unknown	Developer contributions	n/a	To be delivered as part of Sheer House redevelopment proposals
Improvements to Sheerwater public realm	By 2026	<b>E</b>	Thamesway Developments Ltd	Unknown	S106, WBC, private investors		Facilitated by regeneration of Sheerwater

<sup>2</sup> Woking Leisure Centre and Pool in the Park managed by Freedom Leisure Ltd since December 2011 for a period of 10 years.

Provision of new public art <sup>3</sup>	To 2027	<b>P</b>	WBC, private investors	To be determined	WBC, S106, private investors	Dependant on type/ nature/ location of development.	
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## PUBLIC SERVICES INFRASTRUCTURE

Project and Location	Delivery Requirement		Lead delivery organisation	Estimated cost	Funding sources	Funding Gap	Other comments
	Timing	Critical/ Essential/ Preferred					
Waste							
Potential need for a new waste management facility <i>UPDATE: land has been allocated outside the borough to meet future needs</i>	2019-2033	E	SCC	n/a	SCC	n/a	Five strategic waste sites and land for one household waste materials recycling facility have been allocated to meet future demand in the new Surrey Waste Local Plan 2019-2033 (replacing the 2008 Plan). Byfleet and Monument Way East Industrial Estates identified as broad areas which could potentially accommodate waste management development.
Libraries							
Re-provision of library service in West Byfleet to improve infrastructure and increase capacity	By 2025	E	SCC, WBC, private developer	Developer supplies shell. Fit out costs to be determined based on detailed design.	Developer contributions, Capital programme	To be determined	Planning permission secured for redevelopment of Sheer House. Detailed design and specification of replacement library underway.
Re-provision and enhancement of library in Byfleet (currently a Community Partnered Library)	2025-2026	E	SCC, WBC, Local stakeholders, Private developer	Developer supplies shell. Fit out costs to be determined.	Developer contributions, Capital programme	To be determined	Currently classed a CPL library. Library services to be retained/reprovided elsewhere during any redevelopment of the site.

<sup>3</sup> Details of this are set out in the IDP and the Council's Public Art Strategy.



NEW ITEM: modernisation of Woking Town Centre and Knaphill Libraries, including through use of new technologies to make services more efficient, engaging and accessible.	By 2025	P	SCC	To be determined	Developer contributions, Capital Programme	To be determined	As per Surrey County Council's Library and Cultural Services Strategy 2020-2025.
<b>Cemeteries</b>							
Brookwood Cemetery restoration and development	2020-2040	E	WBC	Rolling annual amount of £1m for capital improvements	WBC capital and revenue grants. Cemetery income.	None	Allocated site in SA DPD. The Masterplan and Experience Plan were approved by Council in July 2020 to guide development over the next 10-20 years. New visitor facilities will include a café, walking trail, education centre and museum, subject to planning approval. Step 1 sees gradual improvements to the landscape to re- establish the cemetery as a high-quality, cared for public amenity. First priority is to meet growing demand for burials and cremations due to local and regional growth and an ageing population.
<b>Places of worship</b>							
Facility to accommodate expansion of Coign Church	COMPLETED	P	The Coign Church				New and extended church facility delivered (PLAN/2018/0410).
<b>Ambulance services</b>							
Enhancement and expansion of Chertsey Make-Ready Centre (within Runnymede borough), or new	To 2025/26	P	SECamb	c.£6m	Government capital funding	To be determined	Enhancements to Chertsey Make Ready Centre which serves Woking but is located in Runnymede borough.

replacement in alternative location.							
New Ambulance Community Response Post in the Town Centre.	To 2025/26	<b>P</b>	SECAmb	c.£100k	Government capital funding	To be determined	Review of existing ACRPs ongoing. New ACRP sought in Woking Town Centre.
<b>Police</b>							
Capital infrastructure to support additional uniformed officers and support/divisional staff needed to police an estimated additional 1,298 incidents per year generated by housing growth, including: start-up costs; floorspace conversion costs; vehicles; ANPR cameras.	To 2027	<b>E</b>	Surrey Police	c.£525,169	Government capital grant, capital receipts, Council Tax, revenue contributions, borrowing, Developer contributions	c.£525,169	As per Surrey Police's assessment of the implications of growth and the delivery of housing upon the policing infrastructure in the borough (2017).
Potential upgrade / replacement of Woking Police Station (and Mount Browne Station in Guildford), with a single, modern HQ.	Completion by Spring/Summer 2024	<b>P</b>	Surrey Police	£16.7m (full cost will only be finalised once RIBA stage 2 is complete)	Government capital grant, capital receipts, revenue contributions, borrowing	To be determined	Site in Leatherhead purchased. Woking Police Station to close with some services transferring to the Civic Offices.
<b>Fire and rescue</b>							
No specific additional needs identified over the remaining lifetime of the Core Strategy – new Fire Station on Goldsworth Road delivered as part of redevelopment of site.							

## UTILITY SERVICES

Project and Location	Delivery Requirement		Lead delivery organisation	Estimated cost	Funding sources	Funding Gap	Other comments
	Timing	Critical/ Essential/ Preferred					
Electricity							
May be requirements for improvements to existing National Grid	To 2027	E	UK Power Networks and developers	To be determined	UK Power Networks / Developer funding	None	No major schemes identified to meet projected demand caused by growth.

substation or a new grid supply point							
<b>Gas</b>							
New development will require new gas supply connections	To 2027	<b>E</b>	SGN and developers	To be determined	SGN / Developer funding	None	No major schemes identified to meet projected demand caused by growth.
<b>Decentralised Heat Networks</b>							
Expansion of existing distribution networks in town centre Heat Zone 1 (Victoria Way)	To 2027	<b>E</b>	Thamesway Energy Ltd, WBC	c.£1.0m	Thamesway Energy Ltd, developer contributions, Heat Networks Investment Project funding	To be determined	Expansion to connect to Cornerstone (aka Elizabeth House) completed. Further strategic expansion along Victoria Way planned.
New energy station in Heat Zone 2 and distribution infrastructure	<i>COMPLETED</i>	<b>E</b>	Thamesway Energy Ltd, WBC	£25m	Thamesway Energy Ltd, developer contributions	None	Cost of delivery was higher than estimate.
Expansion of energy distribution infrastructure to Heat Zone 3, including under Victoria Arch.	To 2027	<b>E</b>	Thamesway Energy Ltd, WBC	c.£1.75m	Thamesway Energy Ltd, developer contributions, Heat Networks Investment Project Funding	To be determined	Contingent on delivery of Victoria Arch widening (see Transport section of IDP).
Renewable heat generators within Poole Road Energy Centre	To 2027	<b>E</b>	Thamesway Energy Ltd	c.£3m	Thamesway Energy Ltd, Green Heat Networks Fund	To be determined	
Centralised and distributed thermal storage throughout Town Centre network(s)	To 2027	<b>P</b>	Thamesway Energy Ltd, Private developers	c.£1m	Thamesway Energy Ltd, developer contributions, Heat Networks Investment Project Fund, Green Heat Networks Fund	To be determined	
New decentralised energy network within Sheerwater Regeneration Area	To 2027	<b>E</b>	Thamesway Energy Ltd, WBC	c.£10m	Thamesway Energy Ltd, Green Heat Networks Fund	To be determined	
<b>Water supply</b>							

Renewal of distribution mains and trunk mains in Wey Water Resources Zone 6	COMPLETED	E	Affinity Water	To be determined	Affinity Water investment	To be determined	
Leakage reduction across network	Ongoing	E	Affinity Water	To be determined	Affinity Water investment	To be determined	
Major local network reinforcement across the Woking area to meet additional load imposed by projected development, in the form of new pipelines and potentially new pumping stations.	To 2027	E	Affinity Water, Developers	To be determined	Affinity Water investment, Private developers	To be determined	Affinity Water's current plan considers reinforcements to be installed in the next few years according to forecast domestic and employment-education demand. New infrastructure will be available for the initial plan period that may be able to accommodate initial phases of projected growth.
<b>Waste water</b>							
Upgrades to existing wastewater network to serve new/ redevelopment	To 2027	C	Thames Water	To be determined	Thames Water, private developers	None	Redevelopment provides an opportunity for important capacity uplift; development that attenuates surface water flow (e.g. through SUDS / improving run-off to Greenfield rates) 'creates capacity' for the additional foul water flow anticipated from new or intensified development.
Expansion and improvements at Old Woking STW	To 2027	C	Thames Water	To be determined	Thames Water	To be determined	Designation as Major Development Site in Core Strategy.
<b>Digital Telecommunications</b>							
Continued improvements to existing mobile network and new base stations	To 2027	E	Mobile operators	Not known	Mobile operators	Not known	
Borough-wide improvements to digital infrastructure through	To 2027	E	SCC, telecoms providers, WBC, BDUK	To be determined	Government grants (Project Gigabit),	To be determined	SCC's Digital Infrastructure Framework covers gigabit-capable broadband and 5G

actions in Surrey's Digital Infrastructure Strategic Framework and Woking's emerging Digital Infrastructure Strategy					Investment by telecoms providers, local grants		coverage. Identification of gaps in coverage is underway (due for completion Autumn 2021).
New development designed to enable high-quality and future-proofed broadband connectivity – ultra fast full fibre to the premises.	To 2027	E	Developers, telecoms providers	To be determined	Developer-led	To be determined	In accordance with Development Plan policy, and potentially amended Building Regulations (under consultation).

## GREEN INFRASTRUCTURE

Project and Location	Delivery Requirement		Lead delivery organisation	Estimated cost	Funding sources	Funding Gap	Other comments
	Timing	Critical/ Essential/ Preferred					
Outdoor sports <sup>4</sup> and recreation							
Implementation of improved and new pitch provision as set out in the Playing Pitch & Outdoor Facilities Strategy and Action Plan 2017-2027	To 2027	P	WBC, NGBs, Clubs, Schools	£5.244m	IP, S106, CIL	To be determined	
NEW ITEM: West Byfleet and Byfleet Recreation Ground improvements	To 2027	P	WBC, WBNF	To be determined	S106, CIL, NCIL, Community grants, other sources tbc	To be determined	Improvements could include refurbishment of West Byfleet tennis courts, cricket square, pavilion and access path, as per West Byfleet Neighbourhood Plan, and improvements to Byfleet tennis courts.
Natural and semi-natural open space (including SANG) and informal outdoor space							
On-going improvements to	To 2027	C	WBC, HCPS	To be determined	S106/ CIL	To be determined	c.£1m spent since 2007 including work at Horsell

<sup>4</sup> These are listed in full in the Final Action Plan, as referenced in the IDP, available at: [www.woking2027.info/ldfresearch](http://www.woking2027.info/ldfresearch)

existing SANGs at Horsell Common, Brookwood Country Park and White Rose Lane.							Common under remit of Horsell Common Preservation Society; all works at Brookwood Country Park complete; footpath and boardwalk construction at White Rose Lane to be considered under Hoe Valley Flood Alleviation Scheme.
Upkeep and ongoing improvements to Heather Farm SANG <sup>5</sup>	To 2027	C	HCPS, WBC	c.60k pa	S106/ CIL	c.60k pa	WBC has recently provided funding for the expansion of car parking spaces to support increased use of SANG.
Gresham Mill SANGs	To 2027	C	WBC, private developer	Total unknown (£45,000 for the initial works)	S106/ CIL	To be determined	Take into account funding for Old Woking Flood Alleviation Scheme (see Flood Alleviation infrastructure requirements). Draft site masterplan has been developed.
Additional SANG provision as proposed in Draft Site Allocations DPD at Byfleet, Brookwood Farm, Westfield Common	To 2027	C	WBC, private developer, Environment Agency	c.£5.5m	S106/ CIL Flood alleviation investment	To be determined	Consider extension to Brookwood Farm SANG to 26ha, to be delivered in phases. SANG Management Plan and Proposals being developed. <del>Byfleet SANG delivery as part of the Sanway-Byfleet Flood Alleviation Scheme – subject to funding.</del>
Horsell Common SANG Extension	2022	E	HCPS, WBC	c.£350k (initial estimate)	S106/ CIL	c.£350k (initial estimate)	An updated management plan is being agreed with Natural England. Application made by SCC to Secretary of State for

<sup>5</sup> Joint SANG with Surrey Heath Council

							common land consent. Delivery date tbc.
<b>NEW ITEM:</b> New/improved Great Crested Newt habitat (compensation sites). Includes ongoing works within Westfield Common.	2021-2031	<b>P</b>	Natural England, WBC, SWT, volunteer groups, developers.	To be determined	Developer levy. Biodiversity Net Gain contributions (tbc). WBC grant reserves.	To be determined	First five years of Westfield Improvement Plan have been completed – network of GCN ponds. Identification of future sites is ongoing, taking into account Strategy Opportunity Areas Plan.
New/enhanced informal outdoor space as part of development coming forward (parks and gardens, amenity green space, natural and semi-natural space excluding SANGs)	To 2027	<b>E</b>	Developer-led	To be determined	On-site provision as part of development coming forward	To be determined	A financial contribution through S106/CIL towards improvement of an existing open space may be sought in lieu of on-site provision where existing space lies within suitable walking distance of a proposed development.
<b>Children and young people provision</b>							
Ongoing refurbishment of and improvement to existing children's play areas across Borough	To 2027	<b>E</b>	WBC, private developers	c.£1,600k (2017-27)	S106/ CIL, Council investment programme	To be determined	<u>Four priority play areas identified for next round of refurbishment at Loop Road, Horsell Moor, Oakfield, Sutton Green. In accordance with the Council's refurbishment programme.</u>
Ongoing refurbishment of and improvement of existing teenage provision across Borough	To 2027	<b>E</b>	WBC, private developers	c.£716k (2017-27)	S106/ CIL, other	To be determined	2020/2021 refurbishment of skate parks complete.
Additional children's and teenage play provision to meet existing shortfall in provision	To 2027	<b>P</b>	WBC, private developers	To be determined	S106/CIL, grant, IP, other	To be determined	Existing areas identified in Core Strategy, Playing Pitch Strategy 2017, and updated in IDP. <u>In order to address the shortfall of provision in Pyrford, the Neighbourhood Forum has identified the following possible locations (subject to further assessment on</u>

							<a href="#">availability and feasibility): Sandringham Close Leisure Ground; land at the Arbor Centre.</a>
Additional on-site children's and teenage play provision to meet needs from large-scale development	To 2027	P	WBC, private developers	c.£1,884k	Delivered on-site (subject to planning consent)	c.£1,884k	In accordance with FiT guidelines and with advice from GI team. Significant increased play capacity to be provided as part of Sheerwater Regeneration Scheme.
<b>Allotments</b>							
127 additional five-rod plots (or 63.5 standard size plots) to meet demand from future development	To 2027	P	WBC, private developers, community groups	c.£319,151	WBC, private developers	c.£319,151	Identification of suitable sites is challenging. Policy CS17 seeks to protect existing provision, and supports new provision through on or off-site contributions. Other initiatives such as food-production space incorporated into community gardens could help meet demand.
<b>Amenity space</b>							
No specific additional requirements identified over the lifetime of the Core Strategy, other than new amenity space to be provided as part of development coming forward in line with policy CS21.							
<b>Green corridors</b>							
Enhancements to key corridors at Basingstoke Canal, Hoe Stream, River Wey and Wey Navigation	To 2027	P	Basingstoke Canal Authority, SCC, WBC, SWT, SNP, National Trust	To be determined	Various sources	To be determined	Could be delivered as part of transport schemes earlier in Schedule – see in particular LCWIP findings.
Walking and Cycling Network – improvements to accessibility	To 2027	P	WBC, SCC	To be determined	WBC, SCC, LEP, CIL, S106	To be determined	Could be delivered as part of transport schemes earlier in Schedule – see in particular LCWIP findings.
Provision of new or enhanced green and blue infrastructure assets in order to connect/enhance the existing GI Network	To 2027	P	WBC, Private developers	To be determined	S106/CIL, Private developers	To be determined	New green 'linear' corridor to be delivered as part of Sheerwater Regeneration Scheme (site allocation ref. UA24).



							Blue infrastructure includes Basingstoke Canal, Hoe Valley stream, Rive Ditch, River Wey and Wey Navigation.
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The following chapters provide detailed analysis of the various categories of infrastructure which has informed the IDP Schedule set out above, in Chapter 2.

### **3. Social and community infrastructure**

#### **Summary of 2018 IDP**

3.1 A summary of the 2018 IDP is provided below:

##### **Supported Accommodation**

- Whilst housing is a function of Woking Borough Council (WBC), the Care Act 2014 has introduced explicit references to housing as part of Surrey County Council's (SCC) statutory duty to promote the integration of health and social care.
- SCC's Accommodation with Care and Support Strategy 2015 indicated a declining demand for residential care and a growing popularity of Extra Care Housing and an increase in people being supported to live independently. Demand for nursing care in Surrey was projected to increase due to people living at home for longer, and need more intensive services later in life. SCC was working with the Clinical Commissioning Group (CCG) to see how care and support could be integrated into accommodation (such as Extra Care Housing, Assisted Living, Supported Living and Supported Housing accommodation) to reduce the need for traditional care services (although there would continue to be a need for care homes and nursing homes, delivered via private and public organisations).
- The Integrated Commissioning Statement for Accommodation with Care and Support – Older People (NW Surrey CCG Area, 2016) identified a need for additional nursing care, residential care and extra care beds across North West Surrey to meet planned development growth.
- Potential for additional Extra Care Home scheme in the east of the borough identified (similar to Brockhill scheme). Woodham and Knaphill wards were identified as having little or no residential or nursing provision.
- Accommodation to meet needs of the elderly included as a key requirement in site allocations for Sheerwater regeneration scheme and land at Broadoaks.
- Specialist supported accommodation scheme for vulnerable young people required to support growth to 2030.
- Delivery would be through new development, and the continued implementation of the Housing Strategy – being considered for review – which prompts continual monitoring of Woking's sheltered and supported housing stock. Funding is complex and comes from a variety of sources, including Housing Benefit/Universal Credit and local authority adult social care and housing and homelessness funding. A Local Grant Fund was to be established for short-term and transitional supported housing, with the welfare system continuing to fund long-term supported housing.

##### **Community Facilities**

- An audit of social and community facilities was undertaken in 2011, presented in the Social and Community Facilities Study. The 2018 IDP sought to update the findings of the audit, drawing on the Surrey Infrastructure Study 2017, and evidence underpinning various Neighbourhood Plans.
- There is a drive for co-located service provision, with significant potential for the development of 'community hubs' in the borough catering for a variety of uses. Maybury, Sheerwater, Byfleet and Pyrford were identified as potential locations for future hubs.

- Overall, the borough is well-served by community and social facilities, although there are some areas where facilities are operating at capacity and required refurbishment, which would be compounded by future development growth. Any loss of social and community infrastructure is resisted through policy CS19 of the Core Strategy, supported by various policies in Neighbourhood Plans. Key requirements in site allocation policies in the draft Site Allocations DPD also seek re-provision of community uses on sites identified for redevelopment. Community groups, in partnership with WBC and developers, aim to deliver a number of projects to help meet demand.
- Facilities for youth activities were needed in Maybury and Sheerwater, Goldsworth Park (East and West), Knaphill, and Kingsfield and Westfield. A new Youth and Community Centre was planned for delivery as part of the Sheerwater Regeneration Scheme; and the refurbishment of Woking Youth Arts Centre was planned for delivery in Knaphill.
- Funding comes from a variety of sources, including the Council's Community Assets programme, WBC investment programme (loans and/or the New Homes Bonus), and developer contributions via S106 Agreements and the Community Infrastructure Levy (CIL) – particularly through neighbourhood CIL funds.

### **Indoor Sports Facilities**

- Primarily delivered at Woking Leisure Centre and Pool in the Park, owned and managed by the Council, as well as private health and fitness clubs and school facilities with community-use agreements. The Leisure Centre had been subject to extensive refurbishment to provide additional services and improve the quality of facilities, with further proposals planned to meet growing demand. Plans to refurbish Pool in the Park had been identified.
- New or improved facilities to meet growing demand were planned at Hoe Valley School on Egley Road (estimated cost £16.5m), Sheerwater Regeneration Scheme (at Bishop David Brown School) (estimated cost of leisure centre element £12.6m), and Woking Gymnastics Club at Ten Acre Farm.

### **Public Realm and Public Art**

- The Economic Development Strategy 2012-2017 identified a need to significantly improve the core Town Centre public realm, with a masterplan leading to the delivery of Jubilee Square and the creation of 'Market Walk' in Autumn 2014. The second phase of refurbishment and upgrades were underway along Commercial Way, extending to Victoria Square as part of its redevelopment.
- Improvements to the public realm outside of the Town Centre would be delivered as part of the Sheerwater Regeneration Scheme, and the redevelopment of Sheer House in West Byfleet.
- Key requirements included in site allocation policies for sites in the urban area include the requirement to make improvements to the quality of the public realm, funded by developer contributions.
- The Public Art Strategy (2007) has identified opportunities for future investment and commissioning of public art, with broad locations for delivery including at gateways, along cycle and walking routes, greenspaces, along the canal and riverside, and in town, district and local centres.
- Major development schemes are expected to contribute to the provision of new public art either on-site or by way of developer contributions, in accordance with the scale of development, the nature of the public art appropriate to the location, and the cost of installation.

### **Updated Position**

- 3.2 This chapter of the report provides an update on the provision of social and community infrastructure within the borough and its capacity to meet housing growth, where new information has become available. The following sources have been used to populate this section:

<b>Information Sources</b>
Draft Site Allocations DPD and Schedule of Main Modifications (September 2020)
Infrastructure Delivery Plan and Schedule, April 2018
Surrey County Council Representation in response to Main Modifications Consultation (December 2020)
Surrey County Council Commissioning Statement: Accommodation with care, residential and nursing care for older people, for Woking Borough Council (April 2019 onwards), available at: <a href="https://www.surreycc.gov.uk/social-care-and-health/adults/professionals-partners-and-providers/adult-social-care-strategies-policies-and-performance/accommodation-with-care-and-support-commissioning-statements">https://www.surreycc.gov.uk/social-care-and-health/adults/professionals-partners-and-providers/adult-social-care-strategies-policies-and-performance/accommodation-with-care-and-support-commissioning-statements</a>
Surrey County Council <a href="#">Report to Cabinet</a> on a Feasibility Study for Supported Independent Living (June 2021)
Surrey County Council <a href="#">Library and Cultural Services Strategy 2020-2025</a> .
Living Well in Woking – Draft Health and Wellbeing Strategy 2021-2031 (July 2021) (as yet unpublished)
Woking Borough Council Draft Housing Strategy 2021-2026 (2021)
Surrey County Council <a href="#">Developer Contribution Guide</a> (November 2020)
Woking Borough Council <a href="#">Report to Council</a> on Investment Programme 2020/21 to 2024/25 (February 2021)
Correspondence with Surrey County Council Spatial Planning and Woking Borough Council Housing Team
Correspondence with local Neighbourhood Forums and Residents' Associations

## **Delivery Update**

### **Supported Accommodation – Capacity and Needs Update**

- 3.3 Surrey County Council (SCC) has set out its expectations for the market to respond to the Accommodation with Care and Support Strategy cited in the 2018 IDP, in terms of older people's services within the borough. SCC's 'Commissioning Statement: Accommodation with care, residential and nursing care for older people' covers extra care settings across all tenures; close care settings; and care homes, whether residential or nursing and including specialisms.
- 3.4 Extra care housing is regarded by SCC as being in greatest shortage, which needs to be addressed so that an increased availability of attractive extra care options (and associated shared facilities with communal living) will reduce the likelihood of older people moving directly into a care home as their care needs increase. Policy CS13 of the Core Strategy supports the delivery of specialist accommodation for older people, including extra care housing, to help meet demand. This draws on evidence presented in the West Surrey Strategic Housing Market Assessment (SHMA) – the latest SHMA was published in 2015 and set out a need for an additional 911-924 units of specialist housing for older people to 2033, some of which would come in the form of extra care housing.
- 3.5 These aims align with objectives in Woking Borough Council's emerging Housing Strategy and Health and Wellbeing Strategy, which seek to help people to achieve independence and wellbeing, whilst retaining connection to their communities, for as long as possible. The Health and Wellbeing Task Group has been established to monitor the delivery of the health and wellbeing action plan and will drive delivery of the Health

and Wellbeing Strategy. One action is to increase the provision of extra care accommodation through the opening of Hale End Court by September 2021 (see below).

- 3.6 Population increases due to future growth will impact on the demand for services and the ongoing need to examine alternative approaches to older and vulnerable care provision. The demand for extra care housing will continue to rise. Facilities will need to adapt in order to cater for more residents with medium to high needs, support clients with dementia and provide neighbourhood activities to meet the needs of the wider elderly community.
- 3.7 The Commissioning Statement calculates future demand for extra care in the borough, using Housing LIN methodology which states that demand for extra care is likely to be required at 25 units per 1000 population aged 75 plus. The desired tenure mix will vary according to local and market factors. As at 1 April 2019, future demand for extra care for 2025 and 2035 is assessed as follows:

75+ population projection (2025)	Total demand (2025)	Rental unit demand (2025)	Leasehold unit demand (2025)	75+ population projection (2035)	Total demand (2035)	Rental unit demand (2035)	Leasehold unit demand (2035)
10,100	253	68 (minimum target)	184	12,500	313	84 (minimum target)	228

- 3.8 To help meet this demand, the following extra care facilities were operational in the WBC as at 1 April 2019:
- Barnes Wallis Court, West Byfleet KT14 4HJ – leasehold, 50 units
  - Brockhill Extra Care, Goldsworth Park GU21 3NE – rental, 48 units
  - Mayford Grange, Mayford GU22 9QF – leasehold, 42 units.
- 3.9 In addition to extra care schemes, the Council owns nine sheltered housing schemes. This accommodation is typically for applicants aged 60+ but could also be for applicants with a physical disability or mobility issues who would benefit from the facilities of a sheltered scheme.
- 3.10 The Commissioning Statement sets out in detail the complexities around defining demand for residential and nursing care in the borough. Having adopted a series of assumptions made clear in the Statement, estimated demand figures are as follows:

Planning authority area	1 April 2019 No. of care home beds	75+ pop. (2019)	Beds per 1,000 75+ pop. (2019)	75+ pop. (2025)	Beds per 1,000 75+ pop. (2025)	No. beds to reflect England 2019 ratio (2025)	Reduction due to rental extra care (2025)	2025 indicated demand	75+ pop. (2035)	Beds per 1,000 75+ pop. (2035)	No. beds to reflect England 2019 ratio (2035)	Reduction due to rental extra care (2035)	2035 indicated demand
Woking	433	8,500	50.94	10,100	42.87	445	10	2	12,500	34.64	551	26	92
Elmbridge	817	12,500	65.36	15,000	54.47	661	50	200	18,100	45.14	797	71	91
Guildford	448	11,800	37.97	14,300	31.33	630	57	125	16,900	26.51	745	74	223
Runnymede	223	7,400	30.14	8,800	25.34	388	0	165	10,400	21.44	458	0	235
Surrey Heath	387	8,900	43.48	10,700	36.17	471	72	12	13,000	29.77	573	88	98
Surrey	4,909	111,700	43.95	134,600	36.47	5,930	546	475	161,800	30.34	7,129	697	1,523
England	210,669	4,781,800	44.06	5,836,500	36.10	-	-	-	7,138,800	29.51	-	-	-

Figure 1: Estimated demand for residential care up to 2035 in the WBC area. Source: SCC Commissioning Statement, April 2019.

Planning authority area	1 April 2019 No. of care home beds	75+ population (2019)	Ratio of beds per 1,000 75+ (2019)	75+ population (2025)	Beds per 1,000 75+ (2025)	No. beds needed to reflect England 2019 ratio (2025)	2025 indicated demand	75+ population (2035)	Ratio of beds per 1,000 75+ (2035)	No. beds needed to reflect England 2019 ratio (2035)	2035 indicated demand
Woking	341	8,500	40.12	10,100	33.76	466	125	12,500	27.28	577	236
Elmbridge	606	12,500	48.48	15,000	40.40	692	86	18,100	33.48	835	229
Guildford	570	11,800	48.31	14,300	39.86	660	90	16,900	33.73	779	209
Runnymede	251	7,400	33.92	8,800	28.52	406	155	10,400	24.13	480	229
Surrey Heath	944	8,900	106.07	10,700	88.22	493	-493	13,000	72.62	600	-344
Surrey	6,877	111,700	61.57	134,600	51.09	6,208	-669	161,800	42.50	7,462	585
England	220,524	4,781,800	46.12	5,836,500	37.78	-	-	7,138,800	30.89	-	-

Figure 2: Estimated demand for nursing care up to 2035 in the WBC area. Source: SCC Commissioning Statement, April 2019.

- 3.11 SCC stresses that these figures should not be seen as a requirement by planning authorities, but rather as indicative figures. SCC's methodology reduces the 2025 and 2035 residential demand figures by the equivalent rental extra care demand figures to reflect their focus on identifying and supporting older people who would benefit from accessing rental extra care through nominations processes to eliminate a need for future residential care as much as possible.
- 3.12 Figures show that existing residential care capacity is above the county and national average, and compares favourably to three out of four of the neighbouring boroughs. Indicative demand to 2025 for residential care beds is low (only 2 beds), particularly in relation to that of some neighbouring boroughs and to wider county equivalents. By 2035, needs increase to 92 residential care beds, although this still represents low levels of need relative to other boroughs and the county as a whole.
- 3.13 Woking currently has a lower ratio of nursing care beds per 1,000 75+ residents relative to county and national levels, and less capacity than three out of four neighbouring boroughs. There is a higher indicative need for nursing care beds – 125 beds in 2025, rising to 236 beds in 2035. SCC projects demand for nursing care in Woking to increase due to people living at home longer and needing more intensive services later in life.
- 3.14 For both instances, there is an estimated oversupply of beds in neighbouring boroughs which could help meet demand, although the potential adverse impacts on their local health system would need to be considered if there were an influx of patients from Woking to nearby areas.
- 3.15 There are a number of schemes in the pipeline to help meet specialist accommodation demand identified in the Commissioning Statement. These are at different stages of delivery, and include the following:
- Hale End Court: new extra care accommodation in Old Woking is being delivered on land allocated for residential uses, including affordable housing, in the SA DPD, site reference UA22. This includes 45 x 1-bed and 3 x 2-bed units (48 units in total, of which 12 will be for tenants needing care), with opening scheduled for October 2021. This will help meet extra care housing demand in the borough, including that arising from tenants affected by the Sheerwater redevelopment proposals. Whilst many residents will be aged 60 or over, the Extra Care Panel for the development will consider other applicants who would benefit from the accommodation – such as disabled applicants and those with early onset



dementia. Both Brockhill and Hale End Court provide 24/7 personal care to help those with additional support needs to remain as independent as possible.

- Sheerwater Regeneration Scheme: 117 net additional sheltered/supported living apartments (site allocation policy reference UA24), with anticipated completed in April 2023.
- Broadoaks Care Home: 80-bed care home and 75 unit sheltered accommodation block under construction at Broadoaks, Parvis Road, West Byfleet (site allocation policy reference GB10). Completion expected Summer 2021.
- Woodbanks Apartments, Hook Heath: 51 x 1- and 2-bed assisted living apartments, completed in 2020.
- Moor's Nook, Horsell: 34 x 1- and 2-bed retirement apartments, completed in 2020.
- Sheer House, West Byfleet: Retirement ~~Village-led community~~ scheme approved (February 2021) to deliver 196 apartments for extra care retirement living (site allocation policy reference UA40). Construction has started.
- Former Greenfield School, Brooklyn Road, Woking: a planning application is pending consideration to redevelop the site to deliver 49 extra care units (C2 use class) for private sale, part-rent part-buy and rent.

3.16 Most of the schemes above have been delivered via private developers, although some have received public subsidy (for example, Hale End Court). The Council will continue to pursue bringing these schemes forward and other opportunities which present themselves. The commitment to provide extra care housing and additional care home beds is identified within the updated IDP Schedule.

3.17 SCC continues to work with the Care Quality Commission, CCG, district and borough councils (including WBC), the Children Schools and Families Directorate and other critical partners to jointly commission solutions and develop flexible models of care, with a focus on individuals living within and being part of a thriving community and remaining independent.

### **Community Facilities (including Libraries)**

3.18 Policy CS19 of the Core Strategy sets out how the Council will work with its partners to provide accessible and sustainable social and community infrastructure to support growth in the borough, and promotes the use of such infrastructure for a range of uses. The loss of existing facilities or sites is resisted in recognition of their importance in achieving a sustainable community for Woking and for the wellbeing of its people.

3.19 Community centres come in a variety of scales and forms – some are owned by the Council but run by voluntary groups. The Council's Centres for the Community include St Mary's in Byfleet, Moorcroft in Westfield, The Vyne in Knaphill and Parkview in Sheerwater. The remainder of the community centres in the borough are run by third parties. The Council's draft Health and Wellbeing Strategy emphasises that these are important, valued assets, but recognises that they can be better utilised to support health and wellbeing. This has been addressed in the accompanying action plan, which identifies a range of services meeting the needs of both young and older residents – such as mental health and maternity services - which could be accommodated in the Council's Centres for the Community. The Council plans to launch local community stakeholder groups in the Centres by December 2021 which will meet quarterly and review current use and opportunities for future uses, focussing on the needs of residents in the local area.

- 3.20 The 2011 IDP identified a short-term need for the development of a community hub to serve Maybury and Sheerwater (later designated as a priority place by the Core Strategy); and the further development of existing community facilities through appropriate grant schemes. In the longer-term, the potential to develop a community hub to serve the Byfleets area was identified. These requirements were based on the findings of the 2011 Social and Community Facilities Study. The 2018 IDP sought to update these findings, drawing on information from emerging Neighbourhood Plans and in consultation with community groups. The 2018 assessment reaffirmed the need for a new community hub as part of the Sheerwater Regeneration Scheme, to include youth provision and reprovision of the community centre (Parkview); and to improve community facilities in the Byfleets area to accommodate future growth, including St Mary's Centre for the Community. The IDP Schedule also highlighted the need to improve the remaining Centres for the Community at The Vyne and Moorcroft.
- 3.21 Since the 2018 IDP was published, there has been much change, including the Covid pandemic and related income challenges. St Mary's and Moorcroft are considered to be under-utilised, but are located in busy locations where there is a growing need for them – which may be compounded by planned development in Westfield and the Byfleets area. The Council recognises that infrastructure enhancements are required to secure the sustainability of the centres, but seeks to achieve this in a way that reduces revenue costs, increases income and increases quality, whilst having a greater community impact. As such, a community-led, cost-effective approach was adopted during 2020 to help deliver enhancements to both centres, resulting in new community spaces for people to enjoy. A new café and outside space was launched at St Mary's in September 2020, alongside modernisation works to the whole centre, salon and halls. The Haven café was launched at Moorcroft, in addition to modernisation of the internal and external spaces. This has improved the capacity of the centres to generate income and meet local needs of a wider demographic of the local community, including young people. Plans to improve community services at Parkview to meet development needs will be delivered as part of the wider Sheerwater regeneration work (see table below for progress report).
- 3.22 Similarly, to meet needs for youth provision, future priorities are to work with SCC to make the best use of the borough's existing youth centres (Lakers, Woking Youth Arts Centre and Sheerwater Youth Centre), and support future youth work opportunities at the Council's Centres for the Community, and at other community facilities where appropriate.
- 3.23 West Byfleet Neighbourhood Forum (WBNF) has also been pursuing its vision for a non-faith community centre to meet an identified gap in local provision, and in recognition of the fact that planned growth in the Byfleets area will place increased pressure on existing community infrastructure. WBNF are in discussions with stakeholders regarding possible sites. Both West Byfleet and Byfleet Neighbourhood Forums report that existing community facilities are highly valued and well-used, but there is limited spare capacity to accommodate additional growth in the area. Fundraising has commenced for the acquisition and renovation of Old Byfleet Fire Station, with a view to turn it into a new community facility. A change of use application is pending consideration. In order to relieve pressure on community facilities in the Byfleets area currently used by residents of Pyrford, including healthcare facilities, there is also scope to increase the capacity of facilities in the neighbouring Pyrford ward. A number of community projects have been identified in the Pyrford Neighbourhood Plan (particularly Appendix 1) which would enhance infrastructure capacity.
- 3.24 Libraries, whilst traditionally focused on access to books and other reading material, are increasingly seen to be more multi-functional community spaces, providing access to



computers and the internet and venues for community events and activities. SCC continues to operate three libraries across the borough at Knaphill, West Byfleet and Woking Town Centre. Byfleet is a Community Partnered Library, run by community volunteers.

- 3.25 Since the 2018 IDP was published, SCC has produced a strategy to achieve long-term sustainability of library and cultural services within a context of limited resources. Visits to the borough's libraries and book borrowing has seen a downward trend over the last ten years. However, attendance at events and activities in libraries has been increasing (before the pandemic). SCC considers its libraries to be well-used and its strategy aims to halt the decline in visits and book borrowing, and generate greater impact. The Library and Cultural Services Strategy 2020-2025 sets out SCC's vision and approach to modernising these services over the next five years, by working closely with communities and partners. Whilst existing libraries are not expected to close, the infrastructure will become more flexible, offering and facilitating more events and activities, and embracing new technologies (including digital to reach new audiences and offer 24/7 access). SCC will be looking for partners to co-locate into its larger libraries where possible, such as maternity services and GP practices or community groups, to support the wider health and wellbeing agenda. SCC considers in particular that the easily accessible Woking Town Centre library provision should be diversified to meet a wider range of service needs.
- 3.26 For all community facilities, the Council continues to focus on increasing the utility of the existing stock, therefore reducing demand for additional facilities which would otherwise be difficult to meet, particularly given the challenging financial climate post Covid-19. However, as well as modernising existing facilities and enabling co-location of community spaces, there are also new development-related opportunity sites that can accommodate new multi-purpose facilities reflecting the new need arising from the development and the potential to consolidate provision in more accessible locations/fit for purpose buildings.
- 3.27 In order to facilitate the delivery of new or improved flexible community and library spaces to meet needs arising from planned growth across the borough, as identified in previous iterations of the IDP, land has been allocated in the draft Site Allocations DPD as follows:

SA DPD reference and address (MM Consultation version)	Allocation details	Update since 2018 IDP
UA1 Library, 71 High Road, Byfleet	Allocated for mixed-use development to include a replacement community facility (library provision) and ensure that some form of library service is retained during redevelopment of the site.	The Byfleet Neighbourhood Forum seeks to protect its local community facilities from harm – including the library. Depending on scale of redeveloped community floorspace, any new provision should consider co-location with other community services where appropriate, tailored to meet local needs at the time, as per SCC Library and Cultural Services Strategy 2020-2025.
UA13: 30-32 Goldsworth Road, Woking Railway Club and Athletics Club, Systems House and Bridge House, Goldsworth Road	Allocated for mixed-use development to include re-provision of community floorspace, in line with policy CS19: <i>Social and community infrastructure</i> .	Permission <del>was refused</del> <u>has been granted through Planning Appeal (January 2022)</u> for a development proposal on land to the north and south of Goldsworth Road, <del>which sought</del> to demolish the existing buildings (including the building housing the York Road Project, which provides hostel-style accommodation and move-on accommodation for homeless people) and deliver a mixed-use scheme comprising 929 residential units, communal residential space, commercial uses, a homeless shelter (c.1728sqm), replacement floorspace to house the Woking Railway Athletic Club (c.367sqm)

		and public realm works. The proposed York Road Project building aimed to consolidate a number of existing uses into one location, ranging from day centre and staff facilities through to accommodation with differing levels of support. <del>An appeal has been lodged and an inquiry commenced in June 2021.</del>
UA15: The Big Apple, HG Wells Conference Centre, 48-58 Chertsey Road	Allocated for mixed-use development to include provision of community/cultural and entertainment floorspace, in line with policy CS19: <i>Social and community infrastructure</i> .	Permission was refused in March 2020 for a development proposal at Crown Place, Chertsey Road, which sought to demolish all existing buildings and deliver a mixed-use scheme comprising 366 residential units, commercial and community uses, and new public realm. <del>The land continues to be allocated in the SA DPD for mixed-use development including community/cultural and entertainment floorspace, and an indicative 67 dwellings. The proposal seeks to deliver a new, purpose-built community centre, designed in consultation with key user groups who would struggle to afford other available spaces in the area, at market rates (c.865sqm floorspace). The space would be capable of accommodating existing community uses, and providing capacity to accommodate future community uses. An appeal has been lodged and Hearings are due to take place in September 2021.</del>
UA20: Backland gardens of houses facing Ash Road, Hawthorn Road, Willow Way and Laburnum Road, Barnsbury Farm Estate	Allocated for residential uses, but incorporates a key requirement to ensure that social and community uses within the existing shopping parade are retained or replaced in accordance with policy CS19: <i>Social and community infrastructure</i> .	No progress to note.
UA24: Land within Sheerwater Priority Place	Allocated for regeneration to include community and leisure uses.	Since the last IDP was published, significant progress has been made with the community hub, now referred to as a 'community campus', as part of the Sheerwater Regeneration Scheme. WBC has been working with Well North Enterprises, a community interest company, to look at how the community and commercial space across the development can be best used to serve the needs of the community. Plans for a new, two-storey community centre are being developed, and will form part of the yellow phase of redevelopment, due to commence July 2021. The campus will bring together the replacement for Parkview, the existing nursery facility, the Sure Start facility, youth services and the Health Centre into one building. Retail units have been placed next to the community hub, including one that is proposed to be a pharmacy.
UA30: Walton Road Youth Centre, Walton Road:	Allocated for residential and community uses, to include enhanced youth provision.	Permission was granted for the demolition of the existing former youth centre, which is now complete. SCC confirm that the services previously provided at the facility (which closed in 2015) were relocated in alternative premises, including at the Maybury Centre. The Maybury Centre is located c.175m from the Walton Road site, and provides a wide range of community uses, including a youth centre. The Maybury Centre is, however, in need to refurbishment, and a capital sum of £25,000 has been allocated in the Council's Investment Programme to deliver a café and associated modernisation works, and assist the centre in recovering and become self-managing post Covid-19.
UA40 Land at Station Approach, West Byfleet	Allocated for mixed-use development to include a replacement library. Policy S&C4 of the West Byfleet Neighbourhood Plan also	Permission has been granted (April 2021) for a mixed use development to include 1400sqm of communal amenity floorspace to serve the extra care units; and c.361sqm community floorspace (Class F1/Class F2) to provide opportunity for the re-instatement of existing library services. Development has commenced.

	supports the enhancement of library facilities.	West Byfleet is a band C library which is considered by SCC to deliver key services to support reading, digital, learning, health and wellbeing and cultural activities. The library is central to the community and will play a key role in the new development. SCC, WBC and the developer are working towards a detailed design and specification for the library space (using national space standards), and exploring opportunities to incorporate shared spaces with public, voluntary, community and private sector organisations. A flexible space is preferred in order to host activities and events, some of which will be led by the library service, and some community-led. Meeting room space to host classes and workshops is also preferred. Temporary library provision at the Old Sorting Office on Rosemount Avenue is sought (pending planning permission).
UA41 Camphill Club and Scout Hut, Camphill Road, West Byfleet	Allocated for residential and community use, to include a replacement for the existing community facility (currently used as a Social Club and Scout Hut).	There continues to be widespread community support for improved built facilities to accommodate the Scouts <del>and the Guides</del> (see West Byfleet Neighbourhood Plan).
UA42: Woking Football Club, Gymnastics Club and Snooker Club, Westfield Avenue	Allocated for mixed-use development to include community/leisure uses – including a football stadium with enhanced facilities.	Woking Football Club funding has been removed from the funded Investment Programme for the time being as planning permission for the scheme <u>(ref. PLAN/2019/1176)</u> has not <del>yet</del> been achieved. <u>The land continues to be allocated in the SA DPD for mixed-use development including an enhanced football stadium, retail floorspace, and an indicative yield of 93 dwellings. The council is committed to providing a loan financing facility should the project proceed following a successful appeal. The project would need to be reinstated to the funded Investment Programme. The Gymnastics Club project is included on the 'temporarily suspended' projects list in the Investment Programme, as this is associated with the Football Club development. Should the football club redevelopment proceed, the gymnastics club relocation would also be reinstated in the funded Investment Programme as a Council commitment through the development agreement.</u>
GB3: Brookwood Cemetery	Allocated for community uses to include an enhanced cemetery and ancillary facilities.	The masterplan and experience plan were approved at Full Council in July 2020. New visitor facilities will include a café, walking trail, education centre and museum, with new information points and zoning (subject to planning approval). The plans also seek to expand future burial areas to increase capacity. Capital improvements are underway at the cemetery, but the assumed level of capital grants have been reduced in the Council's Investment Programme. A total capital grant of £300k has been approved for the cemetery as of February 2021.

3.28 A number of projects had been included in the IDP Schedule to help meet growing demand. The up-to-date IDP Schedule in Chapter 2 brings these requirements up to date, based on the latest progress with projects and any newly identified projects to meet growing demand. WBC will continue to engage with SCC and local stakeholders to identify needs and respond to opportunities that align objectives in the Council's forthcoming Health and Wellbeing Strategy, and SCC's Library and Cultural Services Strategy.

3.29 Where there is no spare capacity to meet the additional demands arising from new developments, and it is not feasible to incorporate new provision on-site, WBC will seek a developer contribution towards the provision of additional/enhanced facilities locally to mitigate development impacts.

3.30 SCC's Developer Contribution Guide explains how specific requirements will be determined on a case by case basis depending on the scale of housing proposed and the existing provision locally.

3.31 For libraries, the Surrey County Council Developer Contribution Guide sets out that developer contributions may be required towards the provision of:

- Site or a building to enable relocation and expansion
- Modification, upgrading or extension of existing accommodation
- Co-location with other services
- Library fit out and additional stock
- Upgrading infrastructure related facilities such as IT.

DRAFT

## 4. Other Public Services

### Summary of 2018 IDP

4.1 A summary of the 2018 IDP is provided below:

- Additional waste capacity to be provided through intensification and enhancement of existing sites, including that at Martyrs Lane, and at new appropriate sites brought forward by the waste management industry. A new waster transfer station at the Slyfield industrial estate in Guildford Borough would increase recycling capacity for residents of Woking.
- Land at Martyrs Lane to the east of the existing Community Recycling Centre is safeguarded in the Surrey Waste Plan 2008 for waste management facilities to meet growing demand.
- New infrastructure would be required to accommodate additional police officers and patrol vehicles to meet growing demand, accompanied by improvements and additions to Automatic Number Plate Recognition infrastructure. In the longer-term, a new, modern headquarters is preferred, potentially co-located with other Blue-Light services.
- In terms of fire and rescue service, a new fire station had been delivered on Victoria Way, which was considered sufficient to meet demand generated by planned development in the Core Strategy. Crewing levels would be continually reviewed based on ongoing assessment of community risk.

### Updated Position

4.2 This chapter of the report provides an update on the provision of remaining public service infrastructure within the borough (which hasn't been covered in Chapter 3) and its capacity to meet housing growth, where new information has become available. The following sources have been used to populate this section:

Information Sources
Draft Site Allocations DPD and Schedule of Main Modifications (September 2020)
Infrastructure Delivery Plan and Schedule, April 2018
Surrey County Council Representation in response to Main Modifications Consultation (December 2020)
<a href="#">The Surrey Waste Local Plan 2019-2033</a> (December 2020)
Thames Water 'Building a Better Future – Enhancing Thames Water's Business Plan for 2020-2025', available at: <a href="https://www.thameswater.co.uk/about-us/regulation/our-five-year-plan">https://www.thameswater.co.uk/about-us/regulation/our-five-year-plan</a>
Thames Water Business Plan for period covering 2020-2025, available at: <a href="https://www.thameswater.co.uk/about-us/regulation/our-five-year-plan">https://www.thameswater.co.uk/about-us/regulation/our-five-year-plan</a>
Thames Water Drainage and Wastewater Management Plan documents, available at: <a href="https://storymaps.arcgis.com/stories/201050209c7a4658a1c2265aa4411375">https://storymaps.arcgis.com/stories/201050209c7a4658a1c2265aa4411375</a>
Surrey County Council <a href="#">Developer Contribution Guide</a> (November 2020)
Surrey Police and Crime Commissioner, Police and Crime Plan 2018-2020, available at: <a href="https://surrey-pcc.gov.uk/wp-content/uploads/2018/05/Surrey-Police-16pp-A4-Police-and-Crime-Plan-2018-2020-1.pdf">https://surrey-pcc.gov.uk/wp-content/uploads/2018/05/Surrey-Police-16pp-A4-Police-and-Crime-Plan-2018-2020-1.pdf</a>
Surrey Police and Crime Panel Documents, 5 February 2021, available at: <a href="https://mycouncil.surreycc.gov.uk/documents/g8119/Public%20reports%20pack%20Friday%2005-Feb-2021%2010.30%20Surrey%20Police%20and%20Crime%20Panel.pdf?T=10">https://mycouncil.surreycc.gov.uk/documents/g8119/Public%20reports%20pack%20Friday%2005-Feb-2021%2010.30%20Surrey%20Police%20and%20Crime%20Panel.pdf?T=10</a>
South East Coast Ambulance Service NHS Foundation Trust Board Papers, available at: <a href="https://www.secamb.nhs.uk/what-we-do/about-us/trust-board-meeting-dates-and-papers/">https://www.secamb.nhs.uk/what-we-do/about-us/trust-board-meeting-dates-and-papers/</a>
Woking Borough Council <a href="#">Report to Council</a> on Investment Programme 2020/21 to 2024/25 (February 2021)
Meetings and correspondence with Surrey County Council Spatial Planners, Woking Borough Council Housing Team, Surrey County Council as Fire Authority and estate advisers to SECamb.

## **Delivery Update – Waste**

- 4.3 SCC is the waste disposal authority operating household waste recycling centres (HWRC) and waste transfer stations (WTS) across the county. Woking's HWRC is located at Martyrs Lane; and the nearest WTS is at Slyfield Industrial Estate in Guildford, co-located with another HWRC which is accessible to residents of Woking. Co-mingled recyclables collected from kerbside are delivered to a Material Recovery Facility (MRF) in Leatherhead.
- 4.4 On 8 December 2020, SCC adopted the Surrey Waste Local Plan (replacing the 2008 Plan), which sets out how and where different types of waste will be managed in Surrey to 2033. A series of up-to-date assessments, including a waste needs assessment, underpin the new spatial strategy for sustainable waste management capacity across the county. Additional capacity will be provided for by safeguarding existing capacity; through appropriate extensions and enhancements to existing facilities; and by the development of new facilities in suitable locations. It aims to make the best use of existing sites, and in this regard, the existing waste facility at Martyrs Lane and existing wastewater infrastructure is safeguarded. However, the 7.3ha site to the east of the Martyrs Lane facility which was previously safeguarded for waste management has not been carried forward in the new Plan as the identified need was not considered to provide sufficient justification for the allocation of such land (which is situated in the Green Belt).
- 4.5 Five strategic waste sites have been allocated outside the borough to meet future needs, including land to the north east of Slyfield Industrial Estate (Guildford); the former Weylands sewage treatment works at Walton-on-Thames (Elmbridge); land adjoining Leatherhead Sewage Treatment Works (Mole Valley); Oakleaf Farm, Stanwell Moor (Spelthorne) and Land at Lambs Business Park, South Godstone (Tandridge). Land adjacent to Trumps Farm, Longcross (Runnymede) is allocated for the development of a Household Waste Recycling Facility.
- 4.6 Whilst no new strategic waste infrastructure sites have been allocated in Woking, two 'Industrial Land Areas of Search' (ILAS) have been identified at Byfleet and Monument Way East Industrial Estates, which are 'in principle' areas within which it is more likely that sites considered suitable for the development of additional waste management facilities can be delivered to meet future need. These are not allocated as sites for waste development, but identified as areas within which there may be potential for waste development as their existing uses – employment use, industrial use and storage or appropriated mixed-use – are considered to be compatible with waste management uses. Any existing waste management facilities within these sites are also safeguarded by the Plan. This will be reflected in a modified Proposals Map which accompanies Woking's Development Plan for the area.
- 4.7 The IDP Schedule has also been updated to reflect these infrastructure requirements.

## **Wastewater**

- 4.8 The Surrey Waste Local Plan also identifies suitable locations and sites for wastewater treatment works to provide certainty that the additional capacity need to manage wastewater needs in Surrey can be developed and that the national requirement to identify sites has been met. The Plan safeguards sites in existing waste use, including wastewater and sewage treatment works (including those with temporary permission). Woking continues to be served by five Sewage Treatment Works: one within the borough in Old Woking, and four outside the borough in Wisley, Chobham, Chertsey



and Hockford as illustrated in the 2018 IDP, which are all safeguarded as per Policy 7 of the new Waste Plan.

- 4.9 Woking Town Centre, Sheerwater Regeneration area and West Byfleet, where the majority of housing and commercial growth is planned, are within catchments served by Woking Sewage Treatment Works at Carters Lane, and Wisley Sewage Treatment Works.
- 4.10 Thames Water Utilities Ltd are the statutory water and sewerage undertaker for Woking Borough and are a statutory consultation body for both planning applications and local plan preparation. Since the 2018 IDP was published, Thames Water has entered 'AMP7' (Asset Management Plan 7) which covers the five-year period to 31 March 2025, thus covering the majority of the remaining Core Strategy period. Thames Water is also working on a Drainage and Wastewater Management Plan (DWMP) aimed at improving long-term drainage and wastewater planning, ready for consultation in summer 2022, to support their business plans for the 2024 price review. This will include a detailed capacity assessment and what might be available in the future to accommodate planned growth. Updated future development and site allocations continue to be shared with Thames Water to ensure that plans for wastewater infrastructure upgrades take into account the most up to date projections.
- 4.11 To date, Thames Water have not identified any specific long-term infrastructure improvement requirements to meet development needs in Woking. The new Surrey Waste Local Plan sets out how the majority of wastewater treatment works across Surrey have sufficient capacity to accept wastewater and treat sewage sludge from the growth anticipated across the county, including that generated in Woking, over the Plan period (to 2033) without the need for improvements to existing facilities. However, policy 12 of the Plan supports the improvement or extension of existing wastewater and sewage treatment works where a need is identified in the future. Policy CS6 of the Core Strategy designates the treatment works at Carters Lane as a Major Developed Site in the Green Belt to allow for limited infilling and redevelopment for this purpose, without compromising the integrity of the Green Belt.
- 4.12 Thames Water have conducted a review and assessed the capacity of existing wastewater treatment works in relation to proposals for new development, including housing and employment allocations, as part of the Site Allocations DPD process, and indicated where there may be localised capacity constraints that may need to be addressed. Key requirements have been included in the following site allocation policies to ensure developers engage with Thames Water early in the development management process, and to ensure a detailed wastewater drainage strategy is submitted with any planning application to inform any necessary upgrades and achieve sufficient management of waste water capacity:
- UA6: 2-24 Commercial Way and 13-28 High Street, Woking GU21 6BW
  - UA14: Poole Road Industrial Estate, Woking GU21 6EE
  - UA24: Land within Sheerwater Priority Place, Albert Drive, Woking GU21 5RE
  - UA25: 101-121 Chertsey Road, Woking GU21 5BW
  - UA29: 95-105 Maybury Road, Woking GU21 5JL
  - UA31: Car Park (east), Oriental Road, Woking GU22 8BD
  - UA32: Royal Mail Sorting/Delivery Office, White Rose Lane, GU22 7AJ
  - UA33: Coal Yard/Aggregates Yard adjacent to the railway line, Guildford Road/Bradfield Close, Woking GU22 7QE
  - UA38: Camphill Tip, Camphill Road, West Byfleet KT14 6EW
  - UA40: Land at Station Approach, West Byfleet KT14 6NG
  - UA42: Woking Football Club, Westfield Avenue, Woking GU22 9AA

- GB7: Nursery Land adjacent to Egley Road, Mayford GU22 0PL
- GB9 and GB9A: Land surrounding West Hall, Parvis Road, West Byfleet KT14 6EY
- GB10: Broadoaks, Parvis Road, West Byfleet KT14 6LP

- 4.13 Thames Water stress that more detailed modelling may be required at an early phase of development management to refine any requirements, based on the nature of the development proposed. Planning permission for development coming forward on these sites which result in the need for off-site upgrades, or any other sites in the borough where Thames Water has indicated a capacity constraint through statutory consultation, will be subject to conditions to ensure the occupation is aligned with the delivery of necessary infrastructure upgrades. Phasing conditions may be appropriate to ensure upgrades are delivered ahead of the occupation of the relevant phase of development.
- 4.14 Thames Water have highlighted a need to take account of Woking Sewage Treatment Works at Carters Lane, Old Woking, should any development at GB17: Woking Palace take place. The modified draft Site Allocations DPD sets out how the Council aims to produce a development brief to explore viable uses of the site (rather than allocating the land at this stage), and Thames Water will be involved in this process at the appropriate time.

## **Delivery Update – Emergency Services**

### **Police Service**

- 4.15 The assessment of infrastructure requirements presented in the 2018 IDP, which identified the need for additional police officers, support/divisional staff and capital infrastructure to support new staff, remains valid. Capital infrastructure identified to support housing growth includes start-up capital costs, adaptation costs for conversion of floorspace to accommodate additional staff, investment in new patrol vehicles, and improvements and additions to the Automatic Number Plate Recognition infrastructure in the borough. The 2018 IDP also reported that a replacement of both Mount Browne and Woking stations with a single, modern HQ potentially located with other Blue-Light services would be a viable option.
- 4.16 Surrey Police had stated that the funding it receives from central Government, the Council Tax precept, asset disposal, redirection of revenue funding and other grants would not be sufficient to fund the infrastructure identified to meet needs arising from planned growth in the borough. They stressed that the number of increased households do not lead directly to an increase in central government grant; and whilst there might be growth through the council tax generated by an increase in the Council Tax Base, this funding would not be available to fund the infrastructure that would be required to effectively police the proposed areas of new development in Woking. The 2018 IDP therefore stated how the Council would continue to engage with Surrey Police during the development management process, and through future reviews of the CIL Charging Schedule, to determine whether there is justification to use CIL income to deliver capital police infrastructure.
- 4.17 Strengthening police numbers is now a priority for both national government and Surrey Police Force. In March 2017 there were 1,944 officers on the establishment, and by March 2021 this had increased to 2,022, partly due to the government's Police Uplift Program, and partly due to an increase in local council tax police and crime commissioner precept. In the context of the 2021/22 national policing settlement and the £15 precept increase, an additional £4.1m of funding will allow Surrey Police to meet increased demand and accelerate their recruitment plans. The 2021/22 investment will



pay for an additional 10 police officers (above the 73 paid for by the second tranche of Operation Uplift) and 67 operational staff, and allow the Force to invest in a number of areas to improve crime prevention and solve crimes.

- 4.18 A 'Building the Future Project' (BTF project) was initiated in 2016 with a view to purchase a 10 acre, new HQ site in Leatherhead. A review identified the Mount Browne, Reigate and Woking sites as providing poor value and unlikely to meet the future needs of modern policing. The project is progressing well: in April 2019 a site in Leatherhead was purchased to become an operational hub. It will replace the existing Mount Browne HQ and Woking Police Station, in addition to replacing Reigate Police Station. It is intended that the specialist crime teams operating out of Woking Police Station will move to the new site. The project is proceeding to RIBA stage 3, conditional upon the financial model being validated by an independent body, and the Force aims to move in around Spring/Summer 2024. The capital budget for 2021/22 allocates £16.7m for the Estates Strategy up to 2023/24, which provides for the new headquarters together with a new Dog School and Firing range. The full costs of the BTF project to 2025/26 are currently being finalised. Funding of capital will be challenging given the pressures on the revenue budget and lack of government grant – more schemes will need to be funded by borrowing, and there is significant pressure on the delivery of the Force's capital program in future years.
- 4.19 The Neighbourhood Policing Team serving Woking borough will continue to operate from the council offices, ensuring local response times are maintained. Western and Northern divisional teams will be retained at Guildford and Staines police stations. The move is part of an extensive estates project to deliver long-term savings by moving out and disposing of some of the current outdated and costly buildings. A more efficient estate will be created that will allow the Force to work in new ways and meet the challenges of modern policing. The front counter service at Woking Police Station moved into the borough council offices in the Town Centre in January 2020.
- 4.20 This new infrastructure will help accommodate an increase in police officers as a result of the Government's Operation Uplift and local objectives to expand the workforce to meet growing demand. However, there is still scope to seek developer contributions to fund the capital infrastructure required to address additional incidents caused by a growth in housing in the borough, as identified in the 2018 IDP.

### **Fire and Rescue Service**

- 4.21 Surrey Fire and Rescue Service (SFRS) continues to operate from 25 locations across Surrey, although the way some of them are crewed has changed, including at Woking Fire Station.
- 4.22 In May 2018, the Government revised its Fire and Rescue National Framework for England, seeking to embed an ambitious programme of reform within the fire and rescue sector. In response to both this national framework, and driven by the changing nature of society and a decrease in threats and risk of accidental fire, the Fire and Rescue Authority (SCC) developed a 'Making Surrey Safer' Plan for 2020-2024 to change the delivery of services, within the context of a challenging budget. This includes a shift towards more preventative action, which also aligns with SCC's new vision to 2030, placing greater emphasis on prevention, services for vulnerable people, and the need for greater collaboration with partners.
- 4.23 The Plan sets out how the way the SFRS works in Woking (and wider area) is changing – with a refocus to increase work with communities and business to prevent emergencies from happening. In 2019, the crewing level at Woking Fire Station was two

'whole-time crews' i.e. two crews were located at the fire station, ready to respond on a 24/7 basis. Implementation of phase one of the Plan resulted in this changing to one 'whole-time crew' and one 'day crew' i.e. one of the crews is now only be based at the fire station during the day. There were also reductions in crewing at Camberley, Guildford and Chobham Fire Stations.

- 4.24 However, the Plan is underpinned by significant modelling to demonstrate how this approach does not affect the ability to respond to emergencies in a timely manner from all staffed locations, day and night. It would still be possible to send the closest and most appropriate resource to the situation, regardless of where they are based, which may include resources from neighbouring Fire and Rescue Services, and other emergency services and partners, including voluntary groups, to manage emergencies as part of a multi-agency response (e.g. widespread flooding).
- 4.25 In terms of infrastructure, there is no further update on the 2018 IDP – in order to meet needs arising from housing and commercial growth to 2027, the new fire station on Victoria Way has been delivered as part of the redevelopment of the site. The SFRS is now turning its attention to implementing the second phase of its Making Surrey Safer Plan and focusing resources where they're most needed. Crewing levels continue to be reviewed based on up-to-date assessments of community risk.
- 4.26 Development proposals need to be planned with fire safety, including emergency access, in mind, as per the requirements of the latest Building Regulations. The local Fire and Rescue Service is a statutory consultee for major proposals.

#### **Ambulance Service**

- 4.27 As depicted in Part 1 of the IDP review under health provision, policy changes towards 'integrated healthcare' require rapid restructuring towards collaborative ways of working. In this new operating environment, the South East Coast Ambulance Service (SECamb) aims to work with Integrated Care Systems and Partnerships, and Primary Care Networks, to deliver extended urgent and emergency care pathways. This has strategic implications on the way the Trust is organised, and about investing or disinvesting in its key resources areas, including estates, fleet, technology, workforce and finance. An Estates Strategy review is underway.
- 4.28 In the meantime, partly in response to an expanding population and increase in new housing developments across the South East, SECamb continues to consider the provision of additional Make Ready Centre (MRCs) and Ambulance Community Response Post (ACRPs) infrastructure. Woking's residents are served by out-of-borough facilities, the nearest of which is the Chertsey MRC in Ottershaw.
- 4.29 The 'Make Ready' program involves the co-location of smaller, out-dated ambulance stations into purpose-built, larger, centralised ambulance centres – MRCs - from which crews are dispatched across a locality. This program was 80% complete as at March 2021, to achieve a fully modernised estate portfolio. A ninth centre opened in November 2020 in Brighton, and work is now focused on the development of new Banstead and Medway Make Ready Centres. The Banstead MRC will serve North Surrey (but a different operating area to that of Woking), and will become fully operational by Spring 2022. Ambulance crews operating from Epsom, Leatherhead, Redhill, Dorking and Godstone ambulance stations will transfer to the new centre, and SECamb then intend to market the existing stations for potential sale and redevelopment.
- 4.30 The Trust is currently reviewing its portfolio of ACRPs to ensure they are in the right place, and fit-for-purpose. ACRPs are strategically located across the region with

suitable rest facilities for crews between responding to emergency calls and when on a break. Priority will be given to co-location with other services if possible, alongside reconfiguring existing property, rather than developing new infrastructure.

- 4.31 SECamb has an immediate requirement for an ACRP in Woking Town Centre or to the east thereof – up to 500sqft of accommodation providing staff/crew welfare facilities. The Trust has also indicated that the existing facility in Chertsey is sub-optimal, and will continue to come under more pressure partly as a result of planned cumulative development in the operating area, including from Woking. If the existing site cannot be expanded, a new site would be sought – c.1.5acres or c.20,000sqft plot industrial unit. The IDP Schedule has been updated to reflect these needs, with indicative costings.
- 4.32 The fleet replacement programme is also ongoing, including increasing the number of ambulances available for its teams and introducing different types of ambulances in line with national recommendations made through the Carter Review.
- 4.33 In terms of longer-term planning, a new 'Better by Design' Programme commenced in April 2021 (planning phase) and will move into an implementation phase in October 2021. This will focus on the structural changes required to deliver ambulance response times sustainably in the future, and respond to a projected increase in demand.

#### **Summary on future infrastructure for emergency services**

- 4.34 Increasing pressure on Surrey's emergency services, and a requirement to do more with less, necessitates the need to streamline and create more efficient services. This model of delivery will be facilitated by the freeing up of assets to provide much-needed funding, and consolidation into co-located hubs with other essential community services. With the assistance of technological advancements and innovation, this will enable the services to increase their capacity and overall effectiveness.
- 4.35 The emergency services need to remain dynamic in order to respond to the political climate, and meet the strategic needs of the wider sub-regional area, allocating resources effectively through flexibility. Such requirements within Surrey are being assessed on an ongoing basis, and both the county and local borough councils will work with infrastructure providers to ensure any additional capacity within the borough to meet needs from housing and commercial growth can be facilitated. The IDP will continue to be updated to reflect any new requirements, budget allocations and technological advancements.

## 5. Utilities

### Summary of 2018 IDP

5.1 A summary of the 2018 IDP is provided below:

- The 2018 IDP assessed requirements for gas supply, electricity supply, CHP supply, water supply, wastewater treatment and communications infrastructure.
- Gas: SGN anticipated an overall reduction in demand to 2027 due to various measures, such as introducing government targets for renewable energy, increasingly decarbonised energy economy, and smart metering. No major infrastructure projects were identified for the borough in SGN's Long Term Development Statement, but specific development proposals may require reinforcement (to be determined at development management stage).
- Electricity: future demand assessment identified a need for c.50MW electricity supply to 2026, and that adequate supply capacity was available to meet this demand. Two projects to upgrade infrastructure at Brookwood and Byfleet would help to increase network capacity. Specific development proposals may require reinforcement (to be determined at development management stage).
- CHP: planning policy CS22 of the Core Strategy seeks to ensure new development incorporates CHP or other forms of district heating, and connects to an existing network (or is designed to connect to a future network) if there is one in proximity to the proposed development, as per the connection zones described in the Climate Change SPD. The energy station on Victoria Way would have capacity to supply new developments in the eastern half of the town centre, but new generating capacity and/or distribution networks serving development sites to the west and south of the Town Centre would be needed to meet projected energy demand arising from planned development. Further expansion of the network to the northern and eastern parts of the Town Centre would serve new development coming forward in these areas. A new energy centre at Poole Road Industrial Estate had secured planning permission. There was potential to serve new development in Sheerwater with a dedicated energy station and district heating network. A number of site allocations had been assessed for their potential to be supplied by existing and new decentralised energy plants and distribution infrastructure, and key requirements had been incorporated into site allocation policies accordingly.
- Water: Affinity Water anticipates that its Central region, within which Woking is situated, will not have sufficient water supply to meet increased household needs over 25 year plan period (but non-household demand will remain stable). No large-scale infrastructure projects identified to address needs; rather a focus on demand management measures, namely metering, water efficiency and leakage reduction via pipe repairs. No strategic network upgrades likely to be required as a result of proposed housing developments in the draft SA DPD, but local network reinforcements likely in Mayford/Kingfield, Pyrford, Town Centre and West Byfleet areas. Developers of sites in these areas should engage with Affinity Water early in the development management process to assess extra capacity required. Any planning permission for residential development is conditional on achieving high water efficiency standards. IDP to be updated once new Water Resource Management Plan is published.

### Updated Position

5.2 This chapter of the report provides an update on the provision of utilities infrastructure within the borough and its capacity to meet planned housing and commercial growth,

where new information has become available. The following sources have been used to populate this section:

<b>Information Sources</b>
Draft Site Allocations DPD and Schedule of Main Modifications (September 2020)
Infrastructure Delivery Plan and Schedule, April 2018
Correspondence with suppliers, including UK Power Networks, Affinity Water, Thamesway Energy and SGN
UK Power Networks Electric Vehicle Strategy (November 2019), available at: <a href="https://innovation.ukpowernetworks.co.uk/wp-content/uploads/2019/11/UK-Power-Networks-Electric-Vehicle-Strategy-November-19.pdf">https://innovation.ukpowernetworks.co.uk/wp-content/uploads/2019/11/UK-Power-Networks-Electric-Vehicle-Strategy-November-19.pdf</a>
SGN RIIO GD2 Business Plan Appendix – Capacity Management (December 2019), available at: <a href="https://www.sgnfuture.co.uk/wp-content/uploads/2019/12/Appendix-018-SGN-Capacity-Management.pdf">https://www.sgnfuture.co.uk/wp-content/uploads/2019/12/Appendix-018-SGN-Capacity-Management.pdf</a>
Correspondence with SCC Superfast Broadband Project Manager (May 2021), and Economic Development Officers at WBC.
SCC Cabinet Papers setting out Surrey's Digital Infrastructure Strategy and Delivery Update (April 2021), available at: <a href="https://www.surreycc.gov.uk/Assets/Agenda/Agenda%20Document%20for%20Cabinet%2027%2F04%2F2021%2014%3A00%20(Public%20Pack).pdf">https://www.surreycc.gov.uk/Assets/Agenda/Agenda Document for Cabinet, 27/04/2021 14:00 (surreycc.gov.uk)</a>
WBC draft Economic Development Action Plan and Digital Infrastructure Strategy (not yet published, subject to further consultation in Autumn 2021)
Department for Digital, Culture, Media and Sport, Project Gigabit Delivery Plan - Summer Update (August 2021), available at: <a href="https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1007788/Project_Gigabit_Summer_Update_Accessible_PDF_2_Aug_2021_1_.pdf">https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1007788/Project Gigabit Summer Update Accessible PDF 2 Aug 2021 1 .pdf</a>
UK Parliament, House of Commons Library Data Dashboard: Constituency data on broadband coverage and speeds (May 2021), available at: <a href="https://commonslibrary.parliament.uk/constituency-data-broadband-coverage-and-speeds/">https://commonslibrary.parliament.uk/constituency-data-broadband-coverage-and-speeds/</a>
Think Broadband – independent broadband information site, available at: <a href="https://www.thinkbroadband.com/">https://www.thinkbroadband.com/</a> .
Affinity Water, Water Resources Management Plan 2020-2080 (April 2020), available at: <a href="https://www.affinitywater.co.uk/docs/Affinity_Water_Final_WRMP19_April_2020.pdf">https://www.affinitywater.co.uk/docs/Affinity Water Final WRMP19 April 2020.pdf</a>

## Delivery Update

- 5.3 The Council continues to share data with suppliers on an annual basis to allow them to integrate data directly into their planning tools and gain a better understanding of emerging decarbonisation strategies, infrastructure and growth plans. Data is shared in the form of shapefiles, which contain geo-spatial polygons which are a digital representation of potential development areas. These are then incorporated into suppliers' network analysis models. The following updates have been received since the 2018 IDP was published.

## Gas Provision

- 5.4 SGN's network within the borough is predominantly fed through one Transmission Regulator Station (TRS) from the Local Transmission System (LTS). Woking TRS feeds the borough, reducing pressure to the Medium Pressure (MS) system. In turn, the MS system is further broken down to local Low Pressure (LP) systems directly supplying the majority of existing domestic customers. Future gas demand is predicted to decline in the southern region due to the introduction of government targets for renewable energy, policies to decarbonise the energy economy, growing low-carbon economy and smart metering.
- 5.5 Since the 2018 IDP was published, SGN have carried out a high level assessment on the impact of the draft SA DPD proposals and confirms that no large-scale reinforcements are likely to be needed to meet forecast demand. SGN do not develop

firm extension or reinforcement proposals until they are in receipt of confirmed developer requests. In this regard, developers are encouraged to engage with the operator early in the development management process once the nature of development becomes clear, to determine if LP network reinforcement, in addition to that required for the Intermediate Pressure and Medium Pressure network, will be needed. Reinforcement solutions are likely to involve the provision of a new pipeline in parallel to SGN's existing mains system, but may also include the installation of above-ground apparatus involving land purchase.

- 5.6 Developer funding is required for new connections and upgrades to existing infrastructure that is required as a result of development.

## Electricity Provision

- 5.7 UK Power Networks (UKPN) has provided an up-to-date assessment of need based on their latest Regional Development Plan, taking into account projected growth within the borough. They have advised that given the good working order of existing infrastructure, they do not see any need for additional major schemes or projects within Woking which will not come forward as a result of development. Developers should continue to engage with UKPN early in the development management process to review whether their additional load and/or generation or battery storage triggers a need for reinforcement. If that were the case, then a proportion of the costs would be chargeable to the developer.

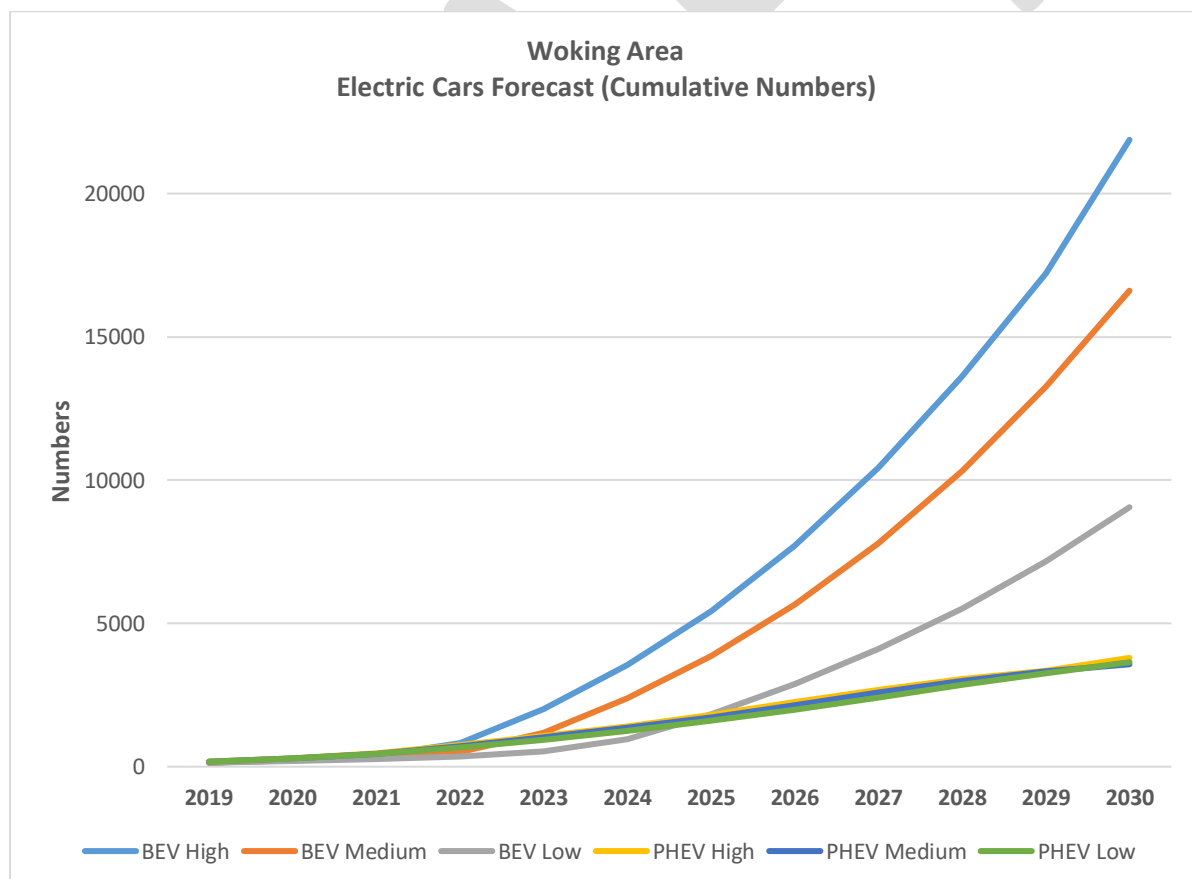


Figure 3: Electric Cars Forecast for Woking Area. Source: UK Power Networks, January 2021

- 5.8 However, in response to national and local policy aims to provide energy with the lowest environmental impact, UKPN has identified a growth in demand for Electric Vehicles (EVs) (see Figure 3), and low carbon technologies which are triggering a need for high voltage and low voltage reinforcement across the whole of its network. UKPN is

prioritising individual circuits and substations located across the borough which, according to its models, will be the first ones to be overloaded when this new load materialises. Outcomes of recent consultations on EV infrastructure within the Building Regulations framework and Smart Charging will set expectations, and inform UKPN's future investment plans. The Council will continue to share development data with the network operator, including making UKPN aware when charging infrastructure is likely to be installed in new developments, to assist with their detailed forecasting.

- 5.9 Upgrades/improvements to local electricity distribution network are funded by system charges, through electricity bills. Developer funding is required for new connections and upgrades to any infrastructure that is required as a result of development.

## Decentralised Energy Networks

- 5.10 A Decentralised Energy Network (DEN) is a system of pipes that move energy in the form of hot or chilled water, from where it is created directly to where it is needed. These systems replace the conventional arrangement for each building using individual on-site generation equipment, such as boilers or chillers, serving one site only. DENs may also generate and supply locally generated electricity, typically derived from the use of combined heat and power (CHP) technology.
- 5.11 Operating DENs in Woking since 2001, Thameswey Energy Limited (TEL) has recently completed a third network in the town centre, served by a new energy centre situated in Poole Road and district cooling centre in the Victoria Square development. The IDP Schedule has been amended to reflect the delivery of this project.
- 5.12 This new network is considered a 'Fourth Generation' heat network, which operates at lower flow and return temperatures than most conventional heat networks. This design difference enables the network to use renewable heat generators such as heat pumps, at a high efficiency. The Poole Road Energy Centre has not been tailored to a single generation technology – the space can be easily adapted to accommodate whichever plant is required in the future.
- 5.13 The following table summarises the networks and generation capacity of existing plants and plants due to be installed in the near future (subject to change depending on new plant, storage or other infrastructure adjustments):

Energy network name	Operational from	Generation capacity (kWth or kWe)	Services provided	Potential for New Connections
<b>Woking Town Centre 1 (Victoria Way)</b>	2001	4,000	Heat	Limited
		500?	Cooling	Limited
		1344	Power	Low
<b>Pool in the Park &amp; Leisure Centre</b>	2002	1000	Heat	Low*
		0?	Cooling	N/A*
		835	Power	Low
<b>Woking Town Centre 2 (Poole Road)</b>	2021	1600?	Heat	High
		1000?	Cooling	High
	2022	1500	Power	Limited

*Table 1: Woking Energy Networks, Capacity and Potential for New Connections (2021)*

\* = Denotes significant need for generation infrastructure to accommodate new connections.

- 5.14 The Poole in the Park and Leisure Centre DEN has limited capacity for connections to new buildings, with current generators. However, the principal piece of DEN



infrastructure is the network of pipes. A major new development in close proximity to Woking Park may create a feasible opportunity to extend the network and add new generators, pipework and thermal storage. The draft Site Allocations identifies only one site for which this may be relevant: UA42 Woking Football Club, Gymnastics Club, and Snooker Club, Westfield Avenue.

- 5.15 An alternative to extending the existing heat network to the south of the railway line, which the 2018 IDP considered, is investing in a third town centre energy centre. Now that the Poole Road Energy Centre has been delivered, with the capacity to serve sites south of the railway line, this option is not preferred and would only be pursued should the expansion of the network under Victoria Arch face significant physical or financial constraint. The development known as 'Harrington Place' on the St Dunstan's site to the south of the railway line has been designed and delivered to be 'futureproofed' for connection to the heat network once it is available.
- 5.16 The map below has been updated from that in the 2018 IDP to show the DENs and energy stations within the town centre, including planned extensions and connections to the network that are in progress although nearing completion (as of February 2021). It also shows zones designated as 'District Heat Areas' in the Climate Change SPD where new development is expected to connect or be connection-ready (unless a better alternative for reducing emissions is demonstrated). Lastly, potential connection zones are included where recent analysis has shown that further suitable sites (drawing on spatial distribution of sites in the draft Site Allocations DPD) could be served by the network. The Council intends to update the Climate Change SPD to reflect this latest analysis, subject to further consultation. Key requirements have been included in relevant site allocation policies to ensure development coming forward connects to an existing or proposed district heating network unless it can be demonstrated that a better alternative for reducing carbon emissions can be achieved.

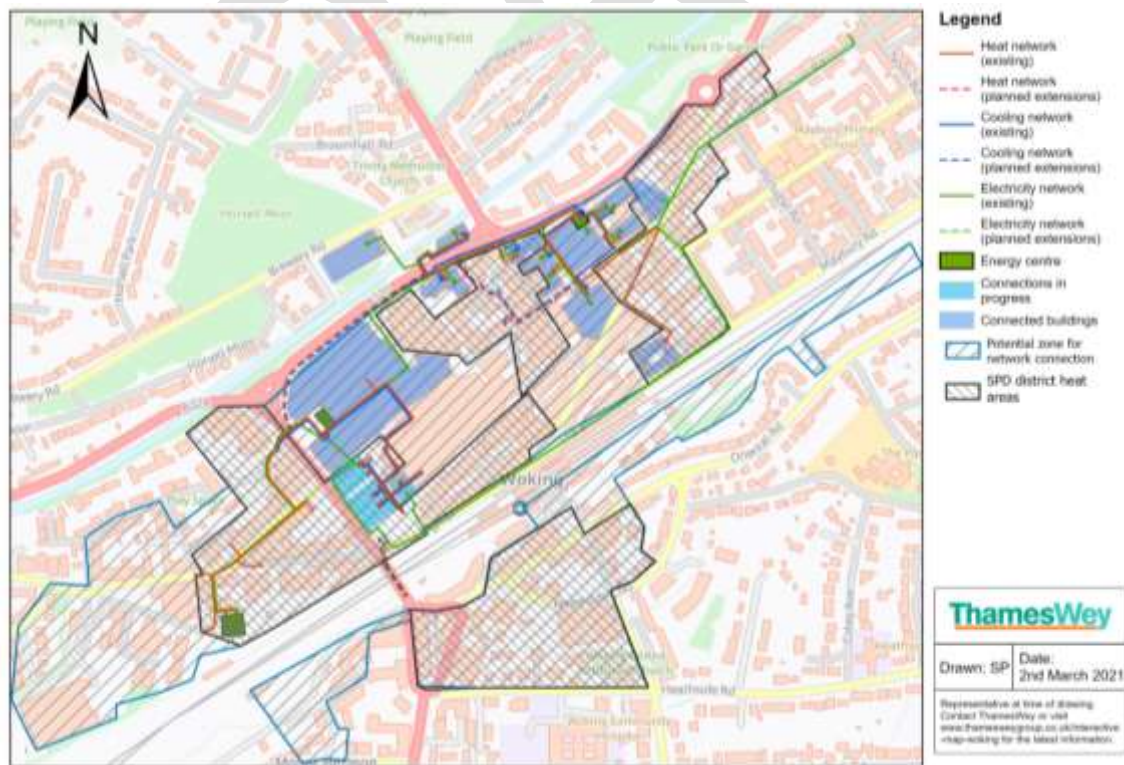


Figure 4: DENs and energy stations in Woking Town Centre, District Heat Areas, and potential connection zones (March 2021)



- 5.17 The two sections of planned extensions represented by dotted lines along Victoria Way and crossing Victoria Arch are considered to be of significant strategic importance to the network. These will facilitate a greater 'step-change' in network decarbonisation, boost capacity for connections in the east of the town centre, and allow sites south of the railway to access network services.
- 5.18 Beyond the town centre and park, the draft Site Allocations DPD allocates land within Sheerwater Priority Place, Albert Drive, for major regeneration. A DEN is planned for this site as part of the new infrastructure provision for the regeneration scheme.
- 5.19 A summary of sites with potential to be supplied by existing, extended, improved or new decentralised energy infrastructure is provided below.

Energy network infrastructure	Site allocations
High potential to be supplied by existing DENs	UA2 Trizancia House, Thomsen House & Woodstead House 72, Chertsey Road
	UA3 Chester House, 76-78 Chertsey Road, Woking, GU21 5BJ
	UA4 1-12 High Street and 26-34 Commercial Way, Woking, GU21 6EN
	UA6 2-24 Commercial Way and 13-28 High Street, Woking, GU21 6BW
	UA8 The former Goldsworth Arms PH, Goldsworth Road, Woking, GU21 6LQ
	UA9 113-129 Goldsworth Road, Woking, GU21 6LR
	UA10 MVA and Select House, Victoria Way, Woking, GU21 6DD
	UA11 1-7 Victoria Way and 1-29 Goldsworth Road, Woking, GU21 6JZ
	UA12 Synergy House, 8 Church Street West, Woking, GU21 6DJ
	UA13 30-32, Woking Railway and Athletic Club, Systems House and Bridge House, Goldsworth Road, Woking, GU21 6JT
	UA14 Poole Road Industrial Estate, Woking, GU21 6EE
	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
	UA16 Chertsey House, 61 Chertsey Road, Woking, GU21 5BN
	UA17 Griffin House, West Street, Woking, GU21 6BS
	UA18 Concorde House, 165 Church Street East, Woking, GU21 6HJ
	UA25 101-121 Chertsey Road, Woking, GU21 5BW
High potential to be supplied by <i>extensions</i> to existing DENs	UA31 Car Park (east), Oriental Road, Woking, GU22 8BD
	UA32 Royal Mail Sorting/Delivery Office, White Rose Lane, Woking, GU22 7AJ
	UA33 Coal Yard/Aggregates Yard adjacent to the railway line, Guildford Road, Bradfield Close, Woking, GU22 7QE
	UA34 Quadrant Court, Guildford Road, Woking, GU22 7QQ
	UA35 The Crescent, Heathside Crescent, Woking, GU22 7AG
	UA36 Somerset House, 1-18 Oriental Road, Woking, GU22 7BG
Potential to be supplied by existing DENs subject to significant infrastructure improvements	UA42 Woking Football Club, Woking Gymnastics Club, Woking Snooker Club, Westfield Avenue, Woking GU22 9AA
High potential to be supplied by a new DEN	UA24 Land within Sheerwater Priority Place, Albert Drive GU21 5RE

- 5.20 Remaining sites in the draft SA DPD have low potential to be supplied by new or existing decentralised energy plant and distribution infrastructure, but criteria in policy CS22 of the Core Strategy on integration of CHP and/or heat networks should still be taken into account in any planning application.
- 5.21 The IDP Schedule in Chapter 2 has been updated to reflect the latest indicative costs and sources of funding for delivering decentralised energy network infrastructure requirements.

## Water Supply

- 5.22 Since the 2018 IDP was published, Affinity Water has renewed 2km of large diameter water mains along Littlewick Road, and laid 1.4km of new water mains to facilitate new

housing developments. It now operates around 470km of water mains in the borough, and supplies drinking water to around 45,000 properties.

5.23 Affinity Water has provided an up-to-date assessment of infrastructure requirements to meet planned growth in Woking to 2027. There are three key factors they analyse when reviewing proposed sites and indicative yields, as follows:

- (i) **Whether any sites are within a groundwater Source Protection Zone (SPZ):** none of the sites reviewed are within or close to an SPZ1 and Affinity Water therefore does not have significant concerns for developments relating to potential contamination of water sources. However, a precautionary approach has been adopted and key requirements have been included in site allocations (as recommended by the Environment Agency) to ensure thorough assessment is carried out at development management stage.
- (ii) **Impacts on existing water network:** a number of areas have been identified where there is potential for development coming forward on allocated land to impact the existing water network – developers will need to engage with Affinity Water as early as is practicable to ensure this infrastructure is taken into consideration in developing their plans, and refer to Affinity Water's 'Developing and working near our pipes and apparatus' guidance.

Sites with critical mains apparatus within their boundaries where it will be essential that these are taken into consideration in the early stages of new developments	Sites which have infrastructure in the vicinity of site boundaries which development plans will need to take account of	Allocations for areas of active development which are already supplied by Affinity Water's distribution network, which will need to be taken account of
UA40 GB3, GB6, GB9, GB10, GB12	UA8, UA14, UA15, UA16, UA41 GB4, GB11, GB17	UA24, UA26, UA27

- (iii) **Current infrastructure and future requirements:** Affinity Water assessed two different scenarios – current demand to establish the baseline, and future demand using shapefiles of proposed developments – which were scaled to reflect peak summer demand conditions. It is projected that pressures at critical points in the network due to proposed development are such that major reinforcements in the network will be required. This normally means new pipelines, although in some cases new pumping stations will also be required. The results suggest that there is sufficient water supply in the region to meet development needs to 2027 in the borough.

5.24 Affinity Water's Water Resources Management Plan 2019 (WRMP19) sets out how supply and demand will be maintained over the next 60 years (2020-2080) and accounts for projected population growth based on local authority plans (including Woking's). The current WRMP19 considers reinforcements to be installed in order to meet the demand arising from growth, and new infrastructure will be available to accommodate needs arising from the initial phases of growth in the planning period. In addition, each developer will be expected to contribute to the required reinforcements to meet needs arising from individual developments depending on the relative impact on the network. At pre-application stage, the Council will continue to encourage developers to discuss their proposals with Affinity Water in advance of submitting a planning application, utilising Affinity Water's pre-application advice service.

5.25 WRMP19 also seeks to ensure water resources can be managed effectively to meet growing demand, and expects new development to meet low water usage targets and incorporate water efficient fittings and fixtures. Policy CS22 of the Core Strategy

continues to seek low water usage in new development through the BREEAM and Building Regulations regimes.

- 5.26 Water companies have a legislated duty to supply water for domestic purposes to customers and are hence obliged to connect development to the network once planning permission has been received. Any localised upgrades to existing supply networks are likely to be funded from water developer requisitions and investment processes.
- 5.27 Affinity Water continually monitors the performance of the distribution system and puts in place measures to ensure high quality water supply and pressures are maintained. They will continue to work with Woking Council, along with neighbouring local planning authorities and developers, to ensure that infrastructure is in place in line with the pace of development and that realistic forecasts of development phasing is used to forecast infrastructure requirements.

### **Digital infrastructure**

- 5.28 At a national level, the NPPF continues to strongly promote the expansion of high quality communications infrastructure. The Government has recently set targets to deliver gigabit-capable broadband and 5G networks, aiming for:
- a "minimum of 85%" of UK premises to have gigabit-capable broadband coverage by 2025<sup>6</sup> - this will be enabled by 'Project Gigabit' announced in March 2021; and
  - for a "majority" of the population to have a 5G signal by 2027<sup>7</sup>.
- 5.29 At a county level, SCC recognise that a digitally connected Surrey will ensure that its residents and businesses can benefit from new and emerging technologies, including virtual and augmented reality, autonomous electric vehicles and transport, hyper-automation, drone delivery services and digital healthcare provision. This requires a step-change in digital capability and connectivity, and has informed SCC's Digital Infrastructure Strategy which seeks to work with commercial providers and other partners to deliver a strategic programme of investment to maximise connectivity at 1GB+ and access to 5G mobile services to residents, businesses and communities across Surrey. A range of projects are being developed via a Digital Infrastructure Programme Plan, in conjunction with the Digital Infrastructure Steering Group which comprise highways, health, corporate infrastructure, IT&D and the economy. Project owners, timescales, performance indicators and resourcing and costs are being finalised for a report to Cabinet in Autumn 2021.
- 5.30 At a borough level, by 2027, housing and commercial growth will see Woking's population increase, and with more people using more complex online devices for watching High Definition TV, gaming, making video calls, doing business and accessing educational opportunities, the borough is going to need faster and more robust digital infrastructure. Woking's Economic Development Strategy 2017-2022 recognises that connectivity and infrastructure are key factors in economic competitiveness, and supports the aspiration for ultrafast 100Mbps connectivity and enhanced 5G connectivity when rolled-out. An Economic Development Action Plan is currently being developed to respond to the post-pandemic recovery – an interim plan to 2023, when a new or updated economic development strategy will be adopted. New work patterns such as home-based and hybrid working compounds the need for efficient digital infrastructure.
- 5.31 A forthcoming Digital Strategy will recommend actions that will create a progressive digital platform to transform Woking into a digitally smart borough. The Economic

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<sup>6</sup> HM Treasury, [National Infrastructure Strategy](#) (November 2020)

<sup>7</sup> DCMS, [Future Telecoms Infrastructure Review](#) (July 2018)

Development Action Plan and Digital Strategy will be adopted in Autumn 2021, after a period of consultation.

5.32 The 2018 IDP focused on the objectives of the Superfast Surrey Broadband Programme (aiming for download speeds of 30Mbps+), which has now concluded. The county now has one of the highest levels of superfast (30Mbps+) broadband coverage in England with 98% coverage; 73.1% of Surrey homes and businesses can access 100Mbps+ download speeds; but only 16.4% of Surrey premises can access gigabit (1000Mbps) download speeds, compared with a national average of 36.6%. Woking is broadly well connected, as the following figures<sup>8</sup> demonstrate:

- Superfast coverage (at least 24Mbps download speed): **99.24%** (Government definition)
- Superfast coverage (at least 30Mbps download speed): **99.06%** (Ofcom and EU definition)
- Ultrafast coverage (more than 100Mbps download speed): **91.38%**

5.33 Since 2012, when the Superfast Surrey initiative was launched, extent of coverage has improved, and download speeds have significantly improved. See Table 2 and Figure 5 below. It should be noted that consumers often need to subscribe to specific packages in order to receive superfast speeds, so there may be a higher percentage of lines that are capable of receiving superfast speeds.

	Q1 2012	Q2 2021
% Superfast coverage (>30Mbps)	93.4	99.1
% Ultrafast coverage (>100Mbps)	86.3	91.3
Mean download speed (Mbps)	11.3	81.7
Mean upload speed (Mbps)	1.8	13.3

Table 2: Woking Superfast and Fibre Coverage, and Speed Test Results over time. Figures generated 1.8.21 using [labs.thinkbroadband.com/local](https://labs.thinkbroadband.com/local).

<sup>8</sup> Thinkbroadband Woking Superfast and Fibre Coverage Data, updated weekly, accessed August 2021, available at:



Figure 5: Woking Speed Test Results (Mbps) over time. Generated 01-08-2021 using [labs.thinkbroadband.com/local](https://labs.thinkbroadband.com/local)

- 5.34 The following data demonstrates how Woking is performing in comparison to the UK as a whole – the analysis is based on Ofcom data collected between June 2020 and January 2021. It is considered that the most useful measure is that showing the premises 'unable to receive decent broadband' – those unable to receive 10Mbps download speed or 1Mbps upload speed, which Ofcom regards as necessary components of 'decent broadband'. This measure counts only premises that cannot receive the above speeds from fixed broadband, fixed wireless technologies, and mobile broadband, regardless of consumer choice. Only 0.2% of premises in Woking are unable to receive decent broadband, reflecting small rural pockets of the borough that are less well connected.

Area	Average download speed Mbps	Superfast availability	Gigabit availability	Unable to receive decent broadband	Receiving under 10 Mbps	Receiving over 30 Mbps
Woking	89.4	97.5%	3.7%	0.2%	7.2%	79.9%
South East	71.6	95.6%	23.2%	0.5%	8.7%	74.1%
UK	72.9	94.8%	36.4%	0.7%	9.3%	73.1%

Around 95% of the constituency's population lives in an area classified as urban

### Which small areas overlapping the constituency have the best and worst connectivity?

Key to table shading:		Best 10% of areas in the UK	Best 30% of areas in the UK	Worst 30% of areas in the UK	Worst 10% of areas in the UK	Click <a href="#">here</a> to view maps of small area data ('Detailed region maps')	
Area name	Average download speed (Mbps)	Superfast availability	Gigabit availability	Unable to receive decent broadband	Lines receiving under 10 Mbps	Lines receiving over 30 Mbps	
Byfleet	95.3	99.1%	0.0%	0.1%	10.3%	79.7%	
Goldsworth Park	102.5	99.9%	0.0%	0.0%	7.0%	88.7%	
Hook Heath	81.5	99.5%	1.9%	0.0%	6.4%	83.1%	
Horsell	90.6	97.6%	4.8%	0.2%	7.7%	78.8%	
Knaphill	89.7	99.8%	0.0%	0.1%	4.5%	84.2%	
Maybury Hill & Pyrford South	85.6	92.2%	0.0%	0.4%	10.3%	73.7%	
Mayford & Brookwood	79.0	94.3%	5.5%	0.2%	6.2%	76.2%	
Old Woking & Westfield	95.0	99.6%	9.0%	0.1%	7.8%	81.2%	
Pirbright & Normandy	59.0	88.7%	4.2%	0.3%	11.4%	68.5%	
Sheerwater	89.4	99.6%	0.8%	0.2%	6.0%	82.3%	
St John's	99.2	99.9%	0.0%	0.0%	10.3%	83.9%	
West Byfleet & Pyrford North	91.3	96.4%	0.3%	1.1%	5.9%	74.2%	
Woking Central	90.0	97.0%	13.0%	0.3%	3.2%	80.4%	

Figure 6: Constituency statistics on broadband coverage and speeds in Woking. Data dashboard published May 2021, sourced from Ofcom.

- 5.35 Figure 6 shows that superfast connectivity is good across the majority of the borough, with areas such as Knaphill, Goldsworth Park and St John's benefitting from some of the best coverage and highest speeds. Woking Central benefits from good gigabit availability compared to some of its neighbouring towns (e.g. Guildford Town Centre at 0.6%, 4.6% in Camberley Town Centre), but there is scope for improvement (e.g. 52.7% in Bracknell Town Centre). In contrast, there are areas of the borough where coverage and speeds could be improved, including parts of Maybury Hill and Pyrford South, Mayford and Brookwood, Pirbright and Normandy (mostly falling in Guildford borough), and parts of West Byfleet and Pyrford North.
- 5.36 The Council's emerging Digital Infrastructure Strategy aims to ensure that groups living in the less well connected rural areas of the borough are not left behind, and that the highest quality digital connectivity is accessible and affordable to all residents and businesses across the borough.

- 5.37 The Government's target for gigabit rollout is being delivered through a combination of market led investment by broadband infrastructure providers (e.g. BT Openreach, Virgin etc) and programmes funded by Building Digital UK and SCC to upgrade areas of market failure by retrofitting superfast broadband provision into existing business and residential premises. Project Gigabit directs investment towards hard-to-reach places that would otherwise miss out on the national upgrade led by operators.
- 5.38 Surrey has not been included in the first phase of the Government's Project Gigabit, but is included in Phase 2 with contracts due to start in July 2023. To complement this work and to support pace of delivery there are several other elements to Project Gigabit including the Gigabit Broadband Voucher Scheme to support people experiencing slow broadband speeds in rural areas and help cover the costs of installing gigabit broadband infrastructure to their premises.
- 5.39 It is essential that new build properties and commercial premises are able to access high quality and 'future proofed' broadband connectivity. Planning policies can facilitate this by ensuring that buildings are equipped with high-speed-ready in-building infrastructure. Until such a time that the proposed changes to Part R of the Building Regulations come into force<sup>9</sup> (which aim to support the transition to gigabit capable broadband by 2025), policy DM22 of the Development Management Policies DPD continues to require development proposals, including for homes, employment and main town centre uses, to provide on-site infrastructure to allow for the 'latest broadband technology, including fibre optic broadband technology'. Now that the Superfast Surrey programme has concluded, the aims and objectives of Surrey and Woking's latest digital strategies should be taken into account. The importance of complying with this policy becomes particularly acute when development comes forward in areas of the borough which are less well connected, as identified in Figure 6 above. For gigabit-ready development, the aims of the policy would apply to all development coming forward in all areas of the borough, including that in the Town Centre, to facilitate a borough-wide rollout of appropriate infrastructure.

### **Summary of utility infrastructure requirements**

The IDP Schedule in Chapter 2 has been updated with the latest infrastructure requirements to support growth in the Core Strategy and draft SA DPD, with indicative costs and funding sources where known. Funding opportunities for the delivery of digital infrastructure include the following:

- National productivity Investment Fund for Local Full Fibre Networks
- Challenge Fund
- Gigabit Broadband Voucher Scheme
- Better Broadband Voucher Scheme
- 'Duty to connect' provision
- Developer contributions through on-site provision or section 106/CIL.

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<sup>9</sup> MHCLG, Review of Part R (physical infrastructure for electronic communications) and Part 9A of the Building Regulations (May 2021), available at: <https://www.gov.uk/government/publications/review-of-part-r-physical-infrastructure-for-electronic-communications-and-part-9a-of-the-building-regulations/review-of-part-r-physical-infrastructure-for-electronic-communications-and-part-9a-of-the-building-regulations>

## 6. Green Infrastructure

### Summary of 2018 IDP

6.1 A summary of the 2018 IDP is provided below:

- The 2018 IDP assessed requirements in relation to natural and semi-natural space (including Suitable Alternative Natural Greenspace or SANG), children and teenage provision, parks, gardens, recreation grounds and amenity space, outdoor sports, allotments and green corridors.
- SANGs: additional capacity in the short-term to meet development needs would be provided via ongoing improvements at Horsell Common, White Rose Lane, Brookwood Country Park and Heather Farm SANGs. To meet long-term needs, additional SANG land would be allocated at Byfleet, Brookwood Farm, Westfield Common and Gresham Mill, as per the draft SA DPD.
- Children and teenage provision: alongside refurbishment and improvements to existing facilities across the borough, new provision would be required to meet a shortfall in existing areas, and to serve new development i.e. 6 LEAPs, 1 NEAP and 2 MUGA/Skateparks in accordance with Fields in Trust benchmark standards. Development coming forward on land at West Hall, at Egley Road and as part of the Sheerwater Regeneration scheme would be expected to contribute towards new play facilities to support the population stemming from that development.
- Parks, gardens, recreation grounds and amenity space: enhancements to existing provision would be required in parallel with new provision coming forward as part of new development proposals. Improvements to semi-natural green spaces through SANG delivery and flood alleviation schemes at Hoe Valley and Old Woking will increase access to green space for leisure and recreation; and key requirements have been incorporated into site allocations to deliver on-site measures to support the creation, protection and enhancement of green infrastructure, and to provide suitable levels of amenity space for residential units.
- Outdoor sports: requirements set out in detail in the Playing Pitch and Outdoor Facilities Strategy (2017) and its Action Plan. This provides the evidence base for planning, investment and sports development decisions, and sets out additional provision required to meet growing demand generated by development. On-site provision will be delivered as part of the Sheerwater Regeneration Scheme (2 adult and 1 junior football pitches and a 3G pitch at Bishop David Brown School) and on Nursery land adjacent to Egley Road (2 adult football pitches, a 3G pitch, and floodlit tennis courts) to meet increased demand.
- Allotments: 116 five-rod plots would be required at sites distributed across the borough to meet demand, as per National Society of Allotment and Leisure Gardeners (NSALG) standards.
- Green corridors: ongoing improvements to the GI network would be required, with new development proposals identifying opportunities to connect to and enhance the network as per policy DM1 of the Development Management Policies DPD, and in accordance with key requirements incorporated into policies of the draft SA DPD.

### Updated Position

6.2 The following sources have been used to populate this section:

Information Sources
Draft Site Allocations DPD and Schedule of Main Modifications (September 2020)
Infrastructure Delivery Plan and Schedule, April 2018
Correspondence and meetings with the Council's Green Infrastructure team, local Residents Associations and Neighbourhood Forums.



Draft revised Thames Basin Heaths SPA Avoidance Strategy (2021) (unpublished)
Woking Borough Council Natural Woking Biodiversity and Green Infrastructure Strategy (2016) and supporting documents, available at: <a href="https://www.woking.gov.uk/nature-and-sustainability/natural-woking">https://www.woking.gov.uk/nature-and-sustainability/natural-woking</a>
RSK ADAS Ltd, Improvement Plan for Great Crested Newts Westfield Common (January 2020), available at: <a href="https://www.woking.gov.uk/sites/default/files/documents/Woking/NatureSustainability/Improvement%20Plan%20for%20Great%20Crested%20Newts%20-%203rd%20year%20review_Jan%202020.pdf">https://www.woking.gov.uk/sites/default/files/documents/Woking/NatureSustainability/Improvement%20Plan%20for%20Great%20Crested%20Newts%20-%203rd%20year%20review_Jan%202020.pdf</a>
Basingstoke Canal Authority Conservation Management Plan (third edition, 2018-2028), available at: <a href="https://www.hants.gov.uk/thingstodo/countryparks/basingstokecanal/canalauthority">https://www.hants.gov.uk/thingstodo/countryparks/basingstokecanal/canalauthority</a>
Correspondence and meetings with the Basingstoke Canal Society
Fields in Trust Guidance for Outdoor Sport and Play (November 2020), available at: <a href="https://www.fieldsintrust.org/Upload/file/guidance/Guidance-for-Outdoor-Sport-and-Play-England.pdf">https://www.fieldsintrust.org/Upload/file/guidance/Guidance-for-Outdoor-Sport-and-Play-England.pdf</a>
Surrey Nature Partnership (September 2019) Biodiversity Opportunity Areas, Appendix 9: River Biodiversity Opportunity Area Policy Statements, available at: <a href="https://surreynaturepartnership.files.wordpress.com/2019/10/appendix-9_river-biodiversity-opportunity-area-policy-statements.pdf">https://surreynaturepartnership.files.wordpress.com/2019/10/appendix-9_river-biodiversity-opportunity-area-policy-statements.pdf</a>
Planning application documents for Sheerwater regeneration area and Broadoaks Park, available at <a href="http://www.woking.gov.uk">www.woking.gov.uk</a>

## Delivery Update

- 6.3 The benchmark standards put forward by the Thames Basin Heaths SPA Avoidance Strategy, Fields in Trust guidance, and NSALG guidelines used in the 2018 IDP assessment have not changed, and in the main, the infrastructure requirements identified and summarised in the 2018 IDP Schedule remain valid. The Green Infrastructure team and SANG Officers have provided the following updates on progress with this infrastructure delivery since the publication of the 2018 IDP.

## Natural and semi-natural green space, including SANGs

- 6.4 All residential development proposals are expected to mitigate against the impact of development on natural and semi-natural greenspace, including Special Protection Areas (SPAs) and Special Areas of Conservation (SACs). New residential development is only permitted within 400m and 5km of an SPA on the condition that a contribution is made towards the delivery of Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM), in accordance with policy CS8 of the Core Strategy. Key requirements have also been incorporated into relevant site allocation policies in the draft SA DPD to reiterate this requirement.
- 6.5 SANGs are areas of semi-natural, open land which have been identified for enhancement so that they can be made more accessible to visitors for recreation and dog-walking, and in turn, lessen the impact on areas of the borough which are designated to protect the most seriously threatened habitats and species.
- 6.6 The location of operational SANGs in Woking has not changed since the publication of the 2018 IDP. However, SANG 'unallocated capacity' has decreased from 1,431 to 809 dwellings as new development has come forward. Table 3 provides an updated assessment of remaining unallocated capacity as at June 2021.

Name of SANG site	Size (ha)	Catchment (km)	Total SANG capacity (no. of dwellings)	Remaining unallocated capacity (no. of dwellings)	Remaining unallocated capacity (no. of dwellings)

				as at June 2017)	as at June 2021)
Brookwood Country Park	20	4	1036	425	288
White Rose Lane	8.2	2	425	37	47 <sup>10</sup>
Horsell Common, Monument Road	28	5	1451	124	37
Heather Farm	24.63	5	1276	420	59
Gresham Mill (First SANG)	9.9	2	513	425	378
<b>TOTAL</b>				<b>1,431</b>	<b>809</b>

Table 3: Unallocated SANG capacity of existing sites, as at June 2021

- 6.7 The latest figures demonstrate that there is capacity to provide avoidance/mitigation for around 809 dwellings. This is equivalent to around 3 years' supply (based on an average of 292 dwellings per annum). This takes the Council up to mid-2024, after which, the Council will require additional SANG sites if it is to deliver the housing need towards the end of the Core Strategy period.
- 6.8 The following new SANGs have been identified to increase capacity, with an update on delivery indicated where available:
- **Byfleet SANG** – 15.43ha site (ref. GB12), which could provide access to semi-natural greenspace and SPA mitigation for approximately 799 dwellings. This would improve coverage to the east of the borough. This project could be designed as part of the is identified for delivery as part of the Sanway-Byfleet Flood Alleviation Scheme, led by pending further discussion with the Environment Agency, which is due to begin in 2023 and complete in Autumn 2024 subject to funding. The site allocation policy identifies the need for a SANG Proposal and SANG Management Plan to address accessibility via the incorporation of pedestrian/cycle links. Community groups in the area have identified an opportunity to improve public access to the site via Murray's Bridge, subject to the necessary consents from the landowner.
  - **Brookwood Farm SANG** (ref. GB13) – the Council has extended the proposed SANG site (originally designed to serve the new development of 297 dwellings at Brookwood Farm) to 26ha, incorporating the wider landscape to the south of the site, and its intended capacity will increase to 1050 dwellings, subject to further advice from Natural England. It is intended that the SANG be delivered as part of a phased approach, with the original SANG opening later in 2021 or early 2022.
  - **Westfield Common SANG** – 10.59ha site (ref. GB14) to provide capacity for around 549 dwellings, subject to Natural England advice.
  - **Second SANG at Gresham Mill** (ref. GB16) – 9.52ha site to provide around 493 dwelling SPA mitigation capacity, subject to Natural England advice.
  - **Horsell Common SANG extension** (not allocated as part of draft SA DPD) – it is proposed that additional land parcels alongside the existing Horsell Common SANG could be brought into use, providing capacity for 749 dwellings. A SANG design covering the whole site has been prepared, and associated costs are being estimated. The Council continues to work with Natural England and the Horsell Common Preservation Society to progress the scheme, with a view to deliver the project later this year.
- 6.9 The latest draft SA DPD (Main Modifications version, September 2020) identifies around 89.93ha of land which has the potential to be transformed into SANG. Together with the 14.49ha extension at Horsell Common, this amount of land is higher than the identified shortfall in capacity, and the Council is confident that the combination of existing and

<sup>10</sup> An increase in capacity may reflect an unimplemented planning permission.

new sites will ensure that there is sufficient SANG land to meet the projected growth within the borough to 2027.

6.10 Existing and proposed SANGs are illustrated on the following map.

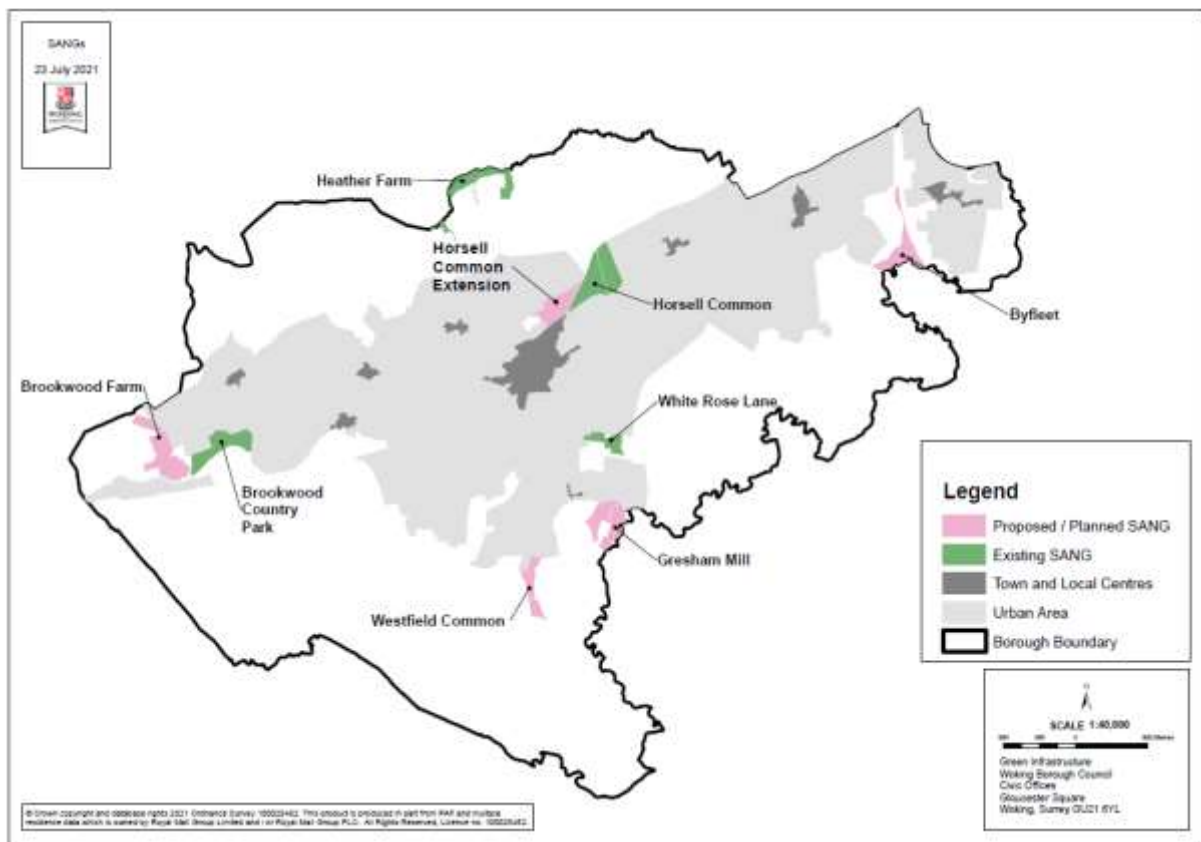


Figure 7: Existing and proposed/planned SANGs as at June 2021

6.11 The Community Infrastructure Levy (CIL) continues to be the primary means of securing developer contributions towards SANG provision. The internal WBC SANG Officer Task Group continues to monitor SANG provision, as well as management and funding of SANG.

6.12 The IDP Schedule in Chapter 2 has been updated to reflect progress with SANG delivery, and with the Council's Great Crested Newt (GCN) pilot project. One of the main aims in Natural Woking, the Council's green infrastructure strategy, is to support the UK's achievement of 'favourable conservation status' for its protected habitats and species. To support this objective, WBC is working with Natural England to minimise the risk of GCN habitat loss to new development, and at the same time help the delivery of development by easing constraints on the layout and design of development land. To ensure any unavoidable losses are offset, the project creates new/improved habitat to provide strongholds for the local GCN population. It also seeks to minimise the risk of delays to development and associated cost implications through a streamlined GCN licensing process. Since the project began, new and improved habitat has been delivered at Westfield Common. The Council is working with Natural England to identify future opportunity areas to increase the capacity of the borough's green infrastructure to accommodate GCN populations.

## Play Areas

- 6.13 Policy CS17 of the Core Strategy continues to require all proposals for new residential development (other than replacement dwellings) to contribute towards the provision of open space and green infrastructure, including children's play areas and outdoor recreational facilities for young people; and outdoor sports facilities. Developers will be expected to contribute to provision through CIL and/or S106, or through on-site provision on larger sites.
- 6.14 In order to increase the capacity of play areas to meet development needs, the Council continues to aim to meet the shortfall in play provision in areas of the borough identified in the 2018 IDP<sup>11</sup>; continues to refurbish existing provision; – and continues to expect new developments to provide provision on-site where appropriate. The Fields in Trust benchmark standards have not changed since the 2018 IDP was published, and the findings in the 2018 IDP remain valid.
- 6.15 The number of play areas for younger and older children is similar to that presented in the 2018 IDP. The Council manages 42 play areas across the borough, including Cowshott Crescent which is just outside the borough:
- 5 LAPs;
  - 26 LEAPs (the Byfleet Recreation Ground LEAP has been removed as planned when the new play area was built – play provision in Byfleet remains at the recommended level as the new play area is a NEAP, which caters for younger and older children);
  - 11 NEAPs;
  - MUGAs at 10 locations (the 2no. MUGAs at Hoe Valley have now been delivered);
  - Skate parks at 5 locations (reduced from 6 locations, as the skate ramp was removed at Goldsworth Park);
  - Stand-alone equipment at 17 locations.
- 6.16 Improvements to existing play areas helps support more intensive use arising from population growth. ~~The Council's refurbishment programme is ongoing, and t~~The capacity and quality of play areas have been improved at the following locations since the 2018 IDP was published:
- West Byfleet Recreation Ground NEAP: refurbishment and expansion of the play area to increase capacity was completed in April 2019, at a cost of c.£65k from the Council's investment programme and Surrey County Council's Community Improvement Fund, facilitated by local residents.
  - Sanway Road LEAP: in 2021, additional equipment was provided using a combination of neighbourhood CIL funding and SCC's Community Improvement Fund (c.£9k).
  - Loop Road LEAP: works have commenced to bring the equipment in line with the latest regulations, and to increase the provision of inclusive, wheelchair accessible play equipment. The project will commence in September 2021, at a cost of c.£130k (identified in the Council's investment programme). Improvements at this play area will help accommodate needs arising from development on land allocated at Woking Football Club (ref. UA42), and meet the shortfall of provision at this location as identified in the 2018 IDP.
  - Borough-wide skate park refurbishments – in Spring/Summer 2020, £40k was invested in the refurbishment of skate parks across the borough. No significant works are anticipated to 2027, although ongoing maintenance and minor repairs will be required periodically.

<sup>11</sup> Children's play space was considered to be limited in Brookwood (Brookwood Lye Road area); parts of West Byfleet and Byfleet (e.g. north of Parvis Road); St John's Ward (St John's Road area); Mount Hermon Ward; and Pyrford Ward. Teenage provision was considered to be limited in Pyrford, Horsell, St John's Lye and Loop Road/St Peter's Recreation Ground.



6.17 The Council is currently reviewing its play area refurbishment programme, which will take into account how planned development might affect existing infrastructure – particularly those play areas serving the growth areas of the borough (see Figure 8 below). The refurbishment programme will identify priority play areas for investment, and these will be reflected in future updates to the IDP. The following existing play areas have been prioritised for investment over the plan period, subject to the identification of additional funding (including the availability of S106 and CIL funds):

- **First priority:** Horsell Moor LEAP, Oakfield LEAP, Sutton Green LEAP: improving play provision at Horsell Moor will help accommodate needs arising from growth via allocated sites in the Town Centre;
- **Second priority:** Alpha Road LEAP, Coresbrook Way LEAP, Cubitt Way LEAP, Percheron Drive LEAP, Vale Farm Road LAP, Hampton Close LAP, Walton Court LEAP, Waters Park LEAP and Wheatsheaf NEAP: improving play provision at Vale Farm Road LAP, Wheatsheaf NEAP and Walton Court LEAP will help accommodate needs arising from growth via allocated sites in the Town Centre.

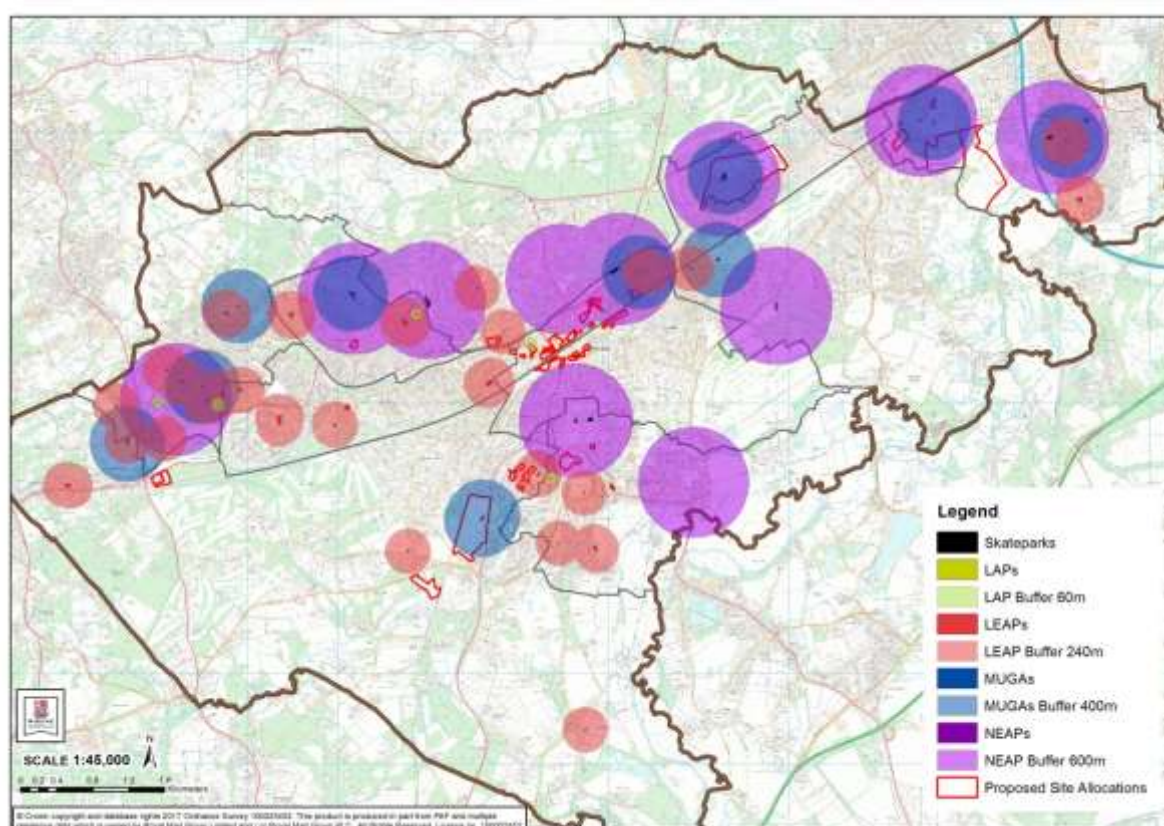


Figure 8: Existing Play Provision and Proposed Site Allocations

6.18 As per 2018 IDP findings, development coming forward on allocated sites at land surrounding West Hall (ref. GB9) and at Egley Road (ref. GB7) would be expected to provide play facilities in accordance with the Fields in Trust guidance, to support the population arising from new development.

6.19 Development coming forward on the following sites, which have achieved planning consent, will also increase the capacity of the borough's play areas to meet growing needs:

- **GB10 Land at Broadoaks, West Byfleet:** a community play area is being constructed which would deliver a LAP play area for use by new and existing residents in the area, to be maintained by the Estate Management Company.

- **UA24 Land within Sheerwater Priority Place, Albert Drive:** there is one formal play facility within the site which is located on the recreation ground. The proposed masterplan for the scheme includes a central linear park, which will provide a NEAP, LEAP, and 3no. LAPs. In addition, the neighbourhood green areas (parks and gardens (informal amenity areas)) will also include new play provision in the form of 2no. further LEAPs and 3no. LAPs. A further local area of play would also be provided within a separate communal area. A new, floodlit MUGA and BMX/skatepark is also proposed. This proposed play provision, catering for a range of ages, would represent a significant improvement above the existing limited provision. Distributed across the development area, the play spaces will maximise accessibility to children across the development and improve natural surveillance of these areas. Commencement of the next phase of development is due October 2022.

6.20 As well as formal play areas, development proposals coming forward on sites in the Town Centre will be expected to consider how play space could be incorporated into the public realm, through informal play trails and playable furniture/sculpture for example.

### **Parks, gardens, recreation grounds and amenity green space**

6.21 The 2018 IDP reported that the focus to meet future development needs would be on improving the quality and accessibility of existing provision, supplemented by new green infrastructure coming forward on-site as part of new development proposals. The GI coming forward should also seek opportunities to connect to the wider GI network, in accordance with policy DM1 of the DMP DPD.

6.22 Preceding chapters report on progress with delivering improvements to semi-natural green spaces such as through SANG maintenance/establishment, and flood alleviation schemes, which will increase capacity for leisure and recreation. The Council will seek additional provision of parks and gardens (i.e. the creation of new spaces) where appropriate and when the opportunity arises. This will be facilitated by key requirements in the Site Allocations DPD which require development proposals to include proportionate on-site measures to support the creation, protection, enhancement and management of green infrastructure, which could potentially include parks, gardens, recreation grounds and amenity green space depending on the scale of each proposal.

6.23 In addition to the site allocations for SANG provision, as detailed above, the following site allocations have been identified where there is potential to significantly increase the capacity of the borough's green infrastructure for amenity, wildlife, leisure and recreation, and to improve the borough's GI network:

- **GB9 Land surrounding West Hall, West Byfleet:** there is estimated to be approximately 4.7ha developable area for public open space and new green infrastructure to be integrated into the site. A supporting statement should be submitted with any planning application setting out how the development addresses criteria for new and enhanced green infrastructure in accordance with policy DM1: *Green infrastructure opportunities*. There is potential for Green Belt land to the east of the site, which is within the same ownership, to provide additional green infrastructure to serve the development which would act as a buffer to the Wey Navigation corridor. Additional key requirements set out how large areas of woodland, protected trees, traditional orchard and parkland should be retained and strengthened where possible; and that the design and layout of the site should incorporate new or improved open space for leisure and recreation, other forms of green infrastructure and appropriate landscaping. Key requirements also emphasise how improved connection of GI assets within and surrounding the site should be achieved (such as Old Wood, Dodds Wood,

Tins Wood and private gardens), and how opportunities to achieve Biodiversity Opportunity Area objectives for priority habitats within and surrounding the site (such as habitats at the proposed Byfleet SANG, ref. GB13) should be embraced. Taking the latest Fields in Trust recommendations<sup>12</sup> into account, the following table provides an indication of requirements for informal outdoor space needs generated by this site allocation:

Open space typology	Quantity guideline (ha per 1000 population) <sup>13</sup>	Walking guideline
Parks and gardens (formal green spaces including urban parks, country parks, forest parks, formal gardens)	1.1ha	710m
Amenity green space (informal recreation spaces, communal green spaces in and around housing, and village greens)	0.83ha	480m
Natural and semi-natural (woodland, scrub, grassland, wetland, open and running water, and open access land)	2.49ha	720m
<b>Total</b>	<b>4.42ha</b>	

This figure is broadly in line with the amount of land allocated by site allocation GB9 (4.7ha) for public open space and new green infrastructure to be integrated into the site. The figures are indicative and will vary once the nature of the proposed development is known, and once a detailed assessment of accessible green space within and surrounding the site is conducted as part of the development management process.

- GB10 Land at Broadoaks, West Byfleet:** approved plans for development at the Broadoaks site (ref. GB10) include a significant amount of open, green space (estimated to constitute 45% of the site). The scheme, which has commenced, includes formal landscaped gardens that run north to south throughout the site, offering residents the benefit of outdoor communal space. The proposal also retains a significant number of trees and a green corridor which connects the site to adjacent open spaces and residential gardens.
- UA24 Land within Sheerwater Priority Place, Albert Drive:** allocated for uses including open space, leisure and recreational facilities. Detailed planning consent has been achieved for the earlier phases of the scheme, and outline planning consent has been achieved for the scheme as a whole. The majority of the parks and gardens space (informal amenity space) would be relocated to the centre of the proposal site to create a large central park forming a significant east-west green corridor, connecting the canal towpath in the west to the sports facilities in the east of the site. Further green spaces/streets link the north to south from the central park to create a network of green infrastructure including tree lined streets, podium streets and pedestrian friendly shared streets. The central park would also extend northwards to link to one of the existing canal towpaths, and would contain an trim trail. The whole of the central park, classed as parks and gardens, would extend to some 2.848ha, which is larger than the existing parks and gardens space provided by the recreation ground (2.044ha). Every new dwelling will be within 300m of the closest part of the central park, satisfying the Accessible Natural Greenspace Standards (ANGSt) as per Core Strategy requirements. Outside of the central park there will be smaller areas for

<sup>12</sup> Fields in Trust (2015), Guidance for Outdoor Sport and Play, available at: [www.fieldsintrust.org/guidance](http://www.fieldsintrust.org/guidance).

<sup>13</sup> Based on average household size for Woking of 2.49 persons per dwelling, and an indicative yield of 555 dwellings.



informal amenity use, as well as 1.85ha of natural and semi-natural greenspaces, including urban woodland. Figure 8 below shows the site-wide open space incorporated into the scheme. Any detailed planning consent for the remaining phases will need to take into account key requirements in the SA DPD which seek to improve green infrastructure connectivity, accessibility to the canal towpath for recreation, and to include on-site measures to support the creation, protection, enhancement and management of local biodiversity and green infrastructure, including high quality open spaces and play facilities.

Figure 998: Open space proposals for the Sheerwater Regeneration Scheme. Source: planning application ref: PLAN/2018/0337, submitted by Thameswey Development Ltd, 2018.

- GB7 Nursery Land adjacent to Egley Road, Mayford:** part of the allocated land has already been developed for the school and recreation facilities. The design, layout and landscaping of the residential development for the remainder of the site will be required to take into account the desirability of maintaining a sense of visual separation between Mayford and the rest of the urban area. The extent to which this is achieved will be assessed through the development management process. The site allocation policy includes key requirements which seek to retain and strengthen where possible any trees and groups of trees of amenity and/or environmental value, including protected trees and the wooded area to the south of the site; to incorporate new or improved open space for leisure and recreation, green infrastructure and landscaping; and to retain, enhance and create features of nature conservation value and connections to the wider green infrastructure network. Taking the latest Fields in Trust recommendations<sup>14</sup> into account, the following table provides an indication of requirements for informal outdoor space needs generated by this site allocation:

Open space typology	Quantity guideline (ha per 1000 population) <sup>15</sup>	Walking guideline
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<sup>14</sup> Fields in Trust (2015), Guidance for Outdoor Sport and Play, available at: [www.fieldsintrust.org/guidance](http://www.fieldsintrust.org/guidance).

<sup>15</sup> Based on average household size for Woking of 2.49 persons per dwelling, and an indicative yield of 118 dwellings.



Parks and gardens (formal green spaces including urban parks, country parks, forest parks, formal gardens)	0.24ha	710m
Amenity green space (informal recreation spaces, communal green spaces in and around housing, and village greens)	0.18ha	480m
Natural and semi-natural (woodland, scrub, grassland, wetland, open and running water, and open access land)	0.53ha	720m
<b>Total</b>	<b>0.95ha</b>	

The figures are indicative and will vary once the nature of the proposed development is known, and once a detailed assessment of accessible green space within and surrounding the site is conducted as part of the development management process. The existing provision of a significant amount of formal recreation space on the site would also be taken into account.

- **GB17 Woking Palace, Carters Lane:** the Council acknowledges the potential to create new heritage parkland/country park at this site, which would remain in the Green Belt and would be keen to work in partnership with the landowner and other key stakeholders to achieve this aim. The latest, modified SA DPD identifies the need for a development brief for the Woking Palace site to be produced by the Council, with the involvement of other landowners to address deliverability issues in bringing forward the site. The Council considers there to be an opportunity to bring the monument and its adjoining grounds into active use, which would encourage visitors and add vitality to the heritage asset. It would also increase the capacity and accessibility of the borough's open space to meet future needs.

## Outdoor Sports Provision

6.24 The 2018 IDP pointed to the Playing Pitch and Outdoor Facilities Strategy and its Action Plan, 2017-2027, as the primary source of information regarding current and projected future need and how provision would be improved and increased accordingly. The strategy took into account the planned growth in the Core Strategy of 292 dwellings p.a, and assumed average household sizes of 2.49 persons per dwelling as per 2011 Census data. The strategy assesses in detail where there is enough accessible and secured community use provision to meet future demand to the end of the Plan period, and identifies specific infrastructure requirements to meet projected needs, summarised in the following table:

Type of pitch	Number required
Adult football	2
Junior 11v11	3
Junior 9v9	3
Mini 7v7	4
Cricket	0
Adult rugby	1
Full size 3G Football Turf Pitch	4
Full size Artificial Grass Pitch for hockey	1
Tennis	0
Bowls	0
Athletics	0

Table 4: Overall assessment of requirements to 2027 for playing pitches. Source: Playing Pitch & Outdoor Facilities Strategy 2017-2027

6.25 Meeting this demand would not always require provision of new pitches on new land. In the first instance, new pitches should be accommodated at existing sites either through increasing capacity of existing pitches, or providing new pitches on spare land at existing sites. Developer contributions for new provision should be assessed on this basis.

6.26 The following table provides an update since the 2018 IDP was produced, and describes how provision has been increased and improved in accordance with the strategy in order to meet growing needs from planned development in the Core Strategy and draft Site Allocations DPD.

Approach	Progress to date	Future plans
New pitches on new land, including on sites allocated in the Site Allocations DPD	<ul style="list-style-type: none"> <li>• UA24 Land within Sheerwater Priority Place – the first phase of the permitted regeneration scheme saw the development of new outdoor sports facilities for use by local community (including new residents generated by development) and the school. Due to open in September 2021, outdoor infrastructure includes: <ul style="list-style-type: none"> <li>• 1no. 3G football pitch (floodlit with seating)</li> <li>• 1no. junior grass rugby pitch</li> <li>• 200m grass running track</li> <li>• 2no. grass football pitches (1no. under 16, 1no. under 13/14 11-a-side pitch)</li> <li>• 1no. artificial cricket square and 2no. cricket practice nets (available May 2022)</li> <li>• Loss of recreation ground (not formally set out as playing pitches) mitigated by re-provision at Egley Road (see below).</li> </ul> </li> <li>• GB7 Nursery land at Egley Road – Woking Athletics Club facilities previously located in Sheerwater have now been re-provided as part of the new development at Egley Road, which opened in September 2018. This is an enlarged and improved facility. Infrastructure includes: <ul style="list-style-type: none"> <li>• 1no. eight lane all-weather track, with areas for track and field sports</li> <li>• 2no. grass sports pitches (1xadult, 1xjunior) accessible to community</li> <li>• 3no. all-weather 5-a-side artificial grass pitches accessible to community.</li> </ul> </li> </ul>	<p>The new outdoor provision at Egley Road and Sheerwater have delivered some of the requirements identified in Table 4 above, and will meet needs generated by new housing at these sites. The new athletics facilities result in a 33% increase in available training space which caters for growth of the sport across the borough to 2027.</p> <p>The strategy identifies Land surrounding West Hall, Parvis Road, West Byfleet (ref. GB9) as having potential space for on-site pitch provision. A sequential test will be applied – if needs cannot be accommodated through increasing existing pitch capacity or through new pitches at existing sites, then new on-site provision will be sought.</p>
Increasing the capacity of existing pitches by improvements to pitch quality and/or changing facilities	<ul style="list-style-type: none"> <li>• In Summer 2019, 4no. refurbished 3G football pitches were installed at Woking Leisure Centre to replace the existing surfaces.</li> <li>• Improve 'standard' rated football pitches at Brookwood Country Park (improve drainage), Alpha Road, and at Goldsworth Park Recreation Ground.</li> <li>• Improve cricket pitch quality at Wheatsheaf, Brookwood and Byfleet Recreation Grounds, and Westfield &amp; District Sports Club, to increase capacity.</li> <li>• Renovate all non-turf wickets at Waterers Park, West Byfleet, Brookwood, Byfleet and Wheatsheaf Recreation Grounds, St John's Lye, Goldsworth Park and Woking Park.</li> <li>• Improve changing facilities at Brookwood Recreation Ground, Byfleet Recreation Ground, Wheatsheaf Recreation Ground, St Peter's Recreation Ground.</li> </ul>	<p>West Byfleet Neighbourhood Forum has identified a need to refurbish and maintain existing facilities at the recreation ground in order to meet needs arising from future development in the area, including the tennis courts, pavilion and cricket square. Facilities could be better accessed and connected by installing a perimeter path around the recreation ground, for use by all ages.</p>

	<ul style="list-style-type: none"> <li>• Improved kitchen/catering area for Goldsworth Park Clubs.</li> <li>• Improved changing facilities to serve rugby pitches at Byfleet Recreation Ground.</li> <li>• Enlargement of changing facilities at Woking Hockey Club.</li> <li>• Increasing usage and enhancing tennis courts in parks: <ul style="list-style-type: none"> <li>▪ Woking Park tennis courts were identified by the Lawn Tennis Association (LTA) as having significant potential for upgrading to all-year round coaching and community tennis. All five courts have been refurbished with new surfacing, new fencing, key code entry, wheelchair access, and new nets at a total project cost of c.£235k, partly funded by the LTA and by WBC. The project contributes towards meeting the significant latent demand for tennis participation identified in the strategy.</li> </ul> </li> </ul>	
Securing access to existing pitches which do not have community use e.g. at secondary schools (pitches at primary schools often occur singly and as such are not viable options for community clubs)	<ul style="list-style-type: none"> <li>• The 2015 planning permission for the Sheerwater Regeneration scheme includes public access to the six existing tennis courts within Bishop David Brown School grounds.</li> <li>• A new full size 3G ATP has been completed at Woking College, with a new pavilion near completion. The pitch will be managed by Cardinals in the Community, associated with Woking Football Club. The project, costing c£2m, was funded by S106 contributions, grant contributions from the Football Foundation and London Marathon Trust, and by borrowing. The project helps address the shortfall of 3G ATP identified in the strategy, and the need of local clubs for all weather surface training areas. Expected to complete mid-October 2021.</li> </ul>	

6.27 The Council continues to progress the actions in the Playing Pitch and Outdoor Facilities Strategy, in partnership with local community groups.

### Allotments

6.28 Since publication of the 2018 IDP, the number of allotments sites and plots available has remained largely static, but the number of people on waiting lists indicates an increase in demand (from a total of 53 people in August 2017 to 282 people in August 2021). There has been a consistent increase in waiting list numbers since the start of the Covid 19 pandemic, which reflects national trends: a survey conducted by The Association of Public Service Excellence<sup>16</sup> showed that demand for allotments is high, and almost 90% of members reported that the pandemic had caused an increase in demand.

6.29 The Council will continue to monitor demand, as numbers are expected to decrease during the Autumn period (waiting lists are typically highest during the summer period) and as Covid 19 restrictions ease. Having delivered the allotment site at Carthouse Lane in Horsell, there are currently no plans to introduce new or additional allotment plots directly by the Council, but the Council will continue to support community groups and developers in contributing to an increase in allotment capacity to meet demand, be this

<sup>16</sup> APSE (September 2020) 'State of the Market Survey 2020: Local Authority Allotment Services, available at: <https://www.apse.org.uk/apse/index.cfm/members-area/briefings/2020/20-79-allotments-state-of-the-market-survey-2020/>

through reconfiguration of existing plots, designing in opportunities for on-site food-growing via development proposals, through off-site provision through S106 agreement or CIL funding, or through other initiatives such as community garden schemes.

- 6.30 As part of the Sheerwater Regeneration Scheme (SA DPD ref. UA24), outline proposals include the redevelopment of existing areas of amenity grassland to provide a series of 'pocket parks' that combine opportunities for play and community productive growing. The proposal includes podium gardens which could include raised planting beds. Detailed design of the scheme is ongoing.
- 6.31 The 2018 IDP assessed that planned growth in the borough to 2027 would lead to a requirement for 63.5 additional standard-size plots or 127 five-rod plots at sites distributed across the borough to meet demand, at a cost of approximately £319,151 (excluding any land acquisition costs). Open Spaces, which can include allotments, community gardens and urban farms, continue to be identified as a priority type of infrastructure intended to be funded through CIL receipts on the latest Infrastructure Funding Statement (December 2020). New development coming forward will continue to be expected to contribute to Open Space infrastructure on-site or via CIL or S106 contributions where relevant.
- 6.32 The 2018 IDP highlighted opportunities for future allotment provision at the following areas, which remains accurate:
- Horsell East and Woodham
  - St John's and Hook Heath
  - Mount Hermon West
  - Kingfield and Westfield
  - Mayford and Sutton Green
  - Pyrford.

### **Green Corridors**

- 6.33 The NPPF defines Open Space as "all open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity" (NPPF glossary).
- 6.34 The 2018 IDP identifies Basingstoke Canal, the River Wey and Hoe Valley stream as three of the most important open spaces/green corridors in the borough, because they provide opportunities for relaxation, social interaction, sport and recreation, which in turn contribute to mental and physical wellbeing. They are also critical for wildlife, help maintain water and air quality and reduce flood risk.
- 6.35 The importance of these green corridors has been brought into focus during the Covid 19 pandemic, with Basingstoke Canal Authority reporting a significant increase in use of the waterway and the towpath. The nature conservation, recreation and amenity value of the canal is described in detail in the Basingstoke Canal Authority's Conservation Management Plan 2018-2028<sup>17</sup>. It also describes how towpath usage – which can increase due to pressure from new housing – is less influential on the channel ecosystem. High visitor numbers are not considered to be a major factor in conservation management of the SSSI. Locally, areas associated with very high recreational use for angling or dog walking are associated with water's edge vegetation damage and eroded banks, so that maintenance and strengthening are required. However, most erosion

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<sup>17</sup> Available at: <https://documents.hants.gov.uk/ccbs/basingstoke-canal/conservationmanagementplan.pdf>

comes from wind-created wave action and boat wash and the protected vegetation planting measures used to arrest this can be equally employed for local damage from the landward side. A 2016 survey of wetland flora of the canal concluded that there is no single overriding factor causing the reduction of species in the canal, but potential factors which may contribute towards the SSSI's unfavourable condition include leaf litter from tree growth, lack of light reaching the surface (caused by tree growth, bankside vegetation and aspect), and resuspension of silt from the canal bed caused by quantity and different types of siltation and continued use by powered boats. The Management Plan identifies a series of actions to reverse the declining condition and diversity of the waterway – the majority of which would be undertaken by the Basingstoke Canal Authority and/or Surrey County Council, drawing on a range of funding streams from partner contributions to grants.

- 6.36 Notwithstanding this finding, various infrastructure schemes have been identified in previous chapters which will contribute towards the enhancement of the borough's green corridors, and accessibility to them, including new and improved SANGs, flood alleviation schemes and Local Cycling and Walking Infrastructure Plan schemes.
- 6.37 There will also be opportunities for direct enhancement of existing provision through development coming forward on the following allocated sites, as expressed in key requirements included in the site allocation policies:
- UA19: Timber Yard, Arthurs Bridge Road/Horsell Moor – opportunity to support the creation, protection, enhancement and management of local biodiversity and green infrastructure, with particular regard to the canal;
  - UA24: Land within Sheerwater Priority Place – opportunity to improve pedestrian and cycle accessibility to the canal towpath, and to enhance existing biodiversity and green infrastructure assets, which includes the canal;
  - UA27: Monument Way West Industrial Estate – opportunity to support the creation, protection, enhancement and management of local biodiversity and green infrastructure, with particular regard to the canal;
  - UA40: Camphill Tip, West Byfleet – opportunity to improve the environmental quality of the adjacent Rive Ditch and Basingstoke Canal;
  - GB9: Land surrounding West Hall, Parvis Road – opportunity for land adjacent to the site, which is within the same ownership, to act as a buffer to the Wey Navigation corridor and contribute towards BOA objectives (BOA R04: River Wey (& tributaries)<sup>18</sup>).
- 6.38 Development at these and other relevant sites should also pay regard to detailed analysis of existing open space, and opportunities to enhance these spaces, set out in locally adopted Neighbourhood Plans.
- 6.39 As a form of open space, the borough's green corridors/blue infrastructure should continue to be considered a priority form of infrastructure which can attract CIL funding should enhancements be required as a result of the impacts caused by cumulative development and associated population increase. This is particularly the case where green corridors are situated in proximity to the growth areas of the borough, such as the Town Centre and Sheerwater (potential impacts on Basingstoke Canal); and the Byfleets (potential impacts on the Wey Navigation, Basingstoke Canal and Rive Ditch).

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<sup>18</sup> Surrey Nature Partnership (September 2019) Biodiversity Opportunity Areas, Appendix 9: River Biodiversity Opportunity Area Policy Statements, available at: <https://surreynaturepartnership.files.wordpress.com/2019/10/appendix-9-river-biodiversity-opportunity-area-policy-statements.pdf>