



# Woking Borough Council

## Woking Site Allocations Development Plan Document (DPD)

### Schedule of Proposed Proposal Map Modifications to the Regulation 19 consultation document

September 2020



Produced by the Planning Policy Team

For further information please contact:

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## **Schedule of Proposed Proposal Maps Modifications to the Regulation 19 Consultation Site Allocations DPD**

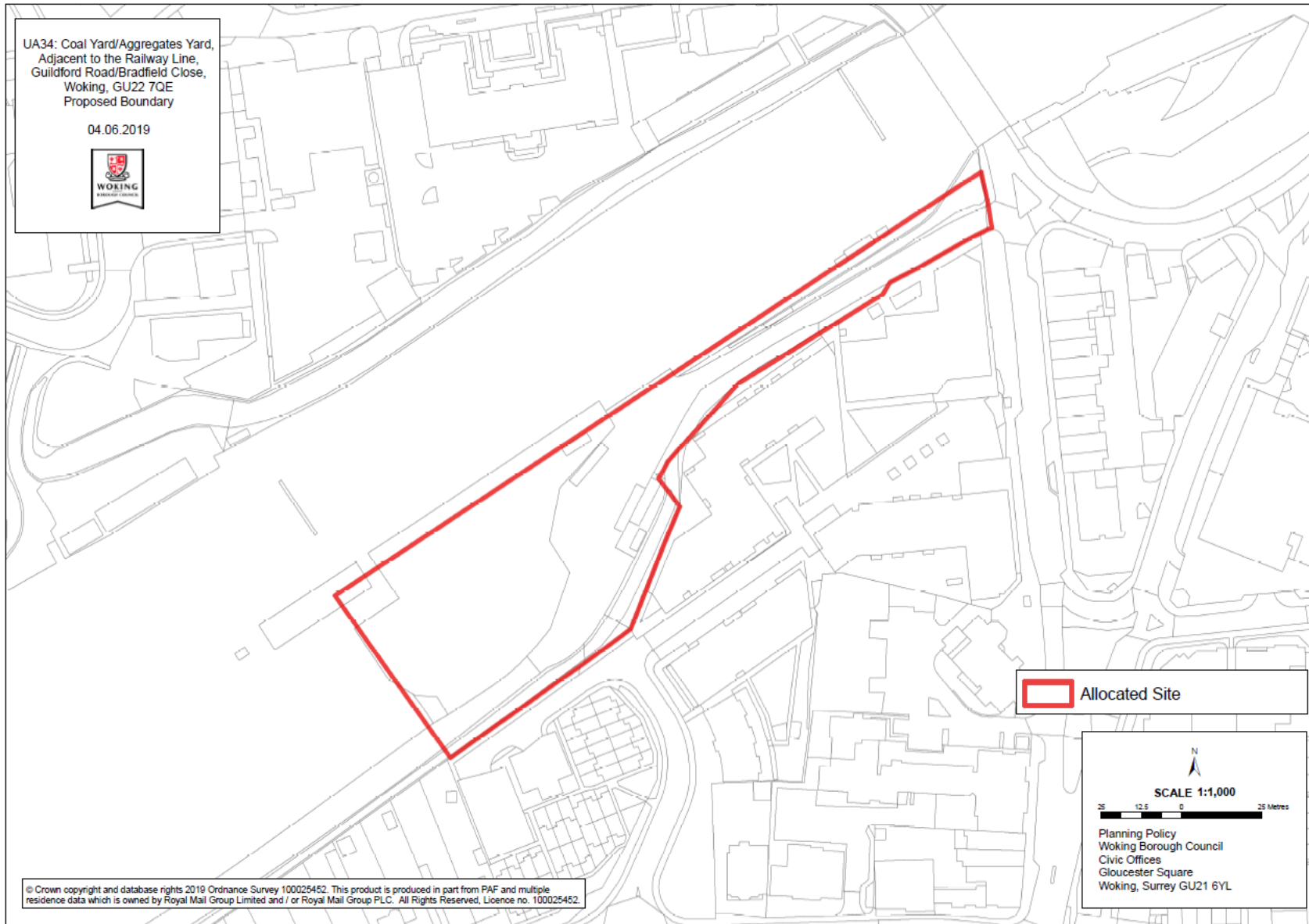
**All page, policy and paragraph references refer to the Woking Borough Council Site Allocations Development Plan Document and Proposals Map, Regulation 19 Consultation version, published for consultation on 5<sup>th</sup> November 2018. The examination reference for the DPD is WBC/SA/001, and the Proposals Map is WBC/SA/001A.**

The Proposals Map is not defined in legislation as a development plan document, and the Inspector therefore has no powers to recommend main modifications directly to it. However, a series of modifications have been made to the map as it illustrates geographically the application of policies in the Site Allocations DPD. These modifications have been listed in the schedule below. To ensure fairness, these are also subject to consultation alongside the main modifications to the DPD.

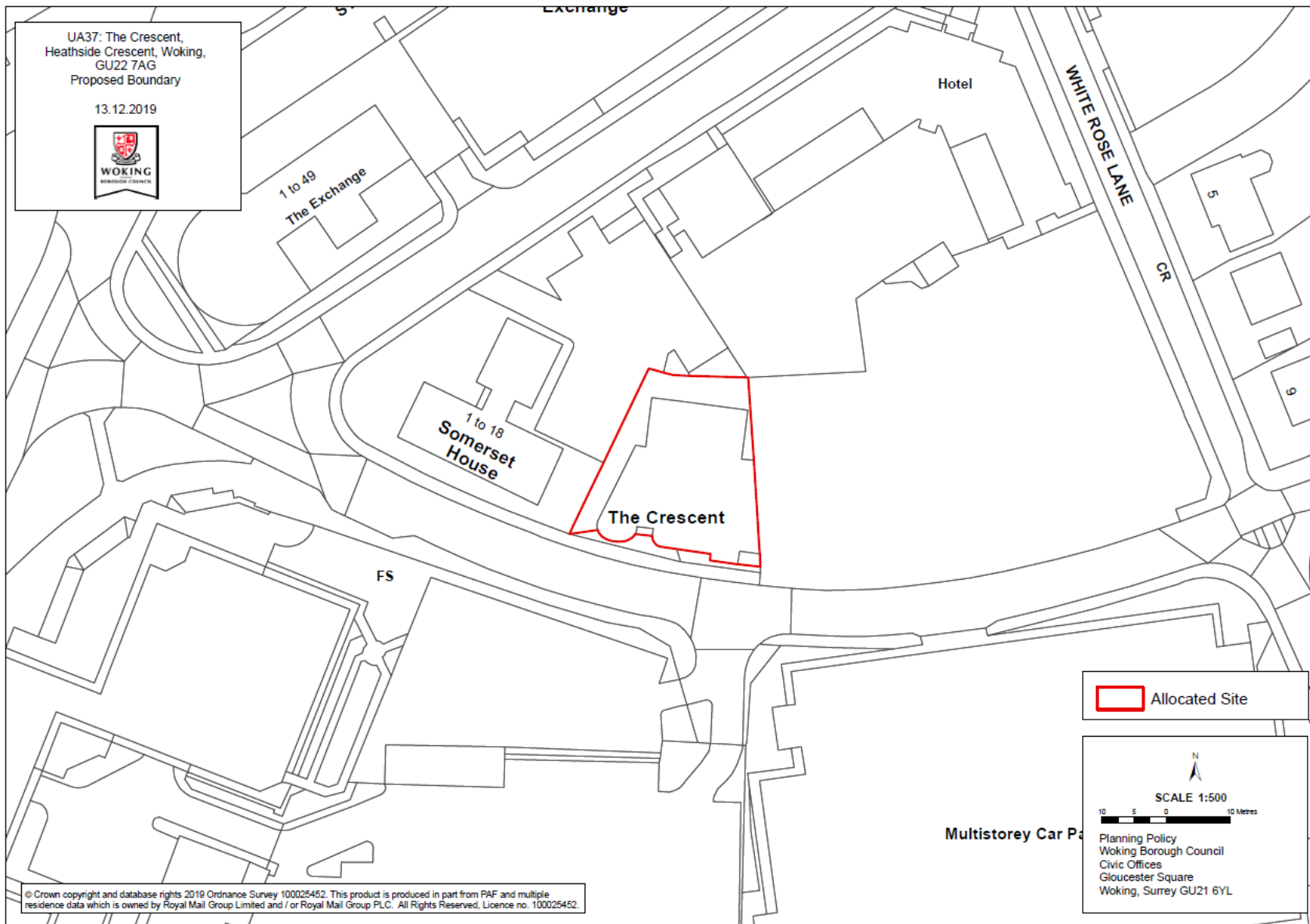
| <b>Modification reference</b> | <b>Site allocation reference in Regulation 19 document</b>                               | <b>Reason for modification</b>   | <b>Modification to Proposals Map</b>  |
|-------------------------------|--|--|---|
| PMM1                          | N/a  | Update   | Update base OS map on the Proposals Map.  |
| PMM2                          | Various  | Update   | Amend proposal site labels where relevant to reflect modified policy references.  |
| PMM3                          | UA23: Elmbridge House  | Updated site history   | Remove site from Proposals Map.   |
| PMM4                          | UA34: Coal Yard/Aggregates Yard ( <i>proposed to become UA33</i> )                       | Accuracy, in response to comment   | Amend site boundary in accordance with the proposed boundary supplied with representation (see Appendix A illustrating new site boundary).  |
| PMM5                          | UA36: Land at Bradfield Close and 7 York Road  | Following Inspector's recommendation during the Examination in Public. The allocation as set out is neither deliverable not developable, and therefore is neither a justified nor an effective policy. | Remove site from Proposals Map.   |
| PMM6                          | UA37: Owen House and The Crescent, Heathside Crescent ( <i>proposed to become UA35</i> ) | Updated Site History   | Amend site boundary – remove Owen House (see Appendix B illustrating new site boundary).  |
| PMM7                          | SA1: Overall policy framework for land released from the Green Belt for development      | Following Inspector's recommendation   | Add the site boundary for Stable Yard, Guildford Road (see Appendix C illustrating the site boundary).<br><br>Remove the Green Belt shading from the area contained within this site and re-designate it as Urban Area. |
| PMM8                          | SA1: Overall policy framework for land released from the                                 | Following Inspector's recommendation   | Add the site boundary for Land to the South of Gabriel Cottage, Blanchards Hill (see Appendix D illustrating the site boundary).  |

|       |   |  |   |
|-------|---|--|---|
|       | Green Belt for development  |  | Remove the Green Belt shading from the area contained within this site and re-designate it as Urban Area.   |
| PMM9  | SA1: Overall policy framework for land released from the Green Belt for development           | Following Inspector's recommendation   | On the Proposals Maps (Insets), add Insets '11. Stable Yard' and '12. Land to the South of Gabriel Cottage' (see Appendix E)<br><br>Consequentially, update the key for the Proposals Maps (Insets) to include 'Zone A of the Thames Basin Heath Special Protection Area – CS7, CS8' and 'Ancient Woodland – CS7, CS8' (See Appendix E) |
| PMM10 | GB7: Nursery land adjacent to Egley Road, Mayford   | Following Inspector's recommendation during the Examination in Public. The policy is unjustified.  | Remove purple hatching denoting allocated open space from the north of the site (referred to as the 'area of local separation' in the DPD). Remove 'Allocated Open Space Site' from the key.  |
| PMM11 | GB9: Land adjacent to Hook Hill Lane, Hook Heath  | Following Inspector's recommendation during the Examination in Public. The policy is unjustified.  | Remove site from Proposals Map, and remove 'Safeguarded Open Space Site' from the key.  |
| PMM12 | GB10: Land surrounding West Hall, Parvis Road, West Byfleet ( <i>proposed to become GB9</i> ) | Following Inspector's recommendation during the Examination in Public. The allocation must include a location plan for the Traveller's Site. | Include new sub-site of 1.72ha labelled 'GB9A' within the site boundary to reflect extent of the allocated Traveller site (see Appendix F illustrating new sub-site).   |
| PMM13 | GB13: Brookwood Farm SANG   | Accuracy, in response to comment   | Amend site boundary in accordance with correct extent of SANG land (see Appendix G illustrating new site boundary)  |
| PMM14 | GB17: Woking Palace, Carters Lane, Old Woking   | Following Inspector's recommendation during the Examination in Public. The policy is unjustified.  | Remove designated 'Allocated Heritage Parkland' site, and replace with an amended site boundary depicting land within Council ownership only (see Appendix H illustrating new site boundary). Remove 'Allocated Heritage Parkland' from the key.  |
| PMM15 | GB18: West Byfleet Junior and Infant School Playing Fields ( <i>proposed to become GB11</i> ) | Clarity  | Remove purple hatched area of 'Allocated Open Space'; designate only the school playing fields as 'Urban Open Space to Serve School' and the school buildings as 'Urban Area' (see Appendix I illustrating new extent of designation).  |
| PMM16 | N/a   | Update   | Amend Green Belt boundary to align with Policy SA1 (see Appendix J illustrating revised boundary)   |

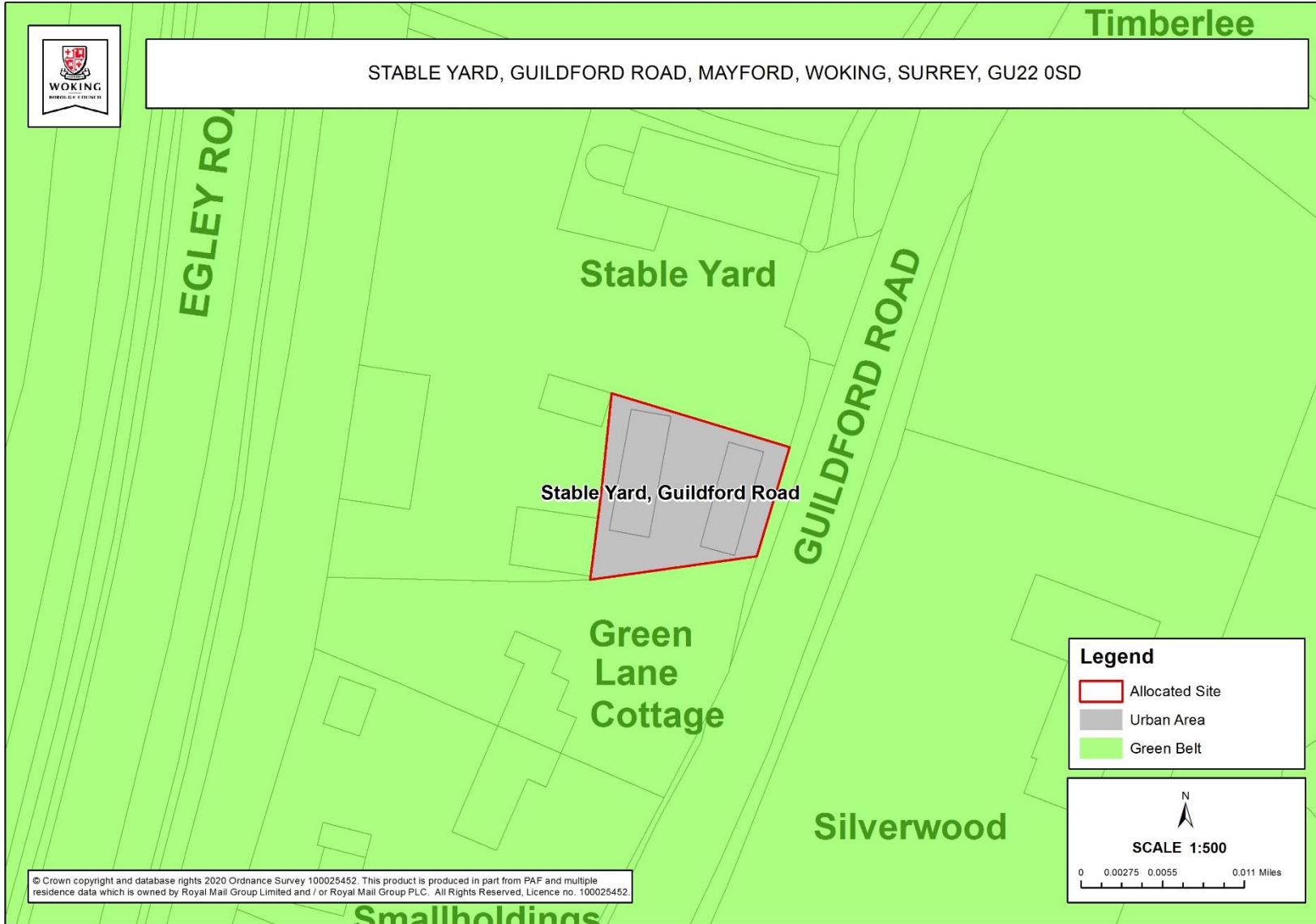
# Appendix A: Revised plan of site UA34 (proposed to become UA33): Coal Yard/Aggregates Yard adjacent to the railway



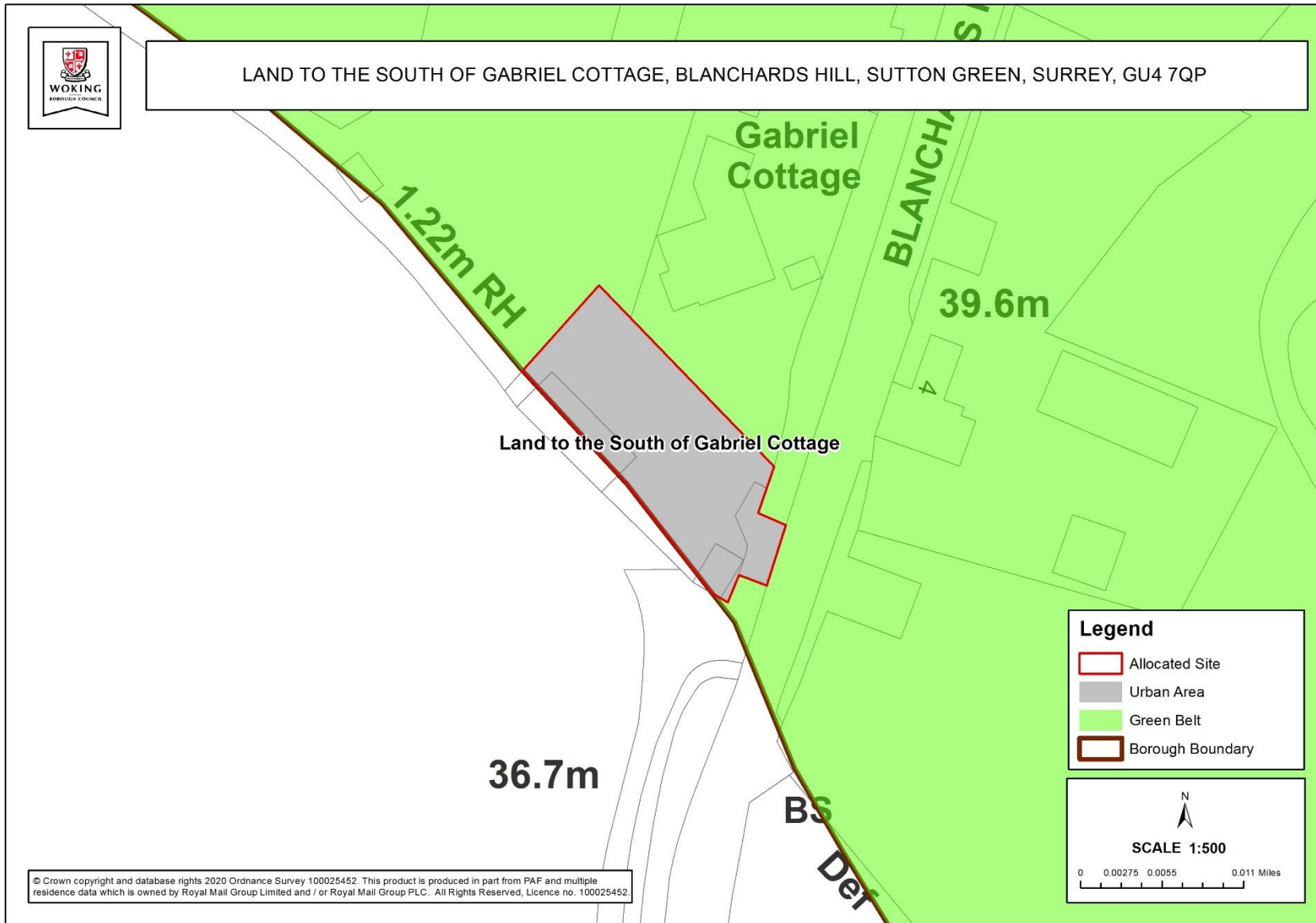
## Appendix B: Revised plan of site UA37 (proposed to become UA35): The Crescent, Heathside Crescent



# Appendix C – Site plan for Stable Yard, Guildford Road



# Appendix D – Site plan for Land to the South of Gabriel Cottage, Blanchards Hill

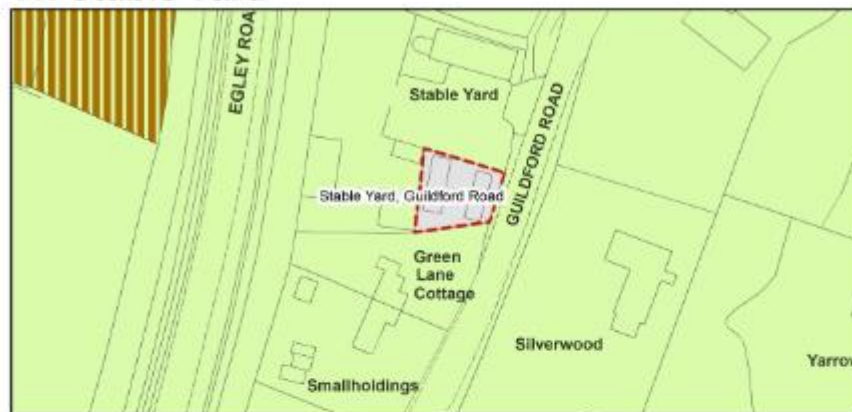




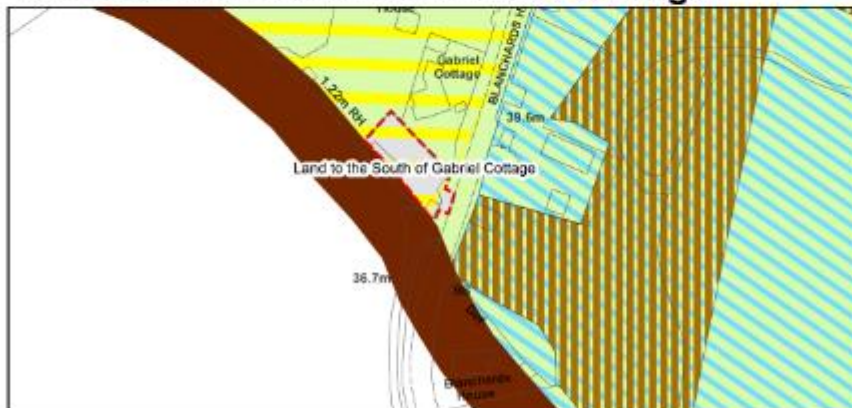
# Appendix E: Inset Maps 11 and 12 and Updated Key



## 11. Stable Yard



## 12. Land to the South of Gabriel Cottage



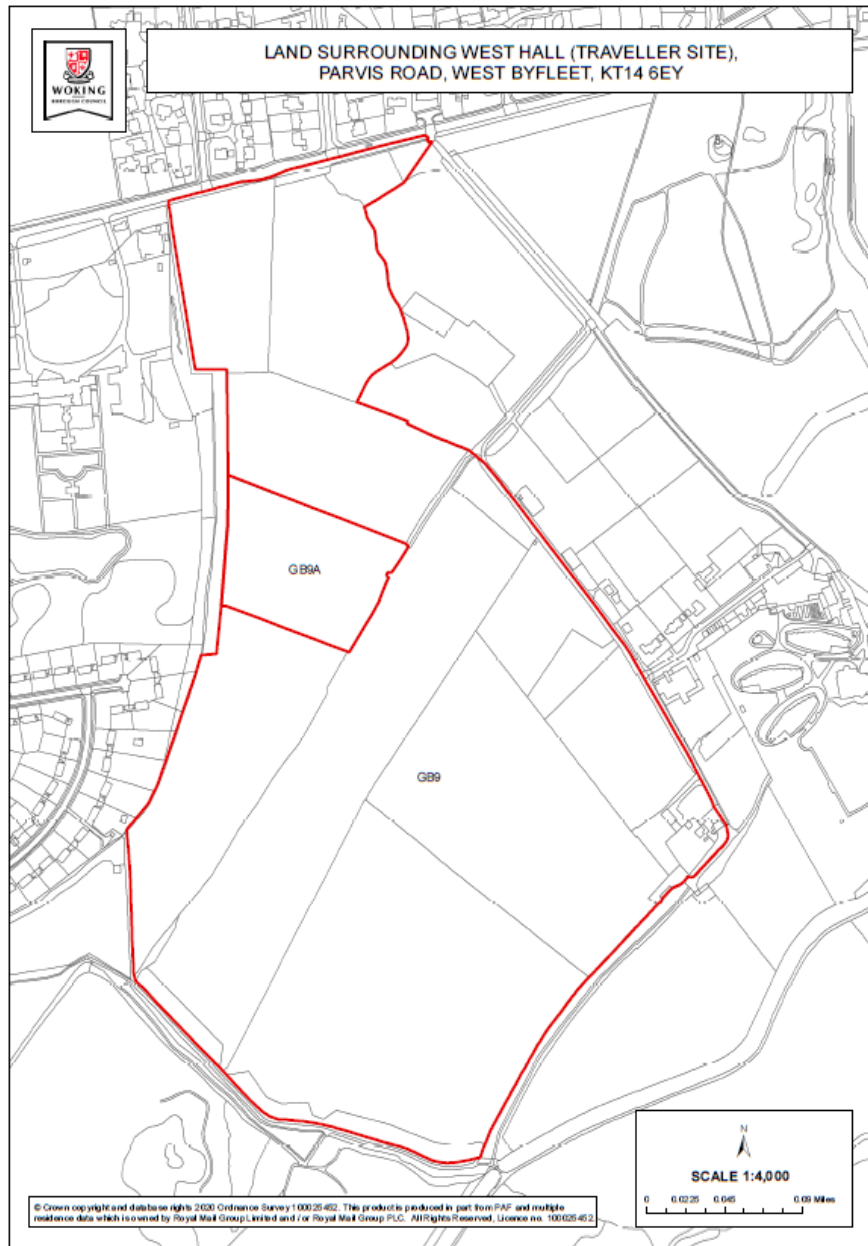
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| KEY  | POLICY NUMBERS  |
|--|-----------------|
| Borough Boundary   |                 |
| Green Belt   | CS1, CS6        |
| Zone A of the Thames Basin Heaths Special Protection Area  | CS7, CS8        |
| Site of Nature Conservation Importance                     | CS7             |
| Ancient Woodland   | CS7, CS8        |
| Common Land  | CS17            |
| Escarpment and Rising Ground of Landscape Importance       | CS24            |
| Urban Open Space   | CS17            |
| Canal Corridor   | DM4             |
| Urban Area   | CS1             |
| Employment Area  | CS16            |
| High Density Residential Area                              | CS10            |
| Major Highway Improvement Scheme                           | CS18            |
| Neighbourhood Centre                                       | CS1, CS4        |
| Local Centre   | CS1, CS4        |
| District Centre  | CS2, CS3        |
| Town Centre  | CS1, CS2        |
| Primary Shopping Area                                      | CS2, CS3        |
| Primary Shopping Frontage                                  | CS2             |
| Secondary Shopping Frontage                                | CS2             |
| Shopping Parade  | CS1, CS4        |
| Conservation Area  | CS20, DM20      |
| Area of High Archaeological Potential                      | CS20            |
| Surrey Waste Plan (2006) Site                              |                 |
| Surrey Minerals Plan - Rail Aggregate Depot                |                 |
| Surrey Minerals Plan - Concrete Aggregate Safeguarded Site |                 |
| Allocated Site   | CS1, CS6, CS10  |
| Allocated SANG Site  | CS8, CS17       |
| Infrastructure Site  | CS16            |
| Safeguarded Site   | CS6, CS17       |
| Heritage Brief to be Prepared                              | CS6, CS17, CS20 |

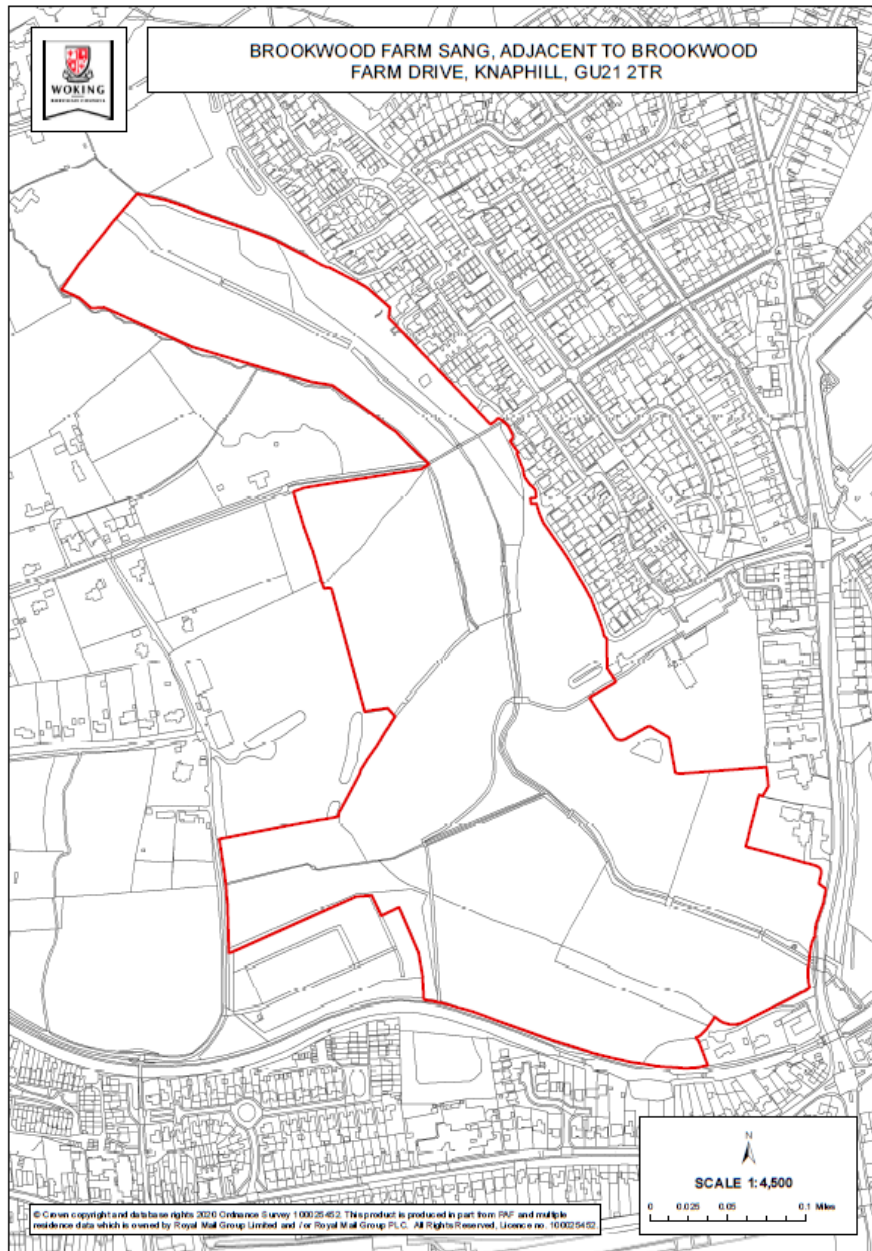
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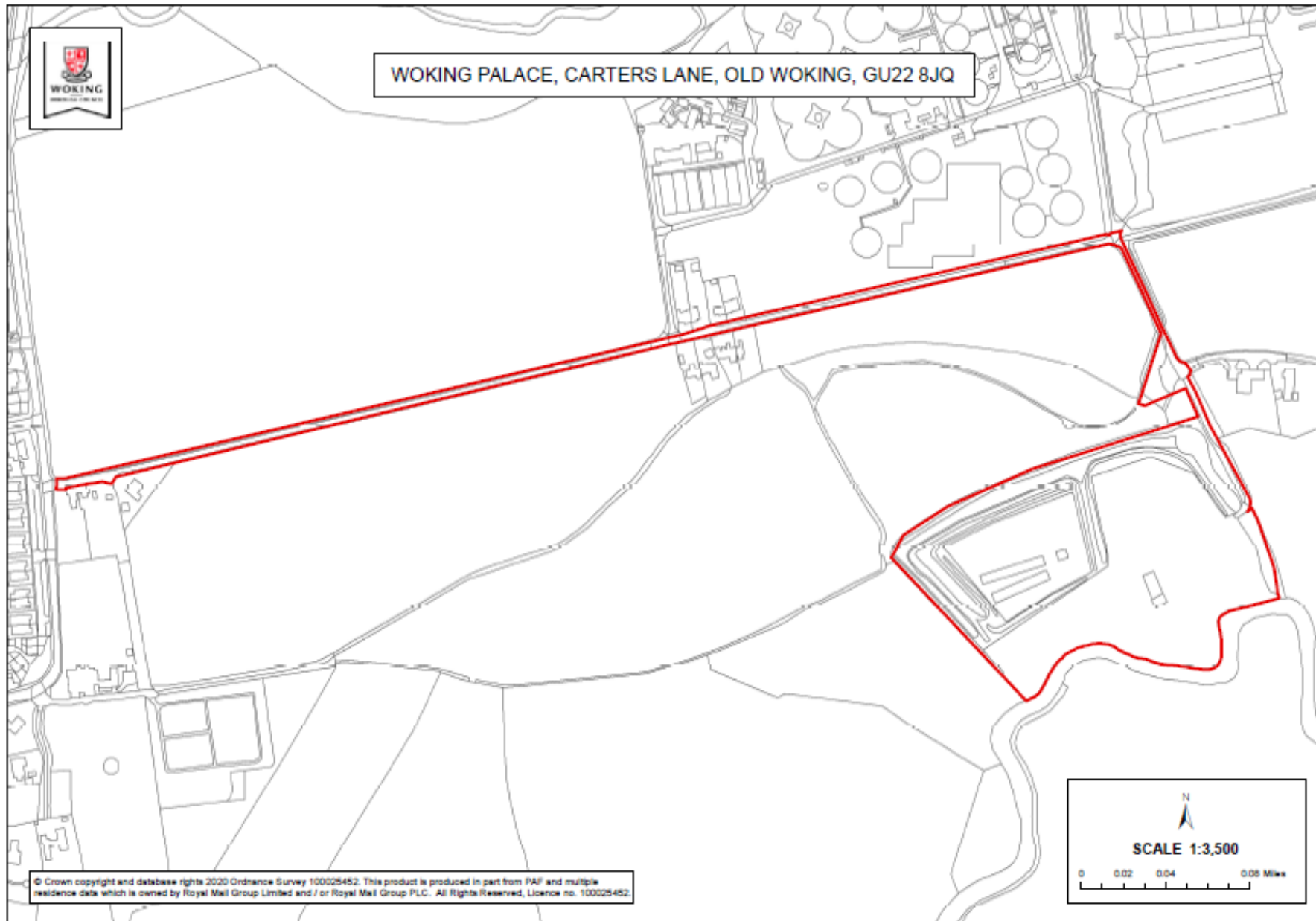
## Appendix F: Revised plan of site GB10 (proposed to become GB9 and GB9A): Land surrounding West Hall



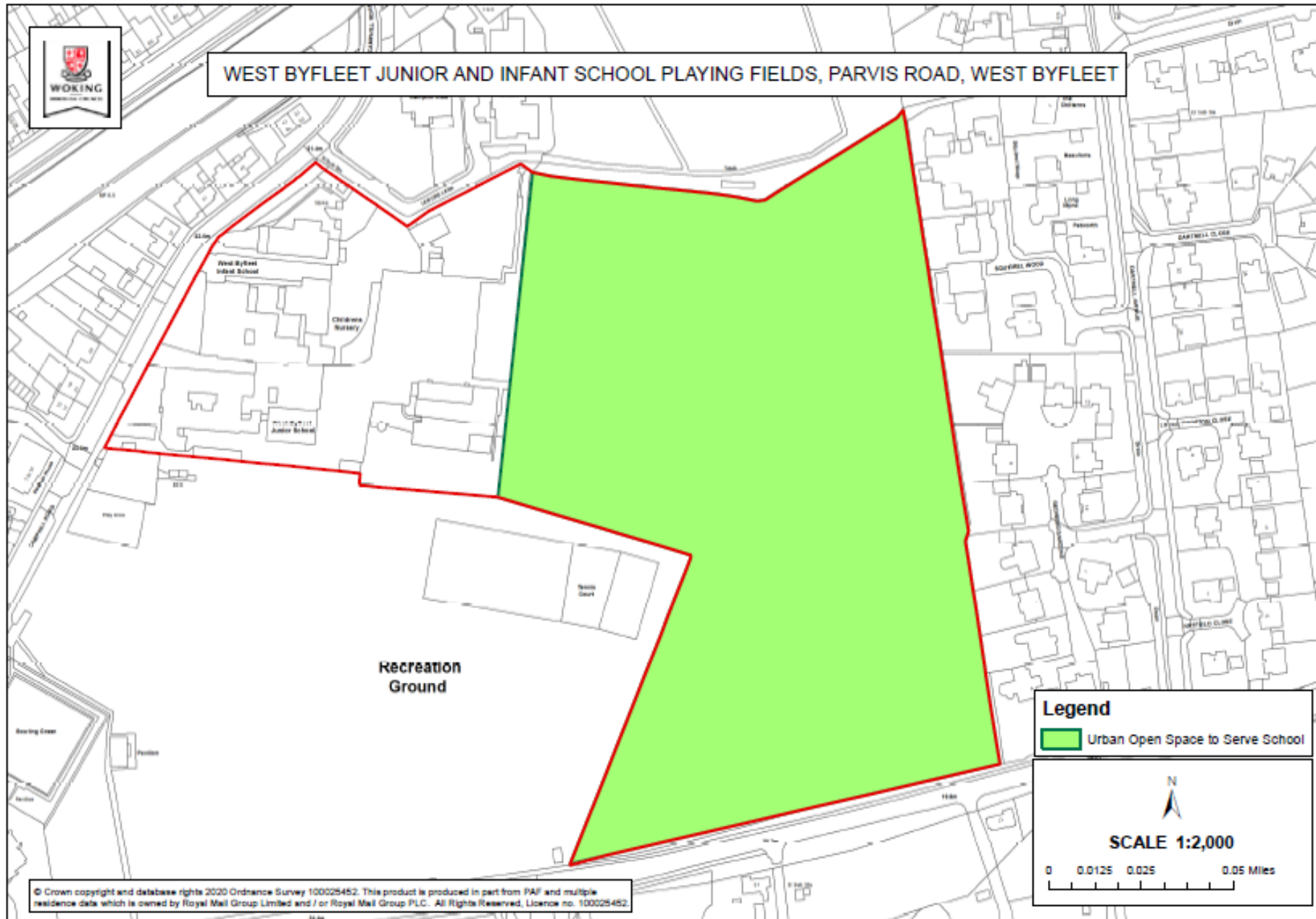
## Appendix G: Revised plan of site GB13: Brookwood Farm SANG



## Appendix H: Revised plan of site GB17: Woking Palace, Carters Lane, Old Woking



# Appendix I: Revised plan of site GB18 (proposed to become GB11): West Byfleet Junior and Infant School Playing Fields, Parvis Road, West Byfleet



## Appendix J: Revised Green Belt boundary

