

Response to Woking Council's Consultation on land east of Martyrs Lane

Summary

Woking Borough Council are undertaking a consultation in respect of the possibility of substituting the safeguarded sites in their draft Site Allocations (DPD) with a site on land east of Martyrs Lane in order to meet future development needs of the Borough between 2027 and 2040.

Officers are seeking agreement to the response to the consultation as set out in letter at Annex 1 of this report.

Portfolio: Regulatory

Date Portfolio Holder signed off report - 01 February 2017

Wards Affected

Chobham & Bisley

Recommendation

The Executive is advised to RESOLVE that the response set out in the letter at Annex 1 is submitted as Surrey Heath Borough Council's formal representations to the Woking Borough Council consultation on land east of Martyr's Lane.

1. Key Issues

- 1.1 In 2015 Woking produced a draft Site Allocations DPD which proposed to accommodate future urban growth post 2027 through a series of Green Belt releases to the south of the Woking urban area. This safeguarding strategy was proposed and supported by the evidence base of that time. These 2015 safeguarded sites are identified on the draft Site Allocations DPD Plan which is contained in Appendix A.
- 1.2 Woking are now consulting on a proposal to substitute the proposed safeguarded sites to the south of Woking with a single Green Belt site to the north – Martyrs Lane, Horsell, Woking. This 112ha site is proposed to accommodate at least 1200 new homes from 2027.
- 1.3 Martyrs Lane lies close to the Surrey Heath boundary and adjacent to the A320 – a cross boundary strategic road corridor which is of importance for residents and businesses in the eastern part of Surrey Heath. A plan showing the location and extent of the Martyrs Lane site is contained in Appendix B. Documentation accompanying the current consultation indicates that the proposed substitution of the southern safeguarded sites with Martyrs Lane is in response to representations received in the 2015 consultation on the draft Site Allocations DPD.
- 1.4 Surrey Heath did not raise any concerns in relation to the proposed safeguarded sites in 2015 when Woking consulted on its draft Site

Allocations DPD as they were located to the south of Woking and some distance from Surrey Heath and its cross boundary interests. The Martyrs Lane site represents an entirely different strategy, with the Council looking to accommodate urban growth to the north of Woking, and close to Surrey Heath.

- 1.5 The Martyrs Lane consultation document does not set out in detail why this significant change of approach is being proposed, or point to the evidence base to support and justify it. Given the proximity of the site to Surrey Heath, and apparent lack of supporting evidence base to justify it, there is concern that this change of policy direction could have an adverse impact on residents and business' in Surrey Heath
- 1.6 In addition, Martyrs Lane lies adjacent to the A320 – a strategic cross boundary road corridor that serves Woking, Runnymede and Surrey Heath at this point. The road is an important route providing access to key service centres such as Woking and Staines, and to the M25. Congestion on the A320 has already been previously identified as an issue for the wider area.
- 1.7 Given the importance of this route, and the scale of the proposals, it is considered that there is a need to address in detail both local and strategic transport impacts of the potential urban extension before determining that this is an appropriate site to bring forward.

2. Resource Implications

- 2.1 There are no resource implications arising from the preparation of a response beyond those allowed for within the budget for 2016/2017.

3. Options

- 3.1 The options before the Executive are to:
 - AGREE the letter in Annex 1 as the Council's response to Woking Borough Council in relation to their consultation on land east of Martyrs Lane, Woking.
 - AGREE the letter in Annex 1 with modifications as the Council's response to Woking Borough Council in relation to their consultation on land east of Martyrs Lane, Woking.
 - NOT AGREE the letter in Annex 1 and make no response to Woking Borough Council in relation to their consultation on land east of Martyrs Lane, Woking.
- 3.2 Not agreeing would leave the Council without a formal planning route to represent its interests in relation to Woking's proposed policy change. It would also weaken its position in negotiating for improved infrastructure and development proposals in the wider cross boundary area.

4. Proposals

- 4.1 It is proposed that the letter contained in Annex 1 be submitted to Woking Borough Council by the 20th February 2017 as Surrey Heath's formal response to Woking's consultation on land east of Martyrs Lane, Woking.

5. Corporate Objectives And Key Priorities

- 5.1 Underpins Objective 1 of the Corporate Plan - *Making Surrey Heath an even better place where people are happy to live* by helping to ensure that new development in the wider area is suitably located, provides for adequate infrastructure and maintains environmental quality.
- 5.2 The SPD also supports Objective 3 – *building and encouraging communities where people can live happily and healthily*.

6. Policy Framework

- 6.1 The National Planning Policy Framework and Woking & Surrey Heath's adopted Local Plans:
- Surrey Heath's Core Strategy & Development Management Policies DPD 2012.
 - Woking's Core Strategy, 2012
 - Woking's draft Site Allocation's DPD 2015

7. Legal Issues

- 7.1 None at this stage

8. Consultation

- 8.1 This item is a response to a consultation by Woking Borough Council. The consultation runs from 6 January to 20 February 2017. Responses received by Woking will be used to inform the Site Allocations DPD before it is published for Regulation 19 consultation. The Council will have a further opportunity to comment on the Site Allocations DPD when it is published for the Regulation 19 consultation.

Annexes	Annex 1- Letter to Woking Borough with Surrey Heath's formal response to the land east of Martyrs Lane Consultation
Background Papers	Woking Local Development Documents - Site Allocations DPD – Consultation on land to east of Martyrs Lane
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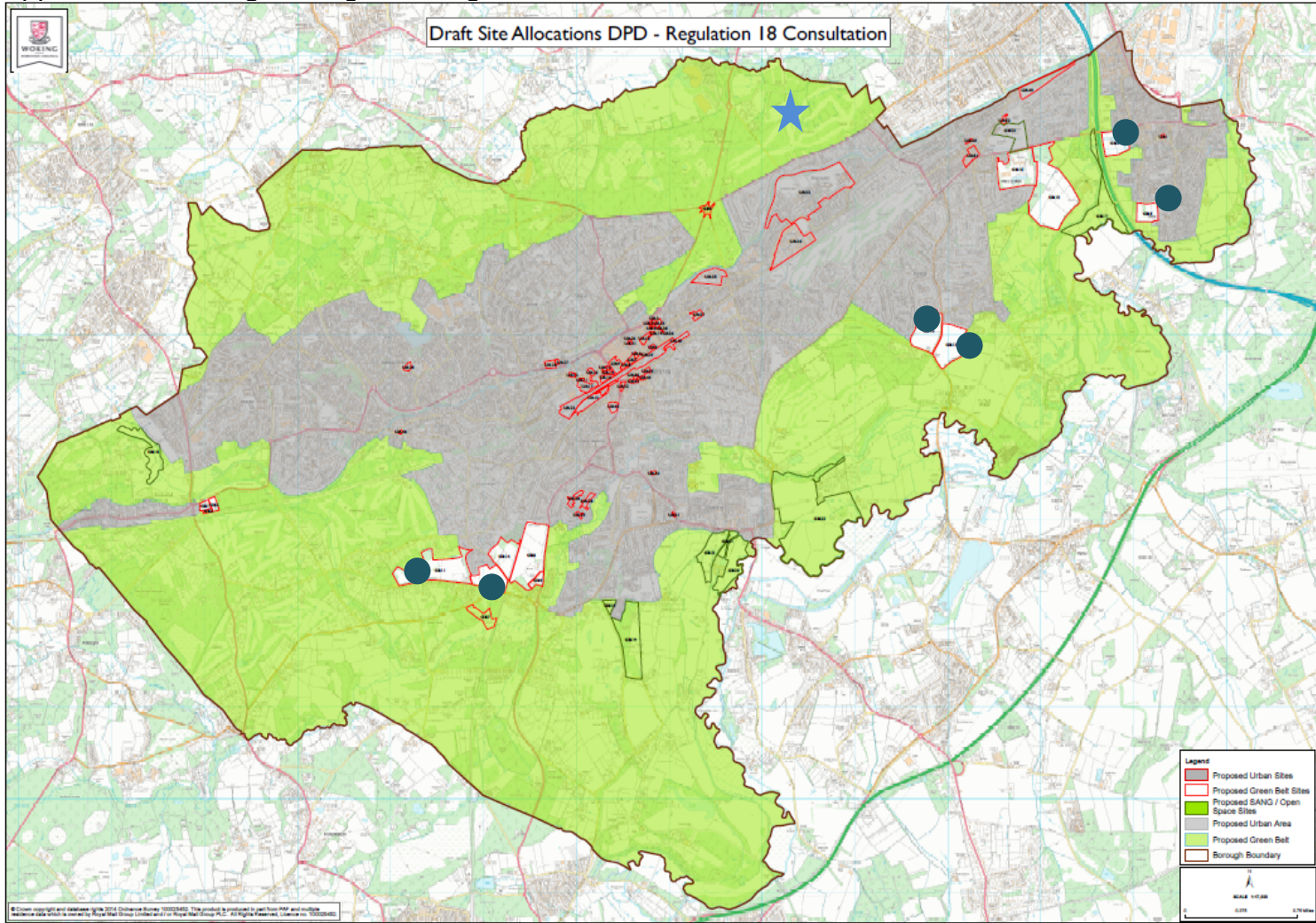
Consultations, Implications and Issues Addressed

Resources	Required	Consulted
Revenue		
Capital		
Human Resources		
Asset Management		
IT		
Other Issues	Required	Consulted
Corporate Objectives & Key Priorities	✓	
Policy Framework	✓	
Legal	✓	
Governance		
Sustainability		
Risk Management		
Equalities Impact Assessment		
Community Safety		
Human Rights		
Consultation		
P R & Marketing	✓	

Review Date:

Version:

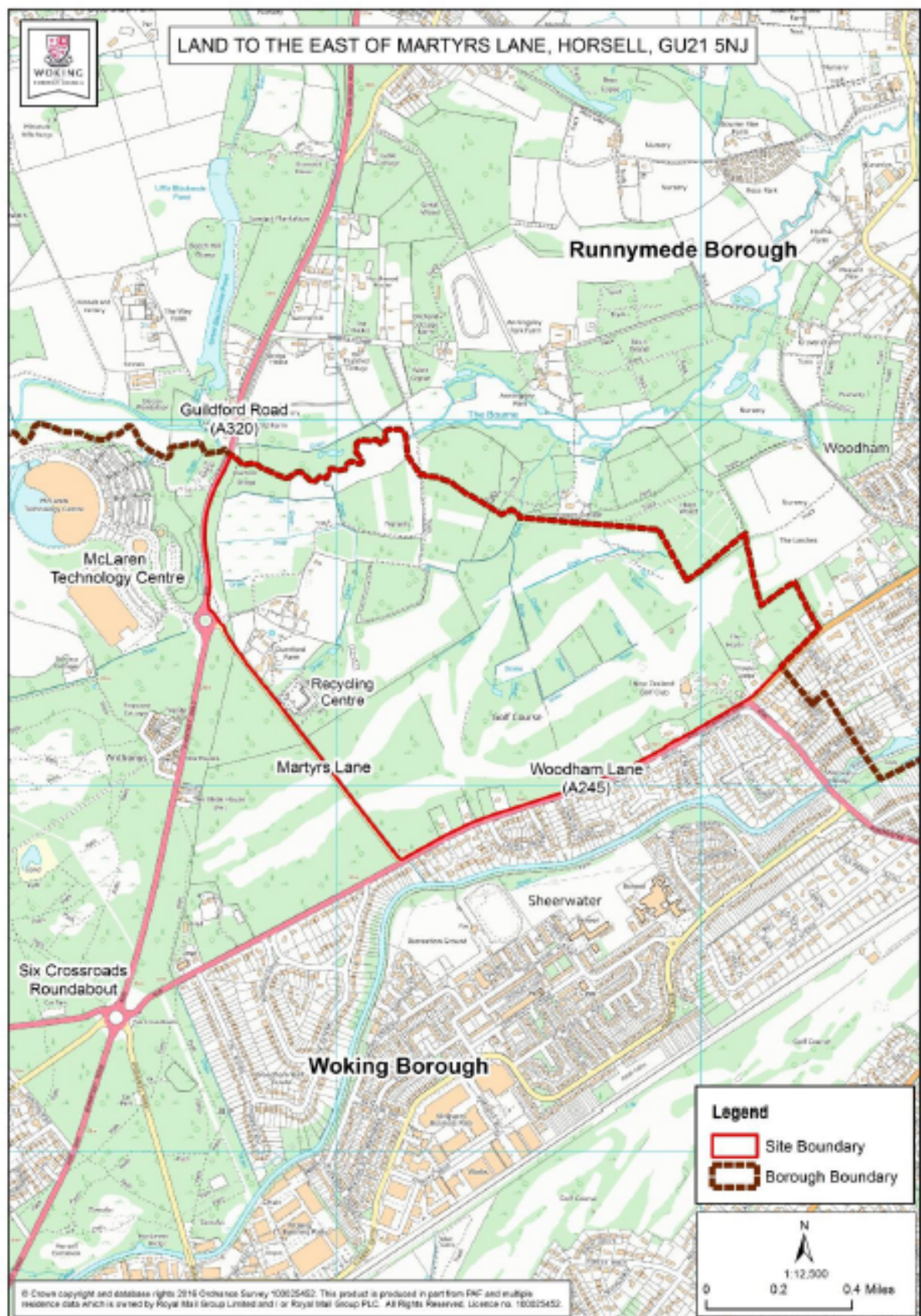
Appendix A- Woking Borough – Safeguarded sites



● 2015 safeguarded sites proposed to be substituted by Martyrs Lane site

★ Location of proposed Martyrs Lane site

Appendix B- Martyrs Lane location plan





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16 January 2017

Dear Sir/Madam,

**Woking Site Allocations DPD
Consultation on land east of Martyrs Lane, Woking**

Thank you for seeking Surrey Heath Borough Council's views in respect of the possibility of substituting the safeguarded sites in the draft Site Allocations DPD with a single site on land east of Martyrs Lane to meet future development needs.

The proposed safeguarded site at Martyrs Lane lies within the Green Belt close to the Surrey Heath boundary and adjacent to the A320 – a cross boundary strategic road corridor which is of importance for residents and businesses in the eastern part of Surrey Heath. Accordingly, Surrey Heath wish to comment on the proposals as follows:

Changes to direction of urban growth

It is noted that Woking are considering altering the direction of future urban growth in the borough post 2027. In 2015 the draft Site Allocations proposed to accommodate growth through a series of Green Belt releases to the south of the Woking urban area. This was proposed and supported by the evidence base of that time. Martyrs Lane represents an entirely different strategy, with the Council looking to accommodate urban growth to the north of Woking.

The consultation document does not set out in detail why this significant change of approach is being proposed, or point to the evidence base to support and justify it. Given the proximity of the site to Surrey Heath, and apparent lack of supporting evidence base to justify it, there is concern that this change of policy direction could have an adverse impact on residents and business' in Surrey Heath.

Transport impacts

Martyrs Lane lies adjacent to the A320 – a strategic cross boundary road corridor that serves Woking, Runnymede and Surrey Heath at this point. The road is an important route providing access to key service centres such as Woking and Staines and to the M25. Congestion on the A320 has already been previously identified as an issue for the wider area.

Given the importance of this route, and the scale of the proposals, Surrey Heath considers that there is a need to address in detail both local and strategic transport impacts of the potential urban extension before determining that this is an appropriate site to bring forward.

Surrey Heath would welcome the opportunity, under Duty to Co-operate, to have further discussions with Woking in respect of the strategic implications of the Martyrs Lane proposals in terms of the direction of future urban growth and Green Belt and transport impacts. This will help facilitate sound and effective plan making for both authorities.

Yours sincerely

Planning Policy
Surrey Heath Borough Council

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