

Hoe Valley Neighbourhood Forum



HOE VALLEY NEIGHBOURHOOD PLAN 2026-2036

*Planning the future of the Hoe
Valley for all.*



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FOREWORD

Concerns were expressed to a large-scale development of the Woking Football Club site in the summer of 2018, this galvanised many residents of the Hoe Valley ward into forming the Hoe Valley Neighbourhood Forum (HVNF), in order to influence the future plans and character of where they live. Following public consultation HVNF was instigated and formally accepted by Woking Borough Council in July 2019.

Due to resident concerns over the proposed development the HVNF hosted an open meeting. Thus the South Woking Action Group (SWAG) was formed. This group worked extremely hard to ensure the planning application was refused by Woking Borough Council and also subsequently the Secretary of State, on appeal.

To take the broader ambitions of the Forum forward, a small committee was formed from within the resident volunteers in order to develop a Neighbourhood Plan. Unfortunately, due to unforeseen circumstances particularly the outbreak of the Covid pandemic the neighbourhood plan has taken some time to come together. Since I took on the responsibilities of chairman my committee has worked extremely hard to produce this neighbourhood plan. We have hosted many meetings, conducted surveys, hosted workshops, set up a website and social media platforms, together with distributing information to all local Area households.

The Plan, developed thanks to the hard work of the committee members. It covers specialist areas such as local green spaces, history, the protected areas and wildlife species together with the aspirations of the residents in order to protect and enhance the attributes of the three villages of Old Woking, Kingfield and Westfield and the protection of the biodiversity of the Area. It is the aspiration of the HVNF that we look to the future in order to create a vibrant local area and safe place where residents can be proud to live.

My thanks go to Roubena Joghee , the Council Officer assigned to advise us, to Ms Jill Peet, Council Planning Policy Manager for her advice, Mr Iain Wakeford, local historian, and many thanks to our local councillors for their support and advice, and last but by no means least to this and previous Committee members who have all given so much time and effort in producing this local plan.

XXXXXXXXX

Chair HVNF

Section 1: INTRODUCTION

BACKGROUND

A Neighbourhood Plan (NP) can be written by a Neighbourhood Forum, such as the Hoe Valley Neighbourhood Forum (HVNF), as defined in the Town & Country Planning Act 1990 (as amended by the Localism Act 2011). A Neighbourhood Plan provides an opportunity for a community to formulate a framework by which they can influence the future of their area. It is a right provided for through the Localism Act 2011 and the rules by which this should be implemented were published in 2012.

The Hoe Valley Neighbourhood Forum (HVNF) was formed in October 2018 and formally recognised by Woking Borough Council 25th July 2019, with the support of the local Borough Councillors and existing Residents' Associations.



The National Planning Policy Framework (July 2021) states that Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape,

direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies. Once a Neighbourhood Plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by policies (strategic or non-strategic) that are adopted subsequently.

A Neighbourhood Plan empowers local communities to take responsibility for the development of Planning Policy for their areas. The Plan has statutory status which enables local residents to influence new development in their area, to ensure that it meets local needs, and is sympathetic to the whole neighbourhood. Once a Plan is adopted by the Council it becomes a material consideration for planning decisions in the neighbourhood area.

The policies included within this document are derived from the outputs of community meetings; surveys; questionnaires; verbal feedback; comments on the Forum's website. The policies are not in contradiction to WBC policies, but go further, defining policies in areas of specific resident concern or wish for the future locally.

NEIGHBOURHOOD PLAN AREA

The 'Area' designated by the Neighbourhood Forum and agreed by Woking Borough Council (WBC) is that which will be shaped by this Neighbourhood Plan. The Area has a population of around 7,500 people, covering an area of 4.480 km².

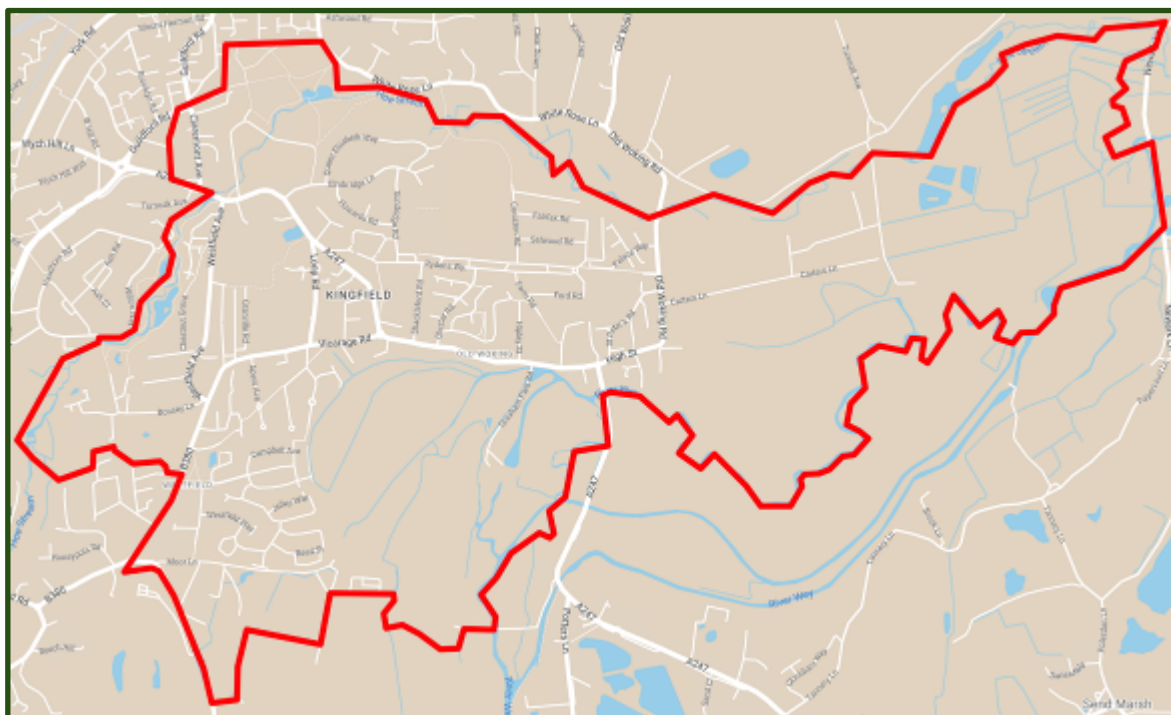
In 2016 a Borough ward boundary review resulted in Old Woking joining with Westfield, Kingfield, and Claremont Avenue and all roads directly off this. This new ward became known as Hoe Valley. One of the first resident consultations was on the designation of the 'Area' of the Neighbourhood Forum. The outcome of this was overwhelmingly to have the Area co-terminus with the new ward boundary of Hoe Valley.

The Area sits to the South East of Woking and adjoins the wards of Pyrford to the East and Heathlands ward to the West. The south abuts the boundaries with the green belt. To the south there is a clear green division between Woking and Guildford.

The Hoe stream borders the ward to the east and partly to the north. To the south there is the River Wey and the flood- plain that once formed a historic part of Henry VII's hunting grounds.

The Area has three village centres, Old Woking, Kingfield and Westfield, each with a selection of local shops and businesses, and its own identity. It is primarily a residential area, but has an area of light industry and commerce in part of Old Woking. The Neighbourhood Forum area (hereafter

referred to as the Area) as approved by Woking Borough Council following statutory consultation is illustrated below:



Map 1: Hoe Valley Neighbourhood Forum Area

The Neighbourhood forum and area were redesignated by Woking Borough Council on 11th December 2025.

PLAN DEVELOPMENT PROCESS

How the Plan was Prepared

This Neighbourhood Plan was prepared by a core group (committee) of local residents from the Hoe Valley and the surrounding area. This Committee varied in membership during the time of the Plan to date and was supported by cross party Borough and County Councillors. The Committee was also supported by 'Locality'. This is an organisation sponsored by the Government to assist Neighbourhood Forums in their development of a Neighbourhood Plan. More specialised elements were contributed to by local experts in their fields.

The Committee worked closely with a designated Officer allocated by WBC. As the sixth Neighbourhood Forum in the Borough this Forum area was not eligible for the grant funding available to the previous five Neighbourhood Forums. The funding was therefore via donations and contributions from the two Surrey County Councillors who represent the Area, Cllr Liz Bowes (SE Woking) and Cllr Will Forster (S Woking).

Communication and engagement with residents was conducted via a wide variety of ways including the following:

- Village Notice Boards
- Flyers hand delivered to every home in the ward
- Social Media, e.g, Facebook. HVNF website
- Newsletters
- Public meetings
- Resident Workshops
- HVNF member emails
- Direct Emails/ letters/visits to stakeholders, such as the businesses and Churches
- Local direct communication with shops
- Resident surveys
- Questionnaires
- Multiple consultations on the website
- Calling cards
- Promotion via local borough and county councillors, and resident associations
- Multiple Chairperson's newsletters

Consultation and Evidence Gathering

The Forum was initiated in October 2018. Initially flyers were posted into every house in the 'Area' inviting residents to an open meeting in the Old Woking Community Centre. Expressions of interest were given by residents to be involved in the committee, to assist and to be a member of the Forum, consent and GDPR were observed.



Regular updates were posted on the HVNF website, and Facebook and a feedback communication mechanism was put in place. Residents were also asked their views on local issues; the positive and

the negative and asked what outcomes did they hope to see as a result of this Forum? From this consultation, ideas for the vision and a 'wish list' were derived.

'Locality' met with the Forum members and facilitated 3 resident workshops. 'Locality' took the Forum through the process step by step and collated a response from these meetings on the residents' vision (above) with guidance and recommendations for going forwards.

Views coming from this clearly demonstrated that residents' concerns were initially on inappropriate building, particularly that not in keeping with the area and the lack of supportive infrastructure. However, there were other concerns about the coherent planning for the Area.

Further communications also included local faith groups, businesses, shops, and leisure facilities. Businesses where the owners were not resident in the Area were also contacted for their views, regarding local employment, travel and transport facilities. The approach of the Forum was, and is, to be as inclusive as possible.

The Forum, therefore ran a widespread consultation of all residents and businesses in the Hoe Valley Area in January to September 2020.

A residents questionnaire was placed on the HVNF website and publicised through the Forum Facebook site. A leaflet was also sent to every residence in the Hoe Valley Area and posters were placed around the local area. We received 230 responses. This highlighted the following issues as key concerns for local residents;

- Local architecture and design – especially the built environment and the design of new builds, and limiting the heights and density of new developments
- Preserving our local heritage
- Parks and green spaces
- Enhancing the local environment – green spaces, flood prevention, climate change
- Local facilities: shops, GPs, schools
- Preserving local jobs
- Local road infrastructure – especially traffic congestion and parking, traffic calming measures and repairing local road infrastructure
- Local pedestrian and cycling infrastructure
- Good local and internet/mobile access

The response highlighted that over half of residents had lived in the area for ten years or longer. Reasons given for moving into the area included the green spaces, bigger homes and local amenities. People liked the feel and character of the area calling it 'village-y' and green. Despite this, 16% of respondents intended, at that point in time, to move out of the area within the next five years. Reasons for moving away mainly include overdevelopment of the Hoe Valley area and of Woking; anti-social behaviour; the cost of housing; needing a bigger property; and no longer needing to live near the station.

Later in summer 2021, the Committee used publicly held information to compile a list of 64 businesses operating in the Hoe Valley Area. Businesses were surveyed for their feedback.

*The Neighbourhood Plan, once drafted, was shared with Council Officers for feedback. Draft versions of the Plan were printed and available for view at the AGM of the Forum in October 2022, and following updates after comments from council planning policy team, the final draft was printed and shared at the AGM in January 2026 following the 5 year redesignation. The plan was also shared on the website and Facebook, all for member comment. Following the AGM, all members were contacted to raise awareness that the Plan was in draft form and comments were invited. Changes were made in the light of the comments received prior to the Plan going out for a formal 6 week consultation of residents, concluding with a referendum. Once this was completed the Plan was submitted to Woking Borough Council for formal approval**.*

*(** yet to happen and in progress)*

VISION

The statement below is taken from the work of residents at a Neighbourhood Planning workshop held on the 25th of October 2019 and collated by Locality as a crystallisation of residents' views and aspirations for the Area.

Our Vision:

"We want to live in a community that is inclusive, safe, caring and connected.

One which builds social and environmental capital as well as decent housing & facilities for all generations and incomes.

We want all our children to be able to safely walk to their schools and for the public realm to be safe, calm, shaded and geared mostly to pedestrians and cyclists.

We want to encourage behaviours that respect and protect newcomers, our existing diverse built environment, biodiversity as well as behaviours that encourage all to invest in renewables and carbon neutral ways of living.

Above all we want residents and those working here to be really proud of the neighbourhood and its facilities (green spaces, sports facilities, shops, businesses, community buildings and schools) and for them to be destinations of choice that meet the needs of all age groups."

The impetus for creating a Hoe Valley Neighbourhood Forum (HVNF) was initially proposed by a Local Councillor, in 2012, but it took the threat of a major development on the site of the Football ground in Westfield to take root. However the ambitions of the HVNF go far beyond one local development as will become clear in this Plan.

Objectives

The vision statement was created for the HVNF using information gathered from the initial workshops by Locality, this is stated at the opening of this Plan and has been further reinforced by resident feedback throughout the formulation of the Plan.

The Plan is designed for residents to reflect their aspirations for the Area, for Woking Borough Council as a Neighbourhood Plan with legal status, and as a guide for future developers in the Area. The Plan is set to cover the period for 10 years from the date of formal WBC adoption to the Plan, anticipated to be 2023-2033. The ambitions of the Plan are to ensure that future developments are in keeping with the Area; to ensure that residents have more involvement in the planning process; that developers take the policies in the Plan into account when considering future developments in the Area and ensure that the use of the Community Infrastructure funds support local projects/policies as identified in Appendix 1.

The Plan incorporates a number of local neighbourhood policies which have been identified from the feedback from surveys and consultation of residents/ businesses.

They are consistent with the WBC strategic policies and go beyond these where no policy yet exists. These range from policies which will influence future developments, but go much wider for example they include consideration of climate change and health and wellbeing of residents in the Area.

The vision, aspirations and policies will together form the basis for projects which can be implemented utilising any Community Infrastructure Levy (CIL) monies.

The Plan, whilst preserving the best of the Area, is not resistant to change, but aims to enhance the natural environment and residential character. It wishes to promote a safe, pleasant environment for all, whether as a resident, someone employed here or a visitor to the Area.

Objectives:

- A. Preserve the distinctive characteristics of the Area.
- B. Preserve and protect important open spaces.
- C. Promote housing and commercial building that meets the needs of the local population and that all new development meets appropriate design and building standards.
- D. Promote the growth of the local economy and preserve employment opportunities.
- E. Promote the health and well being of residents.
- F. Improve accessibility, infrastructure and movement around the Area via promotion of more sustainable transport choices
- G. To promote sustainability, to reduce impact on climate change and move towards a zero-carbon local economy.

Policy Grid

The following table cross references the objectives and the policies showing how each policy fulfils 1 or more objectives. For example; Policy 1 fulfils objectives A, C,F & G; Policy 2 fulfils objectives B & E; Policy 3 fulfils objectives A & D and so on.

Policy		Objectives						
Number	Statement	A	B	C	D	E	F	G
Policy 1	Protect and enhance the built Area characters of the Hoe Valley and promote high quality design.	+		+			+	+
Policy 2	Protect and enhance the landscape character of the Hoe Valley		+			+		
Policy 3	Conserve and enhance local heritage assets	+			+			
Policy 4	Commercial/Retail development			+	+		+	
Policy 5	Protect and enhance the Public Realm	+	+		+	+		
Policy 6	Parking provision					+	+	
Policy 7	Improve transport, accessibility and local infrastructure	+			+	+	+	+

Policy 8	Climate Change			+		+	+	+
Policy 9	Society and community services	+			+	+	+	
Policy 10	Protect and Enhance green space	+	+			+	+	+
Policy 11	Preserve and utilise blue space	+	+			+	+	+
Policy 12	Protect wildlife in the Area	+	+			+		

Section 2: POLICY CONTEXT

The Hoe Valley Neighbourhood area is covered by the Woking Borough Council Core Strategy (2012) and Development Management Policies Development Plan Document (DPD) (2016) and the Site Allocations DPD (2021).

The following sections of the Hoe Valley Neighbourhood Plan contains the policies which will be applied by WBC in consideration of any planning application submitted within that planning authority's part of the Hoe Valley Neighbourhood Area.

These policies are wide ranging in their scope and taken as a whole will help to deliver sustainable development within the designated Area.

This Neighbourhood Plan forms part of the statutory development plan and applications for planning permission must be determined in accordance with that development plan, unless material considerations indicate otherwise.

POLICY 1: Design

Supporting text

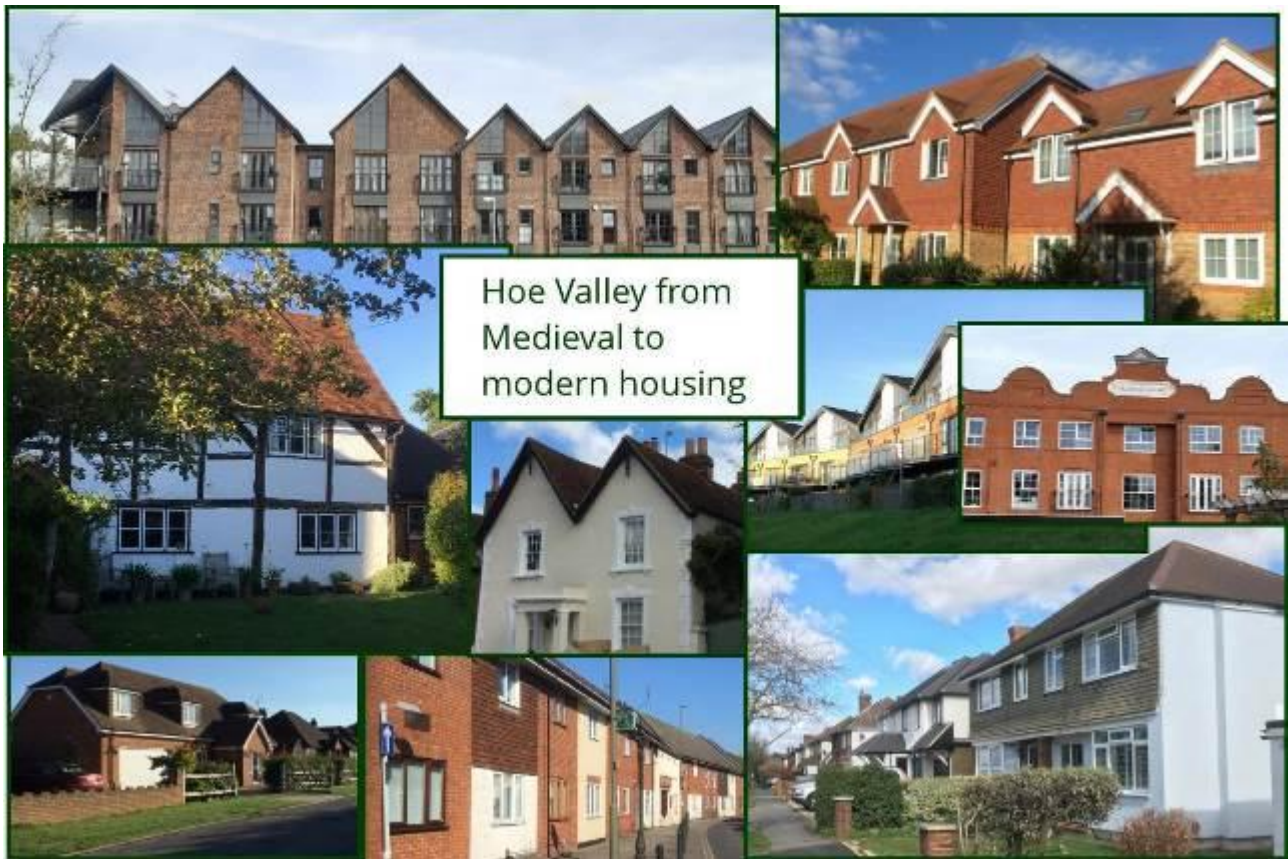
The character of the area is valued by residents and is important as a consideration in new planning decisions. A broad breakdown of the styles of housing in the area can be found in the Woking

Character Study (2010). However, for the purposes of this plan, character areas have been assessed according to the period of time in which they developed. This forms a timeline of how the built environment of Hoe Valley has evolved over time.

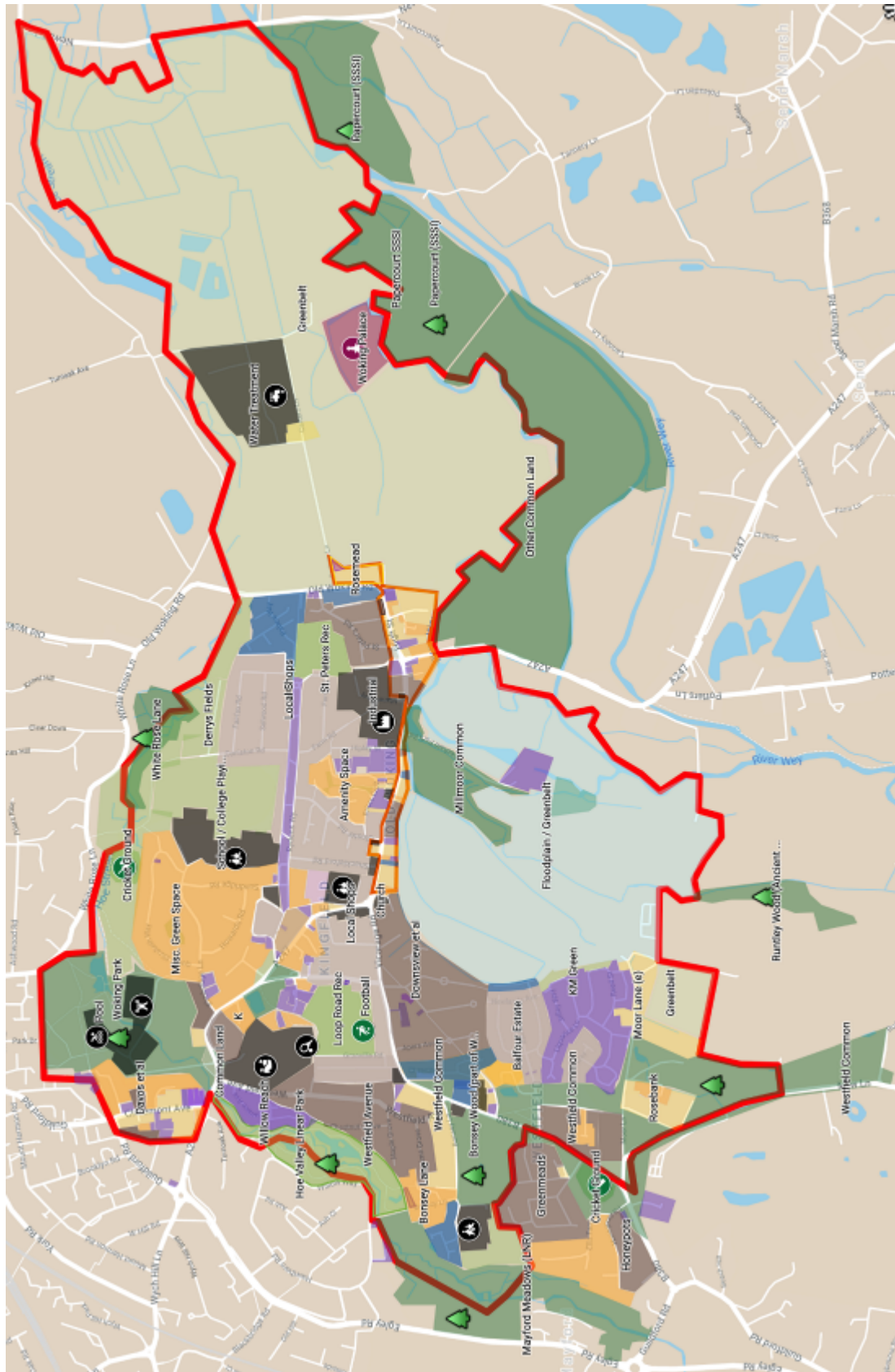


The majority of the properties in the Hoe Valley Area are two storey detached and semi-detached, with occasional terrace infill. [evidence to support types/percentages of properties is awaited from WBC] The exceptions are in the Claremont Avenue environs, which is on the edge of the high density area for Woking, Gresham Mill and Willow Reach developments.

The built form of the Area is complex in nature reflecting the history of development in the Area from what were the original historic hamlets and settlements of Old Woking, Westfield, Lower Westfield, Kingfield Green and Shackleford.

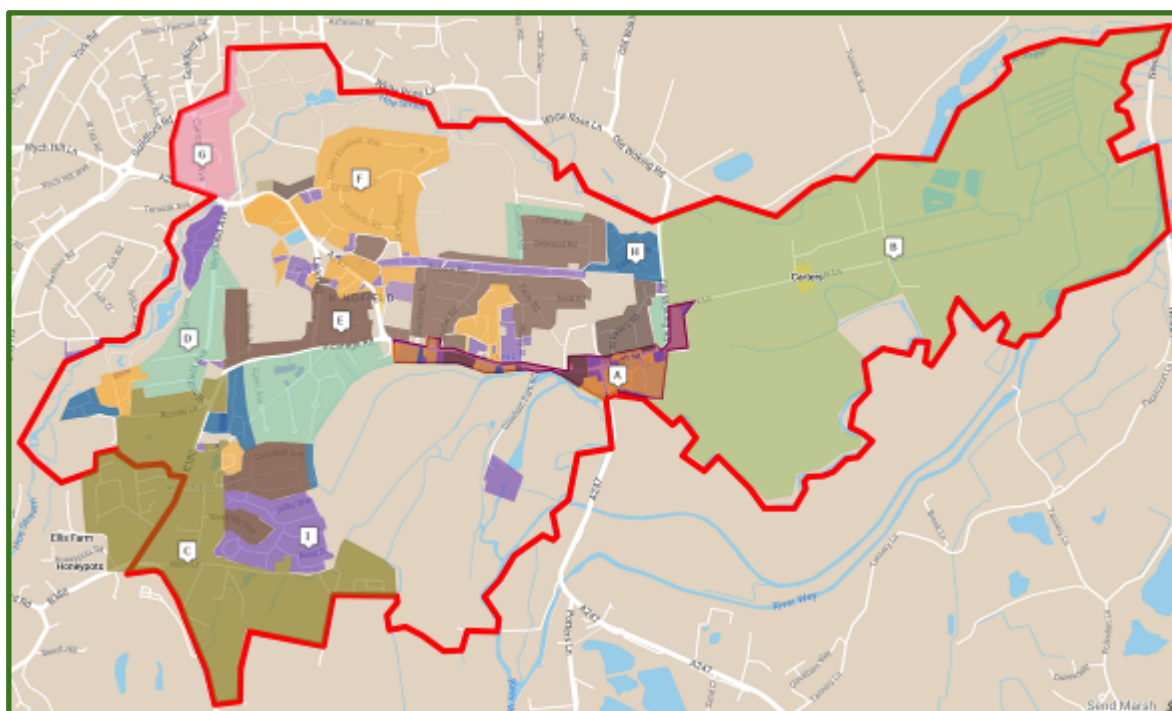


Map of Character areas (Map 2)



This broadly maps to the following character zones:

- **A** - Pre-Victorian/ Victorian / Pre WW1 / 19th Cen and older village homes including the Old Woking Conservation area;
- **B** - Greenbelt environs to the East centred around Carters Lane;
- **C** - Sylvan areas surrounding Westfield Common;
- **D** - Interwar period small estates typified by predominance of bungalows;
- **E** - Interwar period large housing estates;
- **F** - Postwar period large housing estates;
- **G** - Mixed housing area within the tall zone;
- **H** - Late 20th century modern estates;
- **I** - Early 21st century developments (large & infill).
- **J** - Industrial Zones (see other map page 46)



Hoe Valley Neighbourhood Character Areas (Map3)

Character Areas

These are general groupings as indicated on the map showing the diversity and mixed nature of developments within the Area.

A. Pre-Victorian/ Victorian / Pre WW1 / 19th Cen and older village homes including the Old Woking Conservation area

This includes the Old Woking Conservation Area ([designated in September 1975](#)), which is centred on the High Street and Church Street (which leads to the Grade I listed St Peter's church), with a

number of Grade II listed properties in the area (see Appendix 1), including The Grange (at the junction of the High Street and Old Woking Road), The Old Manor House (No 159 High Street – Grade II*), and in Church Street the Old Vicarage, Weylea, Church Cottages, and Wey & Lea Cottages (thought to be some of the oldest domestic buildings in the Borough of Woking).

The properties are of varying ages and are two to three storey, often with little or no front space with the front doors opening directly onto the street or pavement as are those on the High Street at this end of the village. Beyond the houses the space opens around the Church and Churchyard culminating in the river at the end of Church Street. Here there are willow, alder, ash, maple and cherry. The old part of the village lacks verges and so there are few street trees. In this area

Properties of this type are not limited to Old Woking, but are to be found in all three villages. There are also terraces of Victorian Houses in Kingfield Road, Hipley Street and Old Woking High Street which still have many historic external features and group value.

The majority of these properties are 2 storey with the occasional room in the roof area. Due to this being a conservation area developments in excess of the prevailing height would be visually and historically out of keeping and would significantly damage the nature of this area.

B. Greenbelt environs to the East centred around Carters Lane

Predominantly green belt open fields and functional flood-plain with small infill period properties, water treatment utilities and Woking Palace scheduled ancient monument site and The Barn in Carters lane.

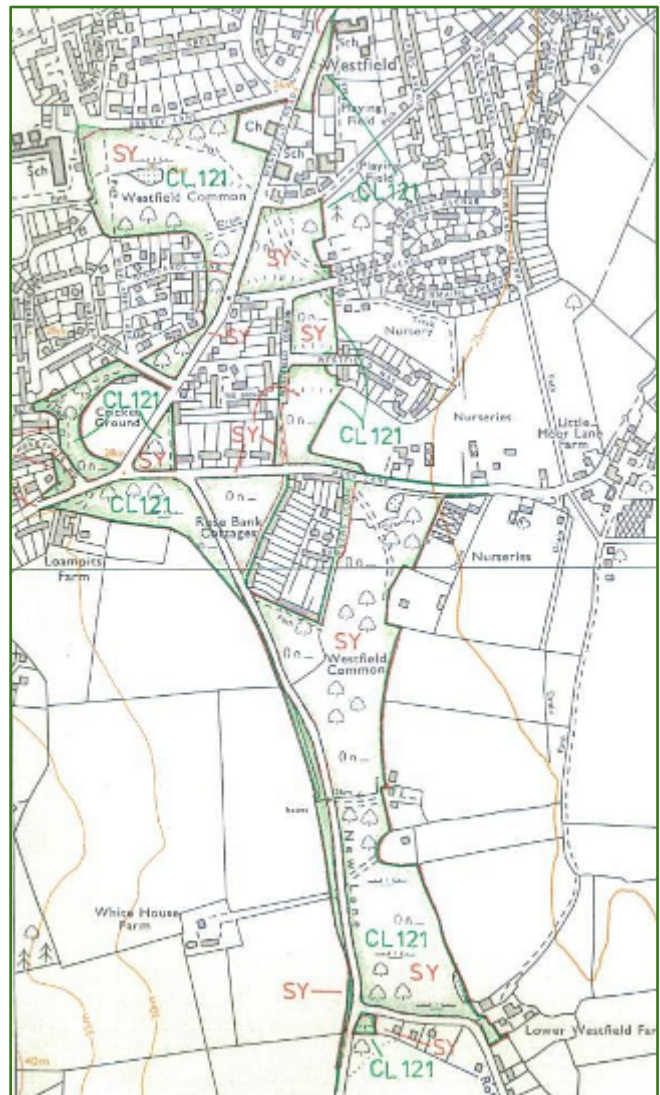


C. Sylvan areas surrounding Westfield Common

Older brick buildings near or within Green Belt surround Westfield Common (CL121). This includes some listed buildings such as Fishers Farm, Moor Lane Farm, and the barn at Moor Lane Farm. These areas include a range of farm buildings, Victorian country cottages and early 20th century properties that are set in a sylvan setting or within the greenbelt around the



historic common land of Westfield.



Map showing Common land and housing bordering on this. (Map4)

Properties in this area are mostly detached or semi-detached, well-spaced out with generous front and back gardens. All have off street parking with trees or hedges bounding the roadside. These areas typically have densities of 5-20 dwelling per hectare (dph) which is lower than is common elsewhere in the area. The majority of these properties are 2-storey with the occasional room in the roof area. Any additional new development would be expected to be in keeping with the size and lower densities of the surrounding mostly 2 storey family homes.

Examples include Bonsey Lane, some of Westfield Road, Moor Lane, Rosebank Cottages, Carters Lane and Fishers Farm.

D. Interwar low rise areas of Bungalows and chalet bungalows

Built between the wars, there are several areas comprising mainly bungalows, with many properties extending into dormer bungalows bordered with verges and planted with kerb-side trees which align the roads on both sides. All of these properties were provided with front gardens, some of which have been turned into driveways. These provide a green prospect to the roads which enhances the tranquil shaded aspect of the pedestrian friendly pavements.

Examples include Lime Grove, Maple Grove, Westfield Avenue, Apers Avenue, Riversview, Downsview and St Martha's, Poundfield, and one side of Fairfax & Coniston Rds.

E. Low Density interwar family housing estates

Comprising large housing estates constructed in fulfilment of UK government's promise to provide 'homes fit for heroes' realised under the Addison Act which gave local authorities powers and funding to build Council Housing. These areas comprise primarily semi-detached and terraced 2-storey large housing usually buff or red/brown brick with some rendered.

Examples include: The 'Balfour Estate', Westfield Way, part of Loop Road and Westfield Road, Gloster Road, Corrie Road and St Peter's Road (the first 'Council' built estate in what was then part of Woking Urban District).

F. Post war family housing estates

Comprising large Post War housing estates usually buff or red/brown brick with some rendered. They are generally of a similar design, being two storeys with shallow pitched roofs. Much of the upper storey has painted render and there are usually inset panels of hung tiles or painted wood.

The homes in these areas have both front and back gardens and consist of semis or detached family homes, short terraced blocks interspersed where appropriate. All of these streets have wide, tree lined grass verges, with both front and back gardens.

Examples include, Queen Elizabeth Road, Elmbridge Estate, Shackleford, Rydens Way, Shackleford, Ford and Farm Roads.



G. Claremont Avenue 'townscape'

Within the Forum area is Claremont Avenue and the roads off it. This contains a wide range of different housing types from large detached Victorian family homes, many of which have been replaced over time by high quality modern purpose built flatted developments to Houses of Multiple Residential Occupation.

Many properties benefit from shared amenity space and as the area is within easy walking distance to the town centre car parking availability tends to be less than average with on street parking restrictions.

. The part of the area closest to the town has an urban feel to it with mixed flatted developments and larger houses characterised by smaller front gardens.



H. Late 20th century modern estates -

Mixed estates of detached, semi-detached, terraced and apartment blocks. Typically with smaller private front gardens and more shared amenity landscaping. Also characterised by shared parking bay provision rather than individual



driveways. Later developments employ varied property design frontages which break up the visual monotony of the street scene particularly on terraces.

Examples include Henley Court, Hoebrook Close, Manor Mews, & Old

School Place.



I. Early 21st century developments (large & infill)

The large developments are typically repurposed industrial or other brownfield sites and are outliers in terms of their built form comprising a mixture of higher density flatted developments or 3 storey town houses.



They have small gardens or balconies or shared communal amenity space. Many are larger than average homes interspersed with flats of mostly 3-4 storeys. The average densities in this area is 50-60 dph.

Examples include the Hipley Street office conversions, Willow Reach & Gresham Mill.

These are joined by modern infill developments of mixed social & open market housing developments in infill, windfall or land previously allocated for future housing development in previous local plan periods. These developments comprise semi-detached, mews houses, terraces and low rise blocks of flats.

The majority of properties in this character area are of two stories of red brick with render or tile hung above. The homes are mainly semi-detached or short terraces all with small gardens and blocks of low rise flats of up to 3 storeys with shared communal gardens or open spaces to give a mixture of housing types.

Includes i.e. College close, Walker Place, Palace Way, Gresham Mill, Meadow View & Kingsmoor Park estate.



J. Industrial areas



These sites in Old Woking, (Manor Way and Hipley Street) are made up of a combination of red brick, large concrete and steel industrial buildings with featureless car parks to supply the site. These are predominantly two storey structures. These buildings are not in keeping with the housing nearby and the guidance in the Woking Character Study² suggests that these could do with 'softening' as they are 'a negative influence on the village (and) opportunities to improve this relationship should be taken' while maintaining the economic value of the jobs these areas bring. Some landscaping of the area to screen from the road would be helpful. Residents of the Forum Area appreciate the huge benefit to the local workforce of this area. (Any loss of industrial space will be seriously considered for its impact on the local economy).



Recent Developments in the area.

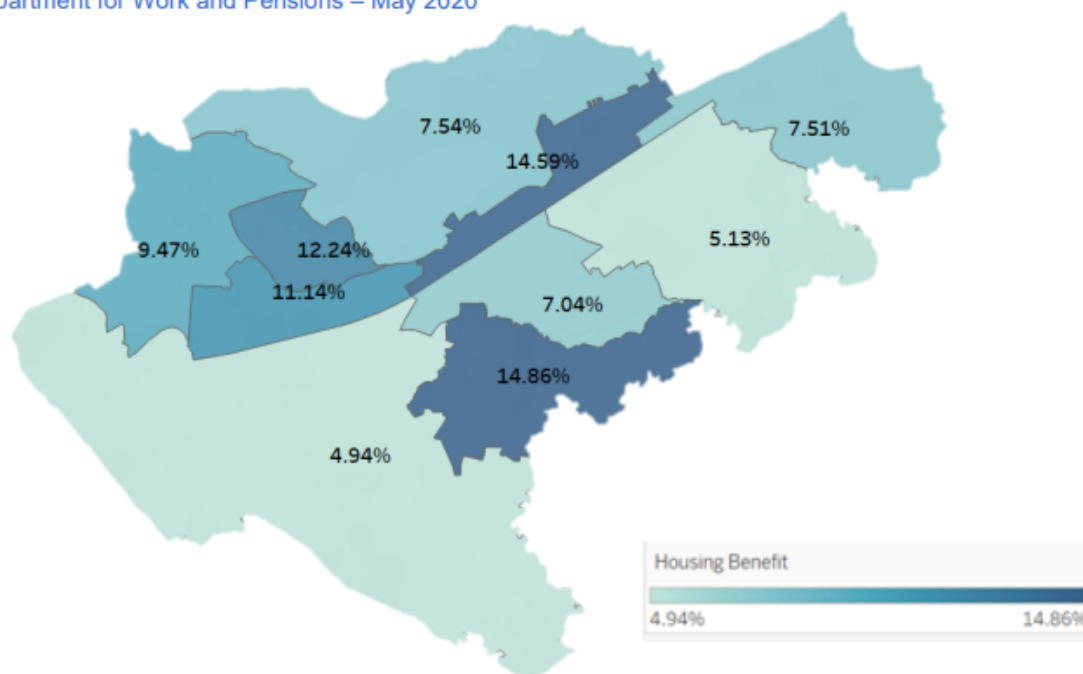
New planning proposals

Residents appreciate that new buildings are necessary, and local councillors recognise the importance of providing appropriate homes, with a range of tenures, for local families. There needs

to be a range of housing opportunities and Forum residents wish to have some influence on the types and nature of future developments. Whilst a Neighbourhood Plan cannot be contrary to existing Council Policy, it gives residents the opportunity to influence future developments to meet community needs. Evidence from Surrey show Hoe Valley has the highest % of housing benefit claimants in Woking due to high cost of housing relative to income.

Figure: Shows the proportion of households receiving Housing Benefit (HB)

Source: Department for Work and Pensions – May 2020



i

New Homes

There has been a significant amount of new building in the Area since the previous census in 2011. We are awaiting the updated census information from 2021 the results of which were overdue at the time of writing the Plan.

Map of new dwellings since 2011. [Map5](#)

It has been identified that at least 1121 new homes have been built in the Area since 2011. This may not include all the one and two development infills and family homes split into flats. This equates to a 43% increase in dwelling numbers. The population of the Forum Area has grown from 7,643 in 2011 to 10,057 by 2021 a 31 % increase in just ten years. With an area of only 4.482km² this is a population density of 2244 people per km² with very little new infrastructure to accompany this growth.

Permitted development conversions have increased the density in some areas and has not provided the green surrounds or places for children to play.

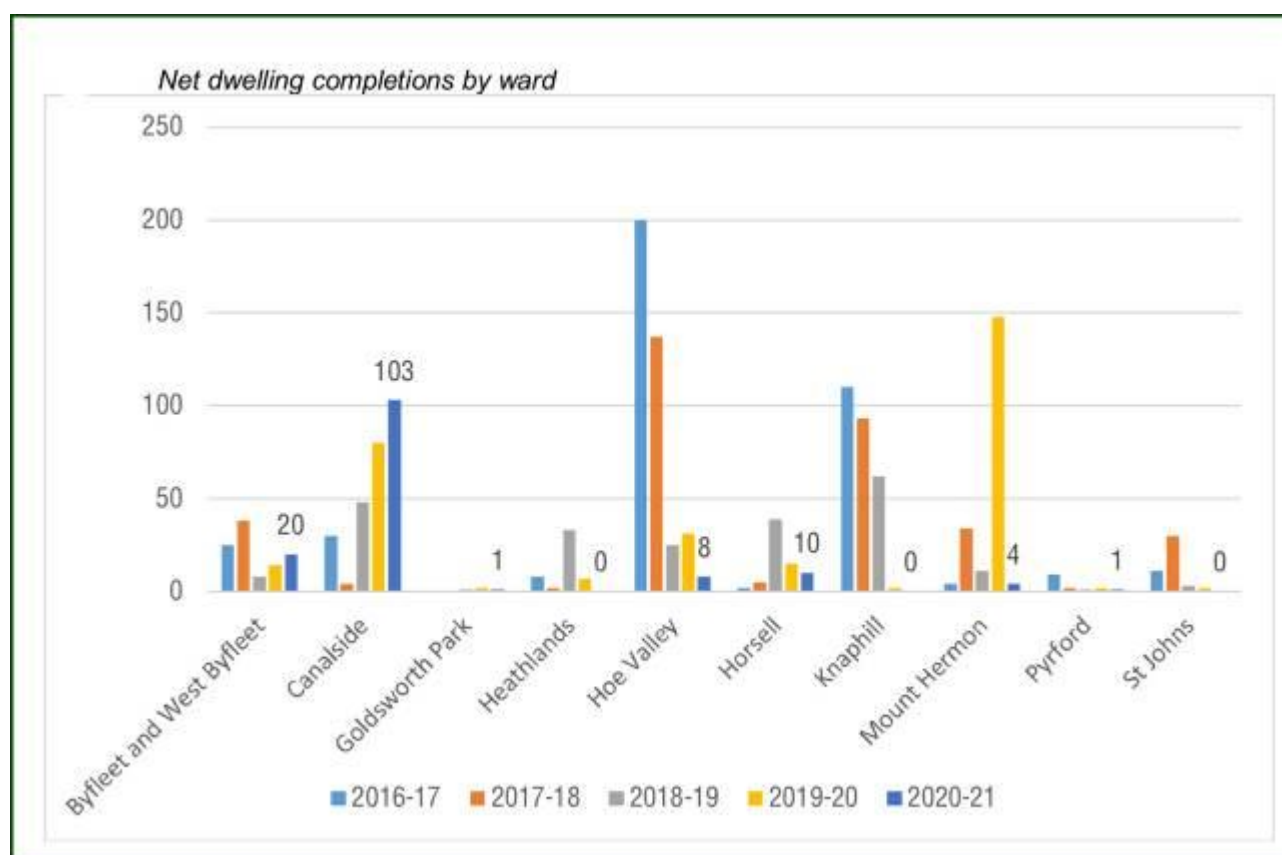


Chart showing the significant increase of additional new dwellings in Hoe Valley compared to other areas of Woking. *Statistics for 2011-2016 are not directly comparable due to the changes to ward boundaries in all parts of Woking.

Consented plans as at time of publication of this Plan.

- Bonsey lane garages for flats of 7 social homes,
- Throughout Area 6 additional infill dwellings

Building houses for the future.

There is real concern currently about the capacity of the Area to support significant future build without damaging the character of the historic villages. Old Woking is acknowledged as already very dense and has lost most of its green areas. This is the historic centre of Woking and care needs to be taken not to harm the character and environment further.

As noted above there has been significant changes in the density of local populations without supporting infrastructure to accompany these new developments. Natural England, in 2001, indicated that the average number of inhabitants per household was 2.41, if applied to the number of new residents since the last census, it could be extrapolated that there are an additional 2,362 people residing in the Area. The Council's Infrastructure Delivery Plan and Schedule of Infrastructure Requirements (February 2022 <https://www.woking2027.info/ldfresearch/infrastructure/idp2022>) reiterates the need for expanded infrastructure to support development areas identified in the Site Allocations DPD. These follow extensive formal public consultations. In this Area these include the following;

	Location	Indicative housing numbers	Update
UA23.	Sherpa House.	10 dwellings have been identified for this site.	This site has recently been converted to a vets.
UA42.	Woking Football Ground and environs	This is identified for an indicative number of 93 dwellings	Site of the original 9 bungalows have recently been out for consultation with a view to a planning application to come forward to redevelop the site for residential.
Total		103	

Table 2: Land identified in the Site Allocations Development Plan Document (2021)

The WBC Core Strategy and design SPD support proposals that promote good design by ensuring the form, scale, layout and details of all development respects and enhances the character of the area. This Plan endorses this design approach. High quality design should not only be visually attractive but should incorporate flexibility to allow future needs of occupiers to be met, such as those with care needs.

Development should also promote maximising opportunities for accessibility and encourage walking and cycling via the provision of through routes to local facilities, services, commercial areas and other residential areas.

Proposals should also protect residential amenity and avoid environmental damage. Residents were clear in their desire to support the preservation of the green areas within the forum Area, that brownfield sites should be developed rather than green-field. The green environment was stated as very important to residents.

Policy 1.

Policy 1: Design

(also table of appropriate heights and densities)

Proposals for new development should meet the following criteria:

1. Demonstrate good design and contribute positively to the sense of place, complementing the key characteristics of the Character Area in which it is located
2. Respect and enhance the existing character through the use of similar high-quality materials while promoting carbon neutral developments in every case.
3. Be consistent with the prevailing densities and heights in the Character Area it is situated, taking into account the indicative suitable densities and height thresholds set out in Table 1 below, the Site Allocations DPD (see additional guidance on Woking Football Club site below) and the High-Density Residential Area shown on the Council's adopted Proposal Map.
4. Include garden and/or amenity space commensurate with the size and type of dwelling and in keeping with the Character Area in which it is located, with greening of public and private spaces.
5. Retain and incorporate any significant trees (Grade A-C) and water courses.
6. Preserve existing grass verges and street trees. The provision of new grass verges and street trees in keeping with local character will be encouraged.
7. Residential development should aim to conform to Nationally Described Space Standards (<https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard>)¹

Proposals for new development must meet the following criteria:

8. Promote inclusivity and accessibility, bearing in mind the future needs of an older population and those with mobility and other impairments.
9. New designs and adaptations should respect the scale, mass, height and form of existing buildings in the character area. (See Policy 1 table) It should not dominate or have a detrimental impact on the surrounding environment. Materials should be chosen to be complementary to the character area.
9. New homes to be mixed- type to preserve the nature of the Area, and meet the needs of all its residents, from social homes, first time home owner/rental, to elderly and disabled residents.
10. Be designed to retain or enhance the village character in Character Areas
- 11.
- 12.

¹ <https://www.surreyi.gov.uk/download/2zgxy/b6g/Woking%20Insight%20Pack.pdf>

Table 1 Indicative density and height thresholds

Character Area	Indicative suitable densities	Indicative height thresholds
A	30-60 dph	less than 3 full stories
B	10-20 dph	less than 3 full stories
C	20-30 dph	less than 3 full storeys
D	30-40 dph	less than 2 full storeys
E	40-60 dph	less than 3 full storeys
F	60 dph	less than 3 full storeys
G	70- 120dph	4 full storeys or lower
H	90 dph	4 full storeys or lower
I	90 dph	less than 3 full storeys
J	Industrial area	Consistent with prevailing existing heights on each site

Policy 1 is in general conformity with:

CS1 – A spatial strategy for Woking Borough

CS6 - Greenbelt

Nationally described space standard

CS10 – Housing provision and distribution

CS11 – Housing mix

CS12 – Affordable housing

CS13 – Older people and vulnerable groups

CS15 – Sustainable economic development

CS20 – Heritage and conservation

CS21 - Design

CS24 – Woking's landscape and townscape

Design Supplementary Planning Document 2015

Parking Standards Supplementary Planning Document

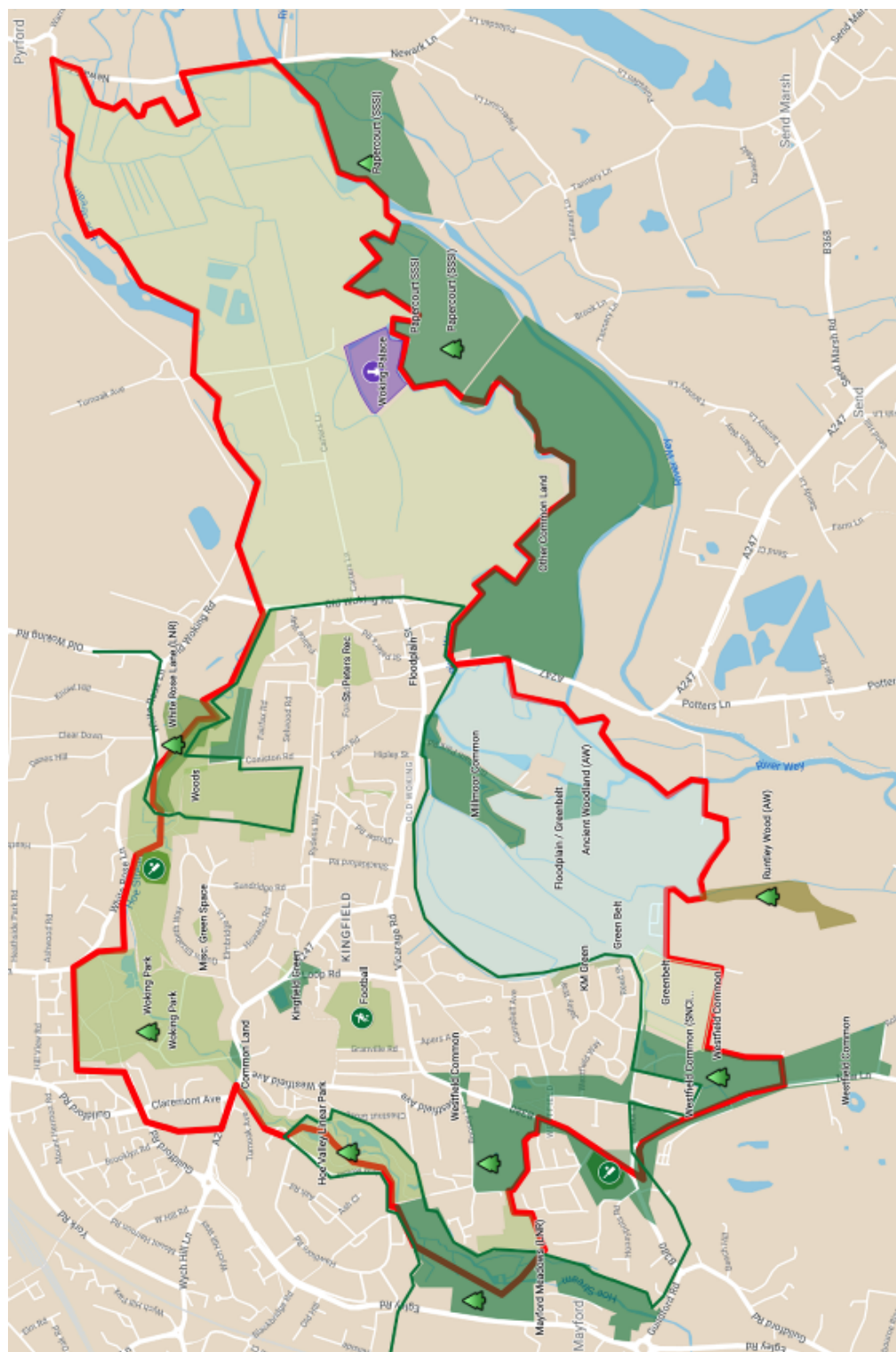
Affordable Housing Delivery Supplementary Planning Document

Climate Change Supplementary Planning Document

Section 8: 'Promoting sustainable transport' of the National Planning Policy Framework 2021.

Section 12: 'Achieving Well-Designed Places' of the National Planning Policy Framework 2021.

Section 16: 'Conserving and enhancing the historic environment' of the National Planning Policy



POLICY 2: Landscape character

The Neighbourhood Forum Area has a range of locally distinctive landscape areas. These are highly valued by residents.

HOE VALLEY LANDSCAPE CHARACTER AREAS (Map 6)

(excluding Urban & Industrial areas)

Description	Character
Ancient woodland	Ancient woodland within and bordering the Hoe Valley Area includes the Old Hall Copse (part of the Woking Palace site).
Wet Woodland Habitats	Other woodland is primarily on Westfield Common and comprises mainly indigenous trees such as oak, ash and silver birch.
Grassland	Comprises primarily the riverside meadows surrounding Mill Moor Common which are part of the functional flood-plain and used primarily for livestock grazing. A well-established network of public rights of ways and footpaths cross these grasslands and provide open, expansive views to the South and the East of Area.
Agricultural & Farmland	A small amount of arable agricultural land remains in the area. This includes an area opposite Palace Way that produces vegetable crops. Other areas of agricultural use include land to the south of Moor Lane which was traditionally employed for market gardening and land to the south of Moor Lane Farm which is used for the production of livestock feeds. Functioning Farms include Little Moor Lane Farm and Moor Lane Farm both at the Eastern end of Moor Lane.
Common Land	There are several areas of Common Land in the Hoe Valley, including Westfield Common, Kingfield Green, Millmoor Common and the entrance to the Woking Football Club and the entrance to Woking Park. These are detailed on page.....
Greenbelt	The greenbelt defends the boundary of the Hoe Valley with Pyrford ward and Send/ Guildford. The green belt is shown in the map as a narrow green line. The Greenbelt is found to the South and East of this line. This is described in more detail on pages...
Recreation spaces	These are listed on pages... and consist of both formal playing fields in public and educational use, informal recreation grounds and Play areas.
Other open space	Some of these are itemised on pages... The Area has several areas of open green space which provides visual and recreational amenity for residents, including part of the Hoe Valley linear Park.

Table 3. Landscape Areas

Policy 2

Policy 2. Landscape Areas

1. All major development proposals and those including new buildings should demonstrate how they have been informed by the key landscape characteristics
2. All proposals should aim to make a positive contribution to the quality of the natural environment and should not introduce or replicate changes which are unsympathetic to the landscape character of the relevant area.
3. Throughout the neighbourhood area the design and siting of new development and associated landscaping schemes should address the following;
 - Overall development proposals should minimise any adverse visual impacts on the wider landscape setting of the development.
 - New agricultural buildings in the green belt should have appropriate screening and landscaping, and use neutral colours to reduce visual impact.
 - Boundary treatments of new developments should enhance green infrastructure, using a suitable mix of native plant species and those near natives suitable for climate change in tree planting and hedgerows to support and enhance bio- diversity.
 - Established Hedgerows must be protected in line with the Hedgerow Regulations 1997 (23.9.22).
 - All new developments should respect green boundaries, preserving where possible and reinstating where these have been lost

Policy 2 in in general conformity to:
Woking Development Management Policies DPD (2016):
DM2 - Trees and Landscaping
Net Biodiversity Gain (2022)
Site Allocations Development Policy Document (2021)

POLICY 3: Heritage

Supporting text

HISTORY OF OUR VILLAGES AND HERITAGE ASSETS



Old Woking was the original mediaeval town of Woking. This historic area probably has its origins in Saxon times and the Area contains the old Tudor Palace of Lady Margaret Beaufort, the mother of King Henry VII. This Tudor palace was used by both Henry VII and Henry VIII as a royal hunting lodge surrounded by a hunting park. However, by the reign of King Charles I the palace had

deteriorated, and by the 20th Century it was largely a ruin. Today it is an historic monument owned by WBC and looked after by The Friends of Woking Palace. The latest Woking Site Allocations Development Plan Document (SADPD), October 2021, identifies Woking Palace as ‘a focus for further action. Of national importance, and within a countryside location, the Woking Palace site has unique potential to address the recreational, educational and open space requirements of the Borough’.



In February 2022, WBC confirmed that the area ‘would remain in the greenbelt’ and said that the area should be enhanced and promoted as a visitor attraction, bringing the ‘monument and adjoining grounds into active use. It would also increase the capacity and accessibility of the boroughs open space’ (Woking Infrastructure Development doc WBC Feb22).



There is evidence of many buildings dating back to at least the 15th century with St Peter's Church in Church Street (which is Grade I listed and the oldest existing building in Woking), probably on the site of an 8th Century monastery. The original settlement of Woking probably initially grew up around this monastery (and further developed because of the nearby Royal Palace). Old Woking is, therefore, the oldest part of the present town of Woking becoming known as Old Woking to distinguish it from the more modern town developing around the new railway in the late 19th century.



*Historical Map of Hoe Valley c. 1897
(note presence of Common Land) Map 6.*

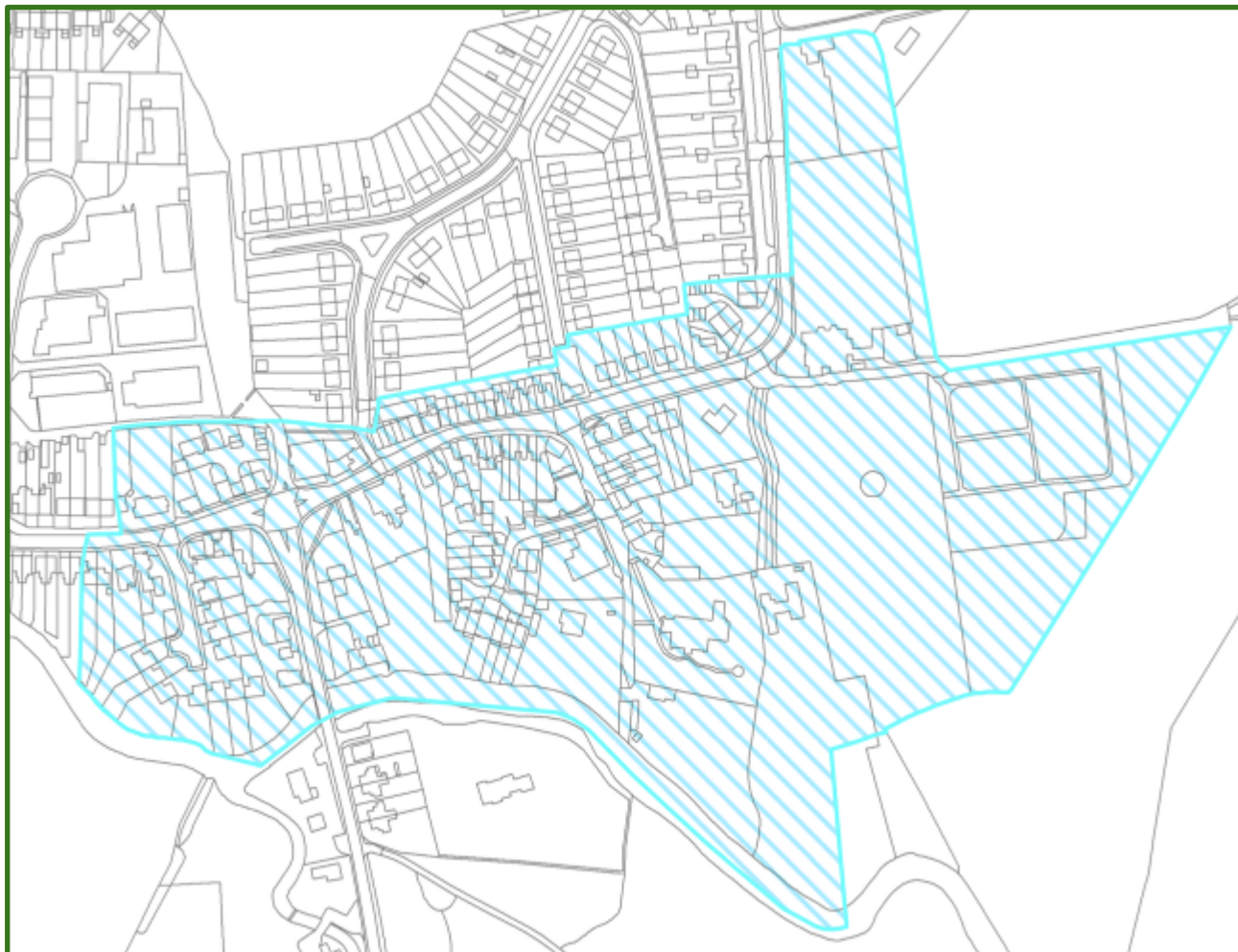
Westfield and Kingfield (and the now lost hamlet of Shackleford) originated as small hamlets coalescing around a number of ancient farms (the main houses of which still remain as listed buildings), which from 1890 onwards were sold off gradually for development. The settlements (villages and hamlets) historically were Old Woking, Shackleford, Westfield, Lower Westfield & Kingfield Green. Claremont similarly developed after 1890 on the farmland of Cross Lanes Farm (a Grade II listed building to the west of Claremont Avenue) between Elm Bridge & Mount Hermon.

There are still many buildings in Westfield, Kingfield and Old Woking which have their origins from the 16th & 17th Century. In Westfield, Walnut Tree Cottage dating from the Elizabethan period was formerly the site of a Liquorice factory. The Old Cricketers Inn and Cricketers Cottages on Westfield Common have a 16th-century provenance. In Kingfield Elmbridge Cottage is one of the oldest cottages in Kingfield built sometime before 1500 and Howards Farm which is a large 4 bay timber framed house dating to 16C with a wealth of timbers visible from both inside and outside of the house (as does Laurel Cottage, also in Stockers Lane and Old Oak Cottage in Vicarage Road). No's 29 (The Old Cottage) and 34 High Street were both once 'open-hall' houses in the late 15th century, whilst Hale Lodge (61) and numbers 12, 80-88 and 102 High Street are all 16th or 17th century in origin. All are Grade II listed buildings.

Residents in the Area are proud of the historic heritage of the villages and value their preservation as evidenced in residents' forum workshops and submission in 2022 to SCC for additional buildings to be recognised in the listing.

Another historic site in Old Woking is Gresham Mill which was built over the river Wey originally as a flour and fulling mill. There has been a mill here since Saxon times recorded in the Domesday Book. Initially it was a corn mill, powered by water from the River Wey. In the 14th century it also had a fulling mill for processing sheep's fleeces. Later converted into Gresham Press it consisted of two paper mills, the Unwins and Gresham Mills that operated from the later 1890-92 to the end of the 20th Century¹⁶ that have been converted in recent years to luxury apartments. The original building has now been converted to exclusive flats. The facades of the old mills have been preserved as has the old water course. It is surrounded by water from the Wey tributaries and is accessed via a bridge from the High Street.

Current Conservation area.



Old Woking Conservation Area (2001) Map 7

Map of extended Conservation area Suggestions

Map 8

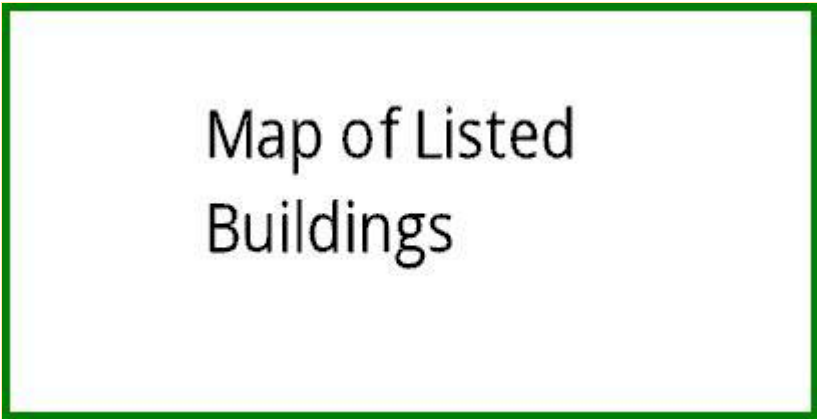
There are two additional areas beyond the current Old Woking Conservation area which are of interest. The idea of extending the conservation area through a Conservation Area Appraisal should be explored to take into account any other heritage assets with special architectural or historic interest that merit protection under a conservation area designation.

1. An extension along the High Street which would be co- terminus with the known areas of archeological finds and interest. There are several properties which are listed and the dates of these being similar to those already in the conservation area. This is a natural extension to protect the historic heart of 'Old' Woking.
2. The estates of St Peter's Road and Corrie Road were the first Council estates in what was Woking Urban District Council Area, dating to circa 1919.

A review of the Old Woking Conservation Area SPG (Supplementary Planning Guidance) is due by Woking Borough Council.

Locally listing of properties in the Area

Woking has a list of properties which are nationally designated as listed buildings, there are also 'Locally Listed' structures and buildings which benefit from protection through policy due to their locally important age and features. However, there are many other properties and features which are worthy of similar consideration to preserve our history. The latest review of the local list² is now adopted and can be found on Woking Borough Council's planning policy website.



Map of Listed
Buildings

Archaeological historical assets Map 9(to be added)

Map 10

² <https://www.woking2027.info/supplementary/Locallist/2025>

The archaeology to be located in the green hatched areas is as yet unknown. However, bearing in mind the historic and ancient nature of the buildings and history in this Area, care needs to be taken that all efforts should be made not to damage these in the future. Any proposed development in these areas will need a full independent archaeological survey prior to commencement.

Policy 3

Policy 3. Heritage

1. Development within the Conservation area (as defined in Diagram above) should reflect local character and proposals should demonstrate how they will preserve and, where possible, enhance local heritage assets, with particular regard to Conservation Areas and their architectural styles, scale and materials.
2. Development should preserve the historic heritage of the Area and its architectural feel.
3. Any development and enhancement of the area around Woking Palace should respect its historic listing.
4. Any development should acknowledge and recognise other buildings and assets of historic interest as in Appendix 1b.
5. Explore the extension of the existing Conservation Area through a Conservation Area Appraisal.
6. Preserve archaeological sites of interest.
7. The Forum will welcome improvements to access, signage and information of locations of historic interest in the Area; such as the sites of Woking Palace, the ancient Eel Trap; Brunel's Bridge; the site of the original 'hundred' of Woking.

Policy 3 is in general conformity with:

CS20 – Heritage and conservation

CS21 – Design

Design Supplementary Planning Document 2015

Old Woking Conservation Area Supplementary Planning Guidance

Section 16: 'Conserving and enhancing the historic environment' of the National Planning Policy Framework 2021.

Historic England Guidance on listings.

POLICY 4: ECONOMY

Supporting text

There are several small shopping areas within Westfield, Kingfield and Old Woking. These are valued by residents and well used. They include grocery shops, food shops and outlets, leisure, sport, a pharmacy, and health and beauty destinations amongst others.

The residents survey (link) showed that people mainly used the local shops to supplement larger supermarket shops, but that local shops and businesses remain important to the residents of Hoe Valley.



Economic Activity

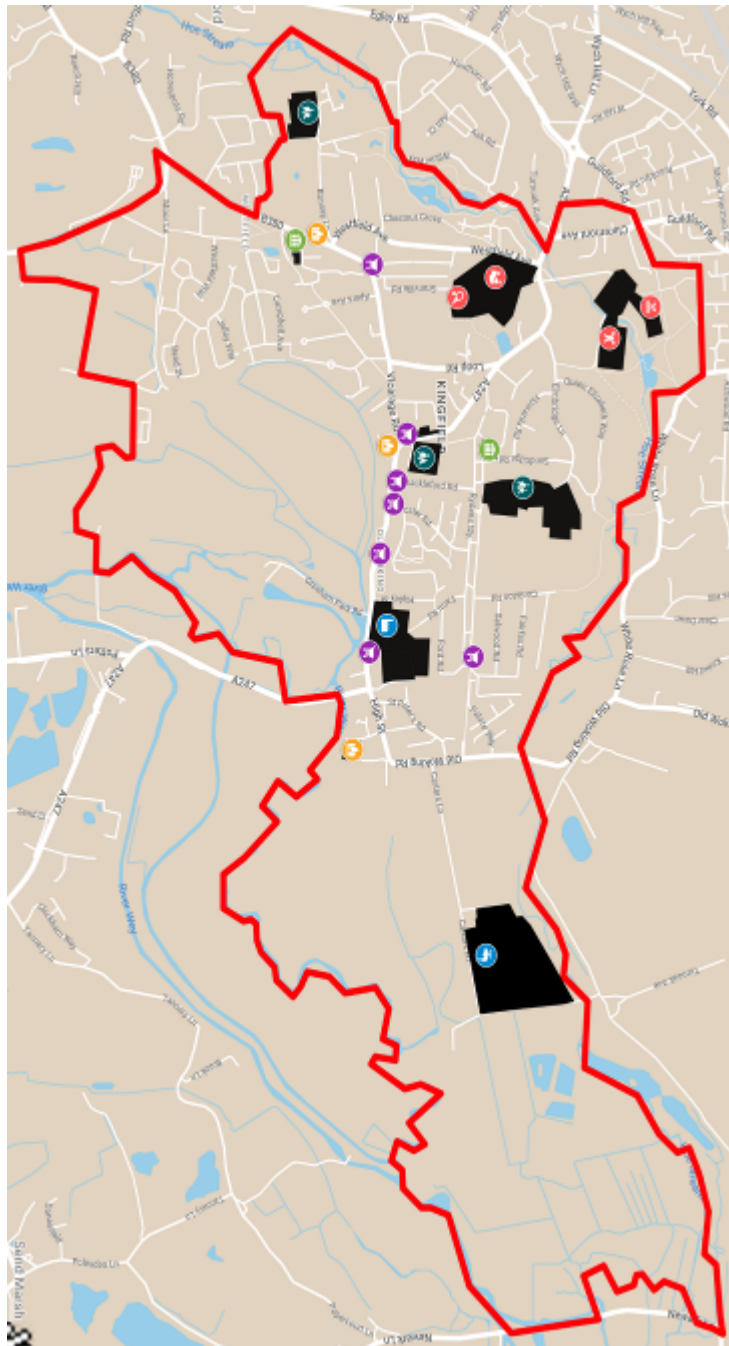
The Hoe Valley is a thriving economic area, perfectly situated for access to Woking, Guildford and London, via the A3 or the train network.

An analysis of businesses in the Hoe Valley Area showed a predominance of sole traders and micro-businesses (employing under 5 people) run from home addresses, ranging from professional services and consultancy, to charities, health and

beauty, music businesses, and a significant number of home improvement and maintenance trades (i.e. plumbers, electricians and builders). The notable exceptions were those businesses based in the industrial area, which are mainly light industry, auto-based or food production; the retail areas on Kingfield Road, High Street, and Westfield Road; and the sport and leisure hubs clustered around the Leisure Centre and the corner of Westfield Avenue/Kingfield Road. (Refer to map on page.....)

A large part of Old Woking is designated as an Employment Area. However, in recent years several of the office blocks, including Grosvenor and Westminster Court have been converted under permitted development to residential, resulting in a loss of office space.





	Industrial & Utilities		Education		Community Centre		Sporting Facilities		Religious Buildings		Shopping & Food Outlets
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Map of Non Residential Areas and Assets. Map 11

With the present climate change emergency residents are keen to ensure that local options are available for at least the basic requirements of living. The Area has lost its two post offices and the nearest is now out of the Area in Mayford Village.

Policy 4 ECONOMY

Policy 4. Economy

Any development should ensure:

1. Safe access to commercial areas, whether on foot or by car. Accessibility should be improved where there is an opportunity to do so.
2. No reduced access or parking provision.
3. Appropriate parking availability for shoppers/ users
4. Commercial development within the Village Centres which supports their vitality and viability will be supported
5. Proposed development within the Forum Area that results in the loss of retail (Class A1) space through the change of use of ground floor shops will only be supported where it is demonstrated the proposal will not have a detrimental effect on the local community or on the vitality and viability of the Local centres.
6. To be supported, development proposals relating to the village centres must demonstrate that viable opportunities to avoid adverse impact on business continuity have been incorporated in the scheme.
7. New developments and changes of use should ensure that they do not have an adverse effect on other facilities and amenities.
8. The provision of new public cycle and pedestrian space and public realm will be encouraged.
9. Enhancement of the current public realm by the addition of cycle racks or floral baskets etc in the village centres of Kingfield and Westfield would be encouraged.
10. The current level of public off-road car parking spaces available to shoppers and visitors in any redevelopment should not be reduced.
11. Additional cycle parking and bike access has been considered.
12. The amenity of local residents or users should be protected to address any adverse impacts on residential amenity resulting from additional noise, smell and visual intrusion.
13. The Forum will: Promote and encourage a wide range of local shops and Support local cafes and restaurants to promote a vibrant community.
14. In addition to the site allocations, proposals will be supported which result in the creation or sustainable expansion of existing and new businesses. This is providing the site can accommodate any additional car parking that may be required.
15. Supporting homeworking via promotion of improvements to broadband and telecommunication infrastructure.
16. Development should include suitable infrastructure to support integrated communication technologies as part of the initial design process.
17. All new development proposals will be encouraged to demonstrate that there is adequate Full Fibre Broadband and cable capacity and any improvement in capacity and connectivity will be supported.

Policy 4 is in general conformity with:

CS4- Local and Neighbourhood Centres and Shopping Parades

CS15- Sustainable Economic Development

CS16- Infrastructure delivery

CS18 – Transport and Accessibility

CS21- Design

CS24 – Woking's Landscape and Townscape

Design Supplementary Planning Document 2015

Parking Standards Supplementary Planning Document

Climate Change Supplementary Planning Document

Section 8: 'Promoting Sustainable Transport' of the National Planning Policy Framework 2021.

Section 12: 'Achieving Well-Designed Places' of the National Planning Policy Framework 2021.

Woking Borough Council Character study 2010

POLICY 5: PUBLIC REALM

Supporting text

This section comprises external urban spaces that are publically accessible as well as community facilities. Community facilities are defined as those that impact on the well-being of residents and affect the quality of life. These could be shops (as considered above), community centres, pubs and places of worship for example. These are not defined by ownership and could be in both the public and private domain, but areas that can be actively used by a number of people living in the Area.

Restaurants

The area has lost all **3** of its medium sized restaurants in recent years and there is scant provision for local people to dine out in the Area. This is partly due to the proximity to Woking Town centre and the impact of Covid which allowed change of use to takeaway which has continued since. There are several small cafes, including some new ones, which now serve the local areas, in Westfield, Kingfield and Old Woking.

Public Houses

There are only two remaining public houses open in the area, they are The Kingfield Arms Public House, opposite the shops in Kingfield, and the Crown and Anchor in Old Woking.

The Area has seen the loss of **3** public houses since the last census.

- Queens Head, Old Woking - Demolished, land reused for residential rebuild
- White Hart, Old Woking - Converted to residential use
- The Cricketers, Westfield - Converted first to a Restaurant, this has changed use again and is a shop and residential flats.

Places of Worship

There are three churches within the neighbourhood area.

These are;

1. St Peters, which is the parish church of Old Woking.
2. St Marks, which is within the parish of St Peters and is situated

in Westfield



3. New Life Church which is in Kingfield



Community Centres

1. The recently renovated Old Woking Community Centre has 6 large halls and smaller meeting rooms for use by local community groups and Woking College during the daytime.



2. Moorcroft Community Centre. Has one large hall and smaller meeting rooms. Moorcroft has been for many years used as a community facility for providing day facilities for social care. Over the Covid lockdowns this has been renovated and it has since broadened its scope and opened up more to the general public with a café, lunch options, classes and groups.

3. Old Woking District Recreation Club



Public Realm

Signage

It is currently unclear when and where you enter the villages of the Hoe Valley. However historically the boundaries between the villages of Kingfield, Westfield and Old Woking are not defined. The village signs for Old Woking, Kingfield and Westfield are in a state of disrepair. Residents want to see these renovated, which will help to engender a sense of civic pride and identity in the Area.



Planters and baskets

There are planters and hanging baskets in a few public areas of the Hoe Valley but these vary greatly. Residents are keen to see an increase in planters and hanging baskets to improve the general look and feel of the public spaces throughout the Hoe Valley area, especially the village centres of Kingfield and Westfield.

Trees

Tree and shrub planting is evident in some areas, but in others the trees have died and not been replaced. This has a negative impact on the overall character of the Area. Residents are keen to see trees replanted on the verges and on appropriate public space,

Waste bins

Throughout the Hoe Valley Area there are various litter and dog waste bins provided. However residents would like to see more of these provided in appropriate areas to encourage the removal of foul waste and rubbish littering the pavements and common areas. All bins should include options for recycling of litter.



Benches/ Picnic tables

There are a number of benches, including picnic benches, throughout the Area. There are a number of picnic benches in the Hoe Valley Linear Park which are well used by the community. The placement of 'talking benches' to support those who are lonely would be encouraged in easily accessible locations

Shop and commercial frontages

The majority of shop frontages are at present in keeping with the areas in which they are sited. This is something that should be retained. Some of the communal areas around and in front of our shopping areas are in need of some attention and improvement, both in accessibility, visual amenity and recreation.



Policy 5. PUBLIC REALM

Policy 5: Public Realm

1. Local information and directional signage for the Hoe Valley of high quality will be supported as part of new developments.
2. Improvements to public areas outside our village shops in each village centre will be supported.
3. Increased litter bins for public use, must provide an option for recycling.
4. Commercial/ large waste and recycling bins must have screening to reduce adverse visual impact
5. Where possible, development seeking to provide or improve public realm should explore the integration of features such as hanging baskets, planters and benches into the design.
6. Trees and shrubs planted on verges and in public spaces will be encouraged for all new development.
7. Promote the introduction of more benches suitable for a wide range of users in all redevelopments.
8. Tables, where provided, should have access and space around them suitable for a wheelchair user to pull up next to a seated companion or a pushchair to be adjacent to an adult.
9. Street furniture should not form an obstacle for pedestrians or wheelchair users.
10. Urban open spaces should be suitable for the needs of adults and children of all ages. Consideration should be given to space for sitting out and visual amenity .
11. Any development that provides opportunity for the re-provision of public toilets will be supported.

Policy 5 is in general conformity with:

CS4 – Local and Neighbourhood Centres and shopping parades

CS13 – Older people and vulnerable groups

CS17 – Open space, green infrastructure, sport and recreation

CS21- Design

CS24 – Woking's landscape and townscape

WOKING DESIGN SPD 2015

Section 12: 'Achieving Well-Designed Places' of the National Planning Policy Framework 2021.

Woking Development Management Policies DPD (2016):

DM2 - Trees and Landscaping

DM7 - Noise and Light Pollution

POLICY 6: PARKING

Supporting text

Insufficient parking provision and inconsiderate parking is an area of concern to residents in many parts of the Hoe Valley Area. There are three aspects to the parking issue:

i) Poor allocation of parking provision, leads to a lot of on-road parking, especially along areas such as Loop Road, Westfield Estates, the Old Woking High Street and on the Kingfield Estates.

Due to the heritage and age of many properties in the Hoe Valley, many homes were built without drives, garages or off-road parking. This is particularly evident in the Conservation Area of Old Woking, along the High Street and St Peters vicinity, where the roads are very narrow and where many properties have no front gardens. On roads such as Hipley Street on-street parking is the only option available to residents, areas such as Rydes Close have no parking at all. Where properties have front gardens, many have converted this space to provide off street parking, which is also contributing to increased surface water flooding and decreasing biodiversity. Some households also have a greater number of cars than off-road parking at their property allows for. In many parts of the Area additional cars use the verges to park on, causing damage to these green spaces and adversely impacting on the visual amenity. The removal of the green strip in Rydens Way and the narrowing of the road structure has seriously hampered parking in this area and created an area of highway risk due to its traffic flow layout.

ii) Parking and traffic flows in the Kingfield Estate where parents are dropping off and collecting from St John the Baptist School and Woking College is a challenge. Residents have raised significant concerns in gaining access to their properties. This is exacerbated by parents declining to drop pupils at the Leisure Centre, as encouraged by the Headteacher at St John the Baptist school. Woking College is going through a period of significant expansion and this will lead to further traffic on the Kingfield Estate, an estate with fairly narrow roads and a significant amount of on-street parking around the southern end of the Estate. More needs to be done to remediate the heavy traffic flows and parking issues on the Kingfield Estate. 2021 census data shows higher than average car ownership in this area³ as shown in Table 6A.

iii) Parking for temporary events, such when Woking Town FC are playing. The traffic management plan for this is inadequate for any expansion of fans using their own cars. This was heavily documented during the planning inquiry for the Football club development. The Leisure Centre does not allow match day parking, which exacerbates the issue for local residents. An area designated for coach drop offs and appropriate parking management is desirable.

³ <https://www.surreyi.gov.uk/census-2021/2021-census-car-or-van-availability/>

Table 6ACar ownership by household in Hoe Valley from the 2021 Census⁴

Area	No of 1 bed	2 bed	No Cars or Vans	1 Car or Van	Two Cars or Vans	3 or more
E00157995 St Peters carters land	7.1%	28.6%	9.4%	42.8%	33.3%	1.0%
E00157994 High St Church st	22.8%	34.2%	4.7%	51.1%	32.6%	1.0%
E00167825 (restricted parking – Palace way)	1.0%	17.5%	5.2%	47.4%	38.1%	9.0%
E00167824 (restricted parking – Palace way affordable)	11.4%	15.9%	14.6%	46.1%	30.3%	9.0%
E00158001 Selwood /ford	1.2%	8.4%	13.2%	38.9%	28.1%	1.0%
E00167827 coniston fairfax	0.0%	11.3%	14.3%	36.7%	36.7%	1.0%
E00157997 farm/priors croft/ hipley flats	16.9%	32.9%	13.2%	47.6%	32.1%	7.0%
E00157999 high street & Hipley Street restricted parking	13.7%	29.2%	5.9%	51.2%	30.0%	1.0%
E00157998 Gloster Rd	20.2%	9.7%	24.6%	43.7%	23.0%	8.0%
E00157996 Rydens	3.3%	17.1%	10.5%	46.7%	32.2%	1.0%
E00157890 Kingfield Rd & stockers lane	9.6%	32.2%	14.4%	48.3%	28.8%	8.0%
E00157886 Sundridge howards	3.7%	12.7%	12.8%	35.3%	33.1%	1.0%
E00157885 Queen Eliz Way	7.2%	11.3%	13.4%	35.1%	30.9%	2.0%
E00157880 Elmbridge La SJB end	3.4%	19.3%	16.1%	37.3%	39.8%	6.0%
E00157880 Kingfield gardens/elmbridge	6.6%	30.9%	8.9%	43.0%	34.1%	1.0%
E00180642 Willow reach (restricted parking)	12.0%	32.9%	7.4%	57.7%	27.0%	8.0%
E00157893 Westfield Ave + Groves	0.8%	19.3%	7.0%	32.2%	42.6%	1.0%
E00157897 Bonsey Lane	6.7%	5.7%	11.3%	40.6%	28.3%	1.0%
E00157897 Westfield common	0.0%	18.5%	9.2%	42.5%	29.2%	1.0%

⁴ <https://www.surreyi.gov.uk/census-2021/2021-census-car-or-van-availability/>

E00157882 Liquorish (restricted parking)	8.7%	30.8%	14.7%	45.3%	35.9%	4
E00180637 Bullock & Moor lane	0.0%	19.5%	0.0%	31.0%	61.9%	7
E00180589 Reed str	9.7%	28.3%	17.0%	42.0%	38.4%	2
E00180643 Jelly & Newlands	3.2%	45.2%	13.6%	48.8%	32.0%	5
E00180574 campbell Quartermain	8.7%	19.5%	18.2%	39.2%	27.0%	1
E00157896 Holmes close	17.3%	38.6%	8.5%	46.5%	34.9%	1
E00157898 Apers	0.0%	17.1%	6.3%	32.2%	49.0%	1
E00157891 Loop rosebery	7.2%	10.8%	8.2%	45.5%	33.6%	1
E00157895 Vicarage moorlands	0.0%	14.3%	11.8%	47.1%	31.1%	1
E00180595 Granville	7.5%	38.8%	15.2%	50.6%	26.6%	7

Policy 6

Policy 6: Parking Provision

- Proposals for residential development must provide for a safe environment through the provision of off-road parking. Residential development must all meet the following minimum car parking standards:
 - 1 bedroom property: 1 car space,
 - 2-3 bedroom property: 2 car spaces,
 - 4+ bedroom property: 3 car spaces.
 - This will need to be increased proportionally for larger residential developments such as supported living and retirement homes.
- Where planning permission is required, proposals to convert existing garages into non parking provision will only be allowed if sufficient off the street parking is available.
- All new developments should show consideration of access and charging points for electric vehicles including pedestrian controlled vehicles such as mobility scooters.
- All new development should have one cycle parking space per bedroom.
- Any proposed development of the WFC club site and surroundings must ensure that in the travel plan, provision is made for coaches, fan drop off, disabled fans and parking for the stadium. A Traffic management plan must be provided for large events, including match day parking at Woking Football Club.

6. Relevant proposals for development within the Village Centres must include provision of safe parking spaces for shoppers, retailers and residents and must demonstrate that they will not result in on-street parking to the detriment of highway safety or adverse impact on the character of the Area.
7. New retail and residential development should aim to maximise accessibility for all groups, including those with disabilities, taking into account accessible parking guidance in the Parking Standards SPD.
7. Community Facilities Parking Provision of new or upgraded social and community facilities should demonstrate suitable and reasonable access to car parking provision

Policy 6 is in general conformity with:

CS4 – Local and Neighbourhood Centres and shopping parades
CS15 - Sustainable economic development
Climate Change Supplementary Planning Document (2013)
Parking Standards Supplementary Planning Document (2018)
Para 107 of NPPF

POLICY 7: TRANSPORT, ACCESSIBILITY AND LOCAL ACCESS INFRASTRUCTURE

Supporting text

Our consultation with residents highlighted road and traffic as their second highest area of concern- this included walking and cycling around the area.

For many the town centre is beyond reach on foot and car/ bus/ cycle are the only options for accessing this area. Public transport options have reduced in recent years, with the main bus from Guildford to Woking reducing this year from twice an hour to once (July 2022). This is not frequent enough to encourage use of public transport for work, education, recreation or shopping.

Buses

There are 2 main bus routes through the Area. The number 34 **Guildford to Camberley via Hoe Valley Area**. This bus follows Westfield Rd, Vicarage Rd, Kingfield Rd, Wych Hill. However, the frequency of this bus has reduced significantly in recent years, and is barely once per hour.

The White Bus runs from **Woking to Guildford**, the number 462/3. This bus stops at Leisure Centre; Kingfield Green, Loop Rd; Old Woking, Rydens Way shops; Crown and Anchor on the High Street. This bus is again largely once per hour.

From the resident survey we learnt that pre-pandemic, 40% of people commuted out of Woking for work, yet only 26% of people commuted to London by train and 6.9% worked in the local area. It is likely that the remainder use their car to get to work.

Road system

WBC is not responsible for the roads in the area, this falls under Surrey County Council, the issues identified here need to be flagged to this authority. The Neighbourhood Plan cannot direct transport infrastructure, but it can offer guidance on what the local community expects to see in terms of any transport design and improvements.

The green belt surrounds the area on three sides, with the A320 (Egley Road) and A247 creating the northern boundary. The B380 (Westfield Road) and the B381 (Loop Road) runs through the centre of this Character Area². The B380 acts as a spine road through the centre of Westfield, with most other routes branching off it. There are several roads within the Area which are used as linkages to other areas. For example, the High Street (A247) forms part of the main road from Westfield and Kingfield to Send, Pyrford and the Byfleets. It is also the link to the A3, either via Send or via Pyrford and Ripley. These are all extremely busy roads especially at rush hour and queues are frequent, often exacerbated by road works and further development. These roads contribute to high levels of road noise and pollution in this Area.

The busy Old Woking High Street negatively affects the village and traffic calming measures may be appropriate².

Connectivity

The Hoe Valley Forum is concerned that 46% of the Country's carbon emissions are produced by transport, and supports the Local Cycling and Walking Infrastructure Plan for Woking (LCWIP) (SCC March 2020). This highlights the need for growing the walking and cycling provision. In this Area walking route W9 is identified as a route that requires work to enhance the connectivity between Woking College and the train station.

Key challenges remain to be addressed in the present Plan, including disjointed and incomplete routes; paths needed to link cul-de-sacs, upgraded to become cycling links, and busy junctions where crossing for pedestrians and cyclists remains an issue.

Cycling

The LCWIP identifies improvements for C8 the Earth trail and C9 Mars trail (which is also part of national cycleway 223) which go from the Mayford roundabout to Woking station, via Westfield Road, Westfield Ave and Woking Park. Designated cycle routes are indicated in the map below.



Walking

There are excellent recognised footpaths as well as undesignated pedestrian links throughout the park between some cul-de-sacs. Any opportunity to expand pedestrian links will be supported as many cul de sacs are not linked in any way². Increased signage of current and future pedestrian routes will be welcomed. Improved maintenance and accessibility of all pedestrian routes will be encouraged.

Footpaths and roads need to be safe and accessible for all including horsedrawn and mobility vehicles



Those with accessibility challenges.

We need to consider as a community that access for all is important. We know that there are areas where our footpaths are not wide enough for a wheelchair or double buggy, or where there are steps without any available suitable gradient slopes, these need to be addressed early in the Plan.

Parking for mobility vehicles requires access in all our retail areas in a way that is safe for all.

Woking as a whole has already been awarded Dementia Friendly Community Status. The number of residents suffering with this condition is increasing and the Forum would look to further support residents in this Area.

<http://www.woking.gov.uk/dementiafriendlywoking%C2%A0>.

https://www.dementiaaction.org.uk/local_alliances.

Map 12

Map of footpaths and cycle routes

Access and links into open spaces such as Westfield Common, Kingfield Green and the Hoe Stream corridor should be retained and enhanced where possible.

Policy 7

Policy 7. Transport, Accessibility and Local Access Infrastructure

1. Proposals for Major Development should be designed to improve facilities for travel by foot, cycle or mobility scooter. These should also be considered for minor developments.
2. The potential to link new developments to safe and convenient routes to school, local shops and other key areas should be explored and pedestrian and other non- vehicular routes would be encouraged.
3. Opportunities to enhance the footpaths to ensure that they are accessible for those using mobility aids/vehicles and pushchairs would be encouraged.
4. Encourage increased connectivity, both east/ west and north/ south between all sections, of the Hoe Valley Area.
5. Local schools should have a travel plan that encourages active travel access to schools.
6. Enhanced safe provision of racks for bicycles/ e bikes in key local areas will be encouraged.
7. Work with the Highways Agency to improve the traffic flow along the A247.
8. Traffic calming would be supported on key routes.
9. We expect developers to consider provision of electric charging points for both cars and electric bicycles, in all new build developments and large scale refurbishments of existing buildings as per NPPF policy from an early stage.
10. Any transport plans should take into account noise and air quality (pollution) on key roads in the Area.
11. All new development proposals should support safe access to shops, schools, footpaths and publicly accessible spaces.
12. Protection and the restoration of historic footpaths and ensuring that all footpaths are surveyed and mapped. (as in the map above showing official and well used local paths).
13. Improved connectivity with walking and cycling routes easily connecting to nearby public transport or local services will be encouraged.

Policy 7 is in general conformity with:

CS9 – Flooding and water management

CS15 - Sustainable economic development

CS16 – Infrastructure delivery

CS21 - Design

Climate Change Supplementary Planning Document

Thames Basin Heaths Special Protection Areas Avoidance Strategy

Section 8: 'Promoting sustainable transport' of the National Planning Policy Framework 2021.

Local Cycling and Walking Infrastructure Plan for Woking

POLICY 8: CLIMATE EMERGENCY

Supporting text

Woking Borough Council declared a climate emergency in July 2019 . Residents in this area are keen to promote policies and changes which will support the aspiration to become carbon neutral by 2050. Via;

- ❖ The promotion of carbon neutral homes.
- ❖ The provision of electric charging points for both cars and electric bicycles.
- ❖ The enhancement of our footpaths and cycle ways to encourage less carbon based transport.
- ❖ Living sustainably with our village centres to have key community facilities in retail, education and health so that residents can walk to these rather than having to use the bus or car into the town centre.
- ❖ Support the use of the allotments and encourage the use of Incredible Edible initiatives within the Area, supported by local residents. In recent years this Area has lost 2 areas of allotments.



sustainable generation
electricity will be encouraged

Many other areas within this Plan incorporate policies that are consistent with a reduction in carbon and aspiration to become carbon neutral.

Policy 8

Policy 8: Climate Change

From an early stage, developers should demonstrate how their development will be designed to comply with the environmental standards set out in Parts G, L, O and S of the Building Regulations introduced on 15 June 2022, as well as those set out in the Climate Change SPD. Updated building regulations came into effect on 15 June 2022 to aim to achieve zero carbon emissions by 2050. This includes changes to Parts G, L, O and S of the regulations, which require development to meet new minimum environmental standards.

Sustainable, energy efficient designs should be used in all new developments

1. New non-residential development of 1,000 m² or more (gross) floorspace should aim to comply with BREEAM excellent or outstanding standard or it's successor policy standards.
2. All development should incorporate technologies which generate or source energy from renewable, low carbon sources where possible.
3. Encourage the 'retrofit-first' principle to consider re-use of good quality existing buildings before

demolition or replacement

4. Proposals to retrofit older homes to reduce energy demand is encouraged, provided it does not have an adverse impact on any heritage significance.
5. Opportunities to provide local food production in new developments should be explored where feasible.

Policy 8 is in general conformity with:

CS15 – Sustainable economic development

CS22 – Sustainable construction

CS23 – Renewable and low carbon energy generation

Climate Change SPD (2013)

Biodiversity Net Gain (2022)

para 153 - 169 NPPF Planning for climate change

POLICY 9: SOCIETY AND COMMUNITY SERVICES

Supporting text

Over recent years there has been an increased number of residents living in the Area due to the significant additional homes provided, but there is resident concern that the local infrastructure has not kept pace with this. The aim is for residents to be able to access basic amenities such as shops, hairdressers, doctors and dentists without having to use their cars or public transport. Local facilities are to be encouraged in the Area, promoting a vibrant local economy, employment and recreation/ leisure offer. Community facilities are defined as those that impact on the well-being of residents and affect the quality of life. These could be shops (as considered above), community centres, pubs and places of worship for example. These are not defined by ownership and could be in both the public and private domain, but areas that can be actively used by a number of people living in the Area. **Health**

There are two GP surgeries which are sited in the area: Greenfield (now part of a larger practice which also comprises Sunny Mead and Goldsworth Park surgeries), which is located adjacent to the small Send/Broadmead junction roundabout, and Westfield, which is part of a two site practice, the other part of this is in the town centre at Heathside.

The Area also has one private dentist and orthodontic practice which is located on Westfield Road. Additionally the Area is served by an Osteopath and a Chiroprapist.

Education

1. Pre-school provision

- Christopher Robin Day Nursery: Claremont Avenue
- Magic Moments; Westfield Primary School
- Foundations: St Peters Church Hall, Old Woking
- Foundations: New Life Church
- Maybury Montessori, Old Woking Community Centre Nursery at Kingfield Primary School

2. Primary

There are two primary schools situated in the Hoe Valley area, one in Kingfield with pupil admission per year of 30 and the other in Westfield with pupil admission of 60 (2022 figures). As of 2022 Westfield is graded as a 'Good' school by Ofsted and Kingfield as 'Requiring Improvement'. Both schools are part of wider Multi Academy Trusts. Outside of our Area is Barnsbury Primary School and Nursery, within walking distance which many of the school children within the Ward attend, which was also graded as Good by Ofsted in 2021.

3. Secondary

The only nonselective secondary school within walking distance for children aged 11-16 is the relatively new Hoe Valley School, which is located just over the ward boundary in Heathlands. Many of the pupils in the Hoe Valley area are able to access this school, however with an admission distance of 1.779km from the school gate for September 2022 admissions, children in the east of the Hoe Valley ward often have to travel to Bishop David Brown School in Sheerwater.

The Hoe Valley Area is not included in the priority admissions area for the Winston Churchill School [WCS-Catchment-Map-Web-Version-4000.png \(4000x4000\) \(wcsc.org.uk\)](#) and a very small part of the Hoe Valley Ward is in the catchment area for Woking High School ([Woking High School 2017-2018 – Google My Maps](#))

The only secondary school sited in this area is St John the Baptist, which takes children from 11 to 18 years of age and was rated as an Outstanding Catholic School by Ofsted in 2019. This is a selective school which serves the Catholic Community for the Woking Deanery with a priority admissions policy for Catholic children at four feeder schools:

- St Dunstan's Primary School, Woking.
- St Augustine's Primary School, Camberley.
- St Hugh of Lincoln Primary School, Knaphill.
- The Marist Primary School, West Byfleet.

None of these schools are located in the Hoe Valley Area, with some feeder schools a significant distance away. Although many children travel to the school by coach, parents dropping their

children off by car causes considerable traffic congestion on the Elmbridge Estate and onto the Kingfield Road.

In summary, those secondary aged children in the east of the ward find themselves unable to gain admission to any local secondary schools and face a long journey to Sheerwater each day. This has been repeatedly raised with the Forum as an issue which many residents are concerned about.

4. College

Woking Sixth Form College is situated in Old Woking and takes students from a wide area, over 80 feeder schools, well beyond the Borough of Woking, many of whom travel in by train and walk down through the park from the station. Many students drive and with limited parking on the college site, park in the already congested Ryden's Way and Elmbridge Estate area. This college offers students a range of academic and vocational courses for 16-19 year olds. It currently has over 1,400 students enrolled (2022).

The College is located on a green-field site which has expanded significantly in recent years with the addition of a new multi million pound Sports centre, and Art Block, a state of the art science block and a new 3G pitch. They also use the adjacent Old Woking Community Centre during the daytimes for their drama and music classes.

Assets of Community Value

Opportunity to protect our community assets does exist. The process of formal designation of Assets of Community Value is via application to the local authority. 'Local groups have a right to nominate a building or other land, known as 'assets', which has recently been, or currently used to further social wellbeing and interests of the local community, and could continue to do so in the future'. These can include shops, pubs, community centres, allotments, libraries, recreation grounds for example.

Policy 9

Policy 9. Society and Community Services

1. Ideally key facilities should be accessible to residents on foot so need good pedestrian access from several directions into the site. Pedestrian access to Primary schools, doctors, dentists etc. will be encouraged.

.2. Opportunities for further allotment provision would be sought.

To formally apply for formal designation of a range of Assets of Community Value to ensure additional protection for these valued facilities. The Forum will seek to protect existing community facilities as listed above through the nominations process to designate these as Assets of Community Value

4. Proposals to create, expand or alter schools nurseries and forest schools in the Area will be supported particularly where it means that children will travel less distance for their education.

. Extension of Medical facilities must be supported

7 . Any proposed development of the WFC club site and surroundings must ensure the viability of leisure facilities on site is not adversely impacted. The re-development of the football club, the Gymnastics Club and Snooker Club in a manner that compliments and serves the local community will be supported

8. Proposals for the provision, refurbishment or enhancement of community and sporting facilities will be supported. For example; improvements to community halls and pavilions; sporting and recreational facilities

Policy 9 is in general conformity with:

CS13 – Older people and vulnerable groups

CS17 – Open space, green infrastructure, sport and recreation

CS19 – Social and community infrastructure

POLICY 10: THE GREEN ENVIRONMENT

Supporting text

Local Green and Open Spaces

Open Spaces are split into the following designations;

1. Common Land
2. SANGs (Suitable alternative natural greenspace)
3. Urban Open Space (which includes Recreation Grounds, Playing fields and allotments etc).

1. Common Land

Common Land and town/village greens are protected under the Commons Act 2006. Within the Hoe Valley this comprises the following;

Table 10A

Common Land	Registration No	Location	Notes
Mill Moor Common	CL52	Old Woking, GU22 9LN	Originally a 'Common Meadow'
Westfield Common	CL121	Westfield, GU22 9QY	Originally 'Common Waste Land'
Kingfield Green	CL122	Kingfield	Goes back at least to 1719.
Other Common Areas (part of Kingfield Green registration parcel)	CL122	In the environs of the entrances to Woking Park and Woking Football Club	
Eastern Part of Mill Moor Common	CL123	Old Woking, GU22 9LN	

Mill Moor Common

Is an area which has benefitted from voluntary work by local residents over the past 3 years. They have supported the banks of the river and created a wild flower meadow, access to the pond, creation of wildlife friendly environments.

The protection and/or enhancement of these assets will be supported. Development should not harm the SNCI and should maintain and, where possible, improve the connectivity provided by wildlife corridors.

Preservation of the special identity of the area is important to residents.

Westfield Common

The existence of Westfield Common is well documented, a map dated 1719 held in the Surrey History Centre shows the boundaries of this Common and that these are little changed today^{13.Ref 2}. The Common comprises areas of dense woodland, throughout which there are various footpaths, open areas and ponds. This area is already classified as a SNCI (a Site of Nature Conservation Importance). The Common provides a green corridor from Hoebrook Close to beyond



Moor Lane, but is designated into several sections, the following of which are in the Area;

Bonsey Lane Woods:

Has great potential for wildlife habitats with its four ponds, and a ditch.

This area has been part of the work commissioned by WBC in partnership with SWT and resident volunteers to support the management of the Common and additional ponds have been created (2019/20) and already have shown in a survey in 2020 that great crested newts had already migrated to these new ponds and are breeding there.

Westfield Green:

Is on the other side of the main road between the Co-Op and Balfour Avenue. This area could be a natural site for resident's events in the future.

Moor Lane Common

The triangle and the area in front and behind RoseBank cottages. This area has been part of the work commissioned by WBC in partnership with SWT and resident volunteers to support the management of the Common and 4 additional ponds have been created.

These ponds have shown the presence of common newt and common toad. The area is important for birds and woodland butterflies.

Westfield Common is home to numerous wild animals such as deer, bats, owls, woodpeckers, squirrels, grass snakes for example.

Woking Football Club Entrance

This is common land on both sides of the entrance road to the Club.

Replaced common land

This refers to 2 small areas. One each side of the Hoe Stream on the Park side of Kingfield Road. This was designated as reallocation of common land used in the re-widening of the Elm Bridge.

SANGS (Suitable Alternative Green Space)

Natural England states that SANGs are areas of land that are accessible for public recreation and meet the requirements of visitors who would otherwise use the Special Protection Areas (SPA). In our case the SPAs are the Thames Basin Heath (TBH), the SANGs are used to 'prevent the impacts of residential development on the TBH Special Protection Area to attract people away from the SPA.

It is stated that in order to comply with Natural England requirements 'they will most likely have to undergo a substantial programme of works. This will include capital works to get them to an appropriate SANG standard and then further phased works to manage and maintain the site in perpetuity'

It considers that SANGs can be created from;

1. Existing open space of SANG quality with no existing public access or limited public access, which for the purposes of mitigation could be made fully accessible to the public.
2. Existing open space which is already accessible, which could be changed in character to make it more attractive to a specific group of visitors who would otherwise use the SPA.
3. Land in other uses which could be converted to a SANG.

There is caution noted that in areas of high nature conservation there could be damage by increased visitor numbers. Should such a piece of land be considered for a SANG then the impact of their nature conservation value should be assessed and considered alongside relevant policy in the development plan.

Natural England provide further guidance on the features expected in a SANG, these include;

- Car Parking. This is dependent upon the size of the SANG and the distance designated catchment area. (2-12 Ha expected catchment circumference radius of 2Km: 12-20 Ha 4Km: 20+ Ha 5Km). It is noted that Natural England's data shows that 83% of visitors would be anticipated to come by car.
- A circular walk of 2.3 to 2.5km around the SANG which starts and finishes at the Car Park
- Access within the SANG must be largely unrestricted so dogs can go off their leads.
- A SANG must be free of unpleasant intrusions such as a sewage works smell. (nb WBC Infrastructure Capacity Study and Infrastructure Development Plan have listed 'Expansion and improvements at Old Woking Sewage Treatment Works as a major development site).

List of designated SANGs listed in the adopted Thames Basin Heaths Special Protection Areas Avoidance Strategy document within Green Belt in Hoe Valley:

Table 10B

SANGs / Open Space	DPD Reference	Location	Net New Open Access Land?	Challenges?
Westfield Common SANG. 10.59 ha	GB14	Land to the east of New Lane, Woking GU22 9RB - allocated for future use.	No change	Registered common land; already SNCI; Great crested newt (GCN) Habitat restoration; covered by existing bylaws prohibiting certain activities. At least 10 Car Parking spaces would need to be provided. Work required to make it suitable for dog walking off lead due to proximity of busy road (to the West) and livestock farms (to the East).
Gresham Mill 1st SANG 9.9 ha	GB15	Land to east of Gresham Mill, High Street, Old Woking, GU22 9LN	✓	Flood Zone 3. New Thames Basin Heaths Special Protection Areas Avoidance Strategy requires assessment of it's ecological or flood prevention capacity. At least 9 Car parking spaces would need to be found.
Gresham Mill 2nd SANG 9.52 ha	GB16	Land to west of Gresham Mill, High Street, Old Woking, GU22 9LN	Partial	Flood Zone 3. New Thames Basin Heaths Special Protection Areas Avoidance Strategy requires assessment of it's ecological or flood prevention capacity. At least 9 car parking spaces would need to be found.

Other Public Open Land that is within Greenbelt

Woking Palace Scheduled Monument	GN17	Carters Lane, Old Woking, GU22 8JQ	✗	Access is limited to visitors only 3 weekends per year as the only road to the site is in private ownership.
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1. Sports Land:

Public outdoor sports and Recreation sites

Cricket Ground, behind Queen Elizabeth Way

Field Sports, Loop Road. Used by 2 local teams for formal training, Old Wokingians and Meadow Sports.



Woking 6th Form College (pitches available for community use as developed using local CIL contributions)
Westfield Football Club (site in Woking Park)

Informal field sports on St Peters recreation ground and Westfield Common

MUGA (Multi Use Games Area); Partial one at St Peters Rec. and complete one on Hoe Valley Linear Park.

Woking Park: Tennis. Saturday Fun Run (5K). Skateboard area. Keep Fit area.

Private sports land

Woking Football Club: Woking Football Club is the major football team in Woking and has its ground in Westfield. It is playing in the premier non-league division and has a significant following of fans. It also provides many opportunities for young people through its charitable arm.

St John the Baptist School

Westfield Primary School

Bowls (Woking Park)

2. Recreation Space and Play Areas

- Woking Park: Play area. Crazy golf.
- Hoe Valley Linear Park: MUGA and small children's play area
- Loop Road (The Meadows): includes disabled access play area
- Kingsmoor Park: play area for very young children and older children
- Westfield Green: play area.
- St Peter's recreation ground/ play area
- Elmbridge Lane area



3. Allotments

Derry's Field, Coniston Road, Old Woking.

The IPD 2018 identifies the need for further allotments to be provided in Kingfield and Westfield.

There is a community “**incredible edibles**” vegetable area in the centre of Rydens Way.

4. Open Green Spaces/Designated Open Space

Cemeteries & Church-yards

St Peter’s Church Yard

St Peter’s Cemetery

Public Green Space

Public Green Space is defined as (data.gov.uk Oct 2015) ‘undeveloped land, not necessarily provided for formal recreation or public amenity which makes a positive visual and environmental contribution to the town’.

There is open space between Elmbridge Road and Queen Elizabeth Road, set out at present for informal football.

The Area has several examples of public green spaces, primarily on corners of roads. Not only adding to the green nature of the Area, but providing good visibility for drivers/ cyclists and pedestrians at junctions.

Local green Space (LGS)

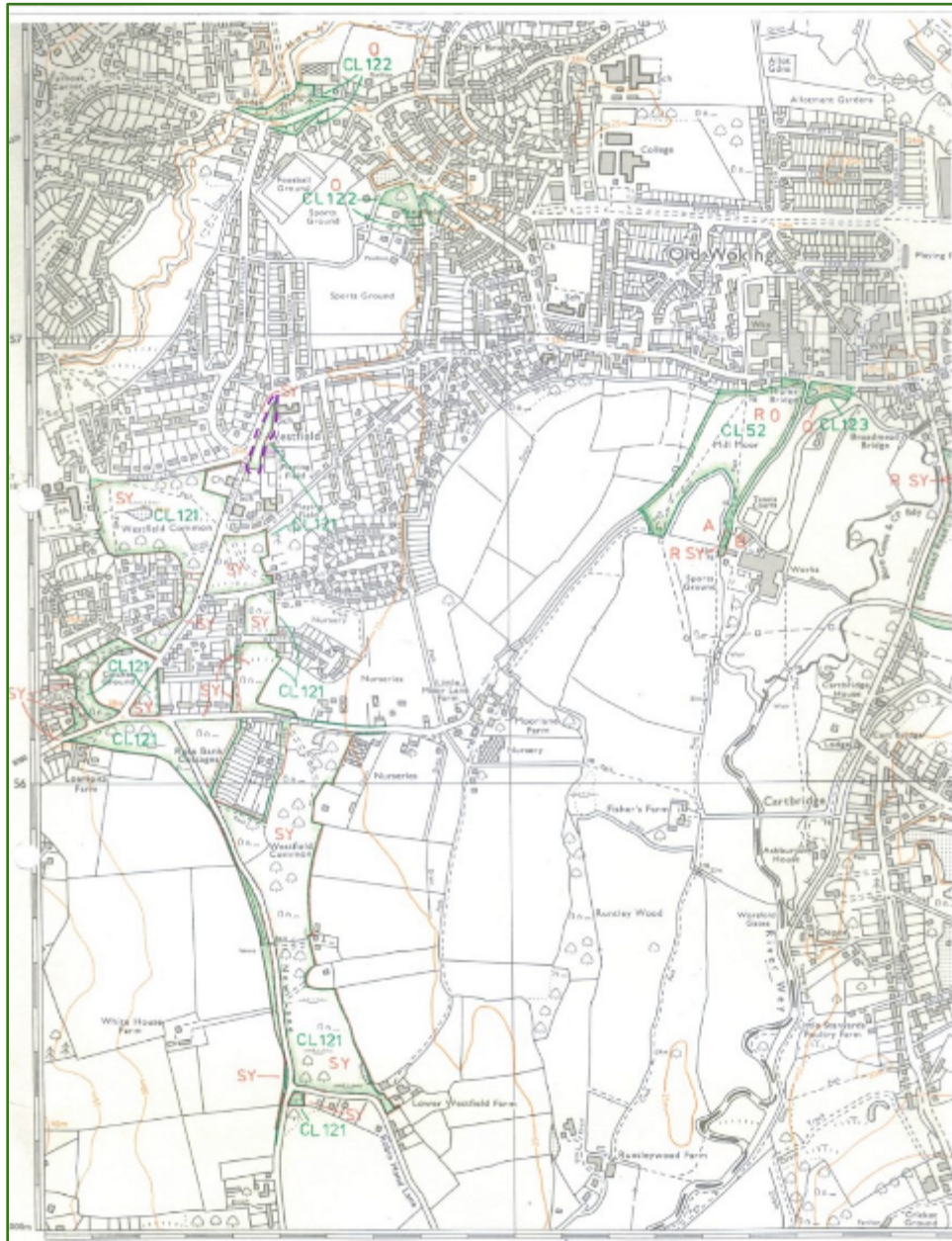
The designation of land as Local Green Space (LGS) is a way to provide special protection against development for green areas of particular importance to local communities as per the green space Preservation Act 2018. This recognises the importance of parks and green infrastructure for peoples’ health and wellbeing. The NPPF states that once LGS protection ‘is in place, it is subject to the same strong development restrictions as Green Belt, ruling out new development except in special circumstances. The criteria for the designation of such land are;

- The land has to be reasonably close to the community it serves
- The land has to be demonstrably special to a local community and as such has to fulfil one or more of the following;
 1. Beauty; contribute to local identity, character of area, sense of place. May link with other open spaces
 2. Historic significance
 3. Recreational value
 4. Tranquillity
 5. Richness of wildlife
- The land needs to be ‘local in character’, not an extensive tract of land, but more self-contained.

We have several areas of green land which at present are not covered by other statutory protections but serve a valuable purpose and should be considered under LGS.

The recreation grounds in the Area meet with the designation under the NPPF, paragraphs 101-103. (<https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-and-safe-communities>)

Woking Park has become a Green Flag designated area.



Map: Registered Common Land in the Hoe Valley Area. Map13

The registered Common Land in the Hoe Valley area comprises:

- CL52 - Mill Moor Common
- CL121- Westfield Common
- CL122 - Kingfield Green and associated land registered under this title
- CL123 - Land adjacent to Mill Moor Common

The Hoe Valley Linear Park is a 'green lung' from Woking Centre taking the green area from Woking Park down to Mayford Meadows.

It was opened in Spring 2012 (<http://wordsmart.org.uk/royer/hoe-valley-walk-woking/> and part-funded by the Environment Agency creating a flood area, offering protection for local residents to a 1:200 year flood event.

There are many areas of green open space within the forum area. All of these provide their own unique attributes to the local area and as such play an integral role in the wellbeing of the community. It is essential that these green open spaces are protected, preserved and enhanced for the benefit of residents and wildlife (*Areas on the WBC Asset List of Open Space (2018)/ Register of Common Land and Village Greens*)

Indoor recreation

Indoor Sporting facilities and Opportunities

There are several leisure and sports facilities within the Area which also contains Woking Park which includes the **Leisure Centre, Pool in the Park, Westfield Football Club, Woking Boxing Club and Scouting Buildings.**



There are several private facilities open to members on the site of

Woking Football Ground where a **David Lloyd Club** is sited. This features a swimming pool, gym and tennis courts.

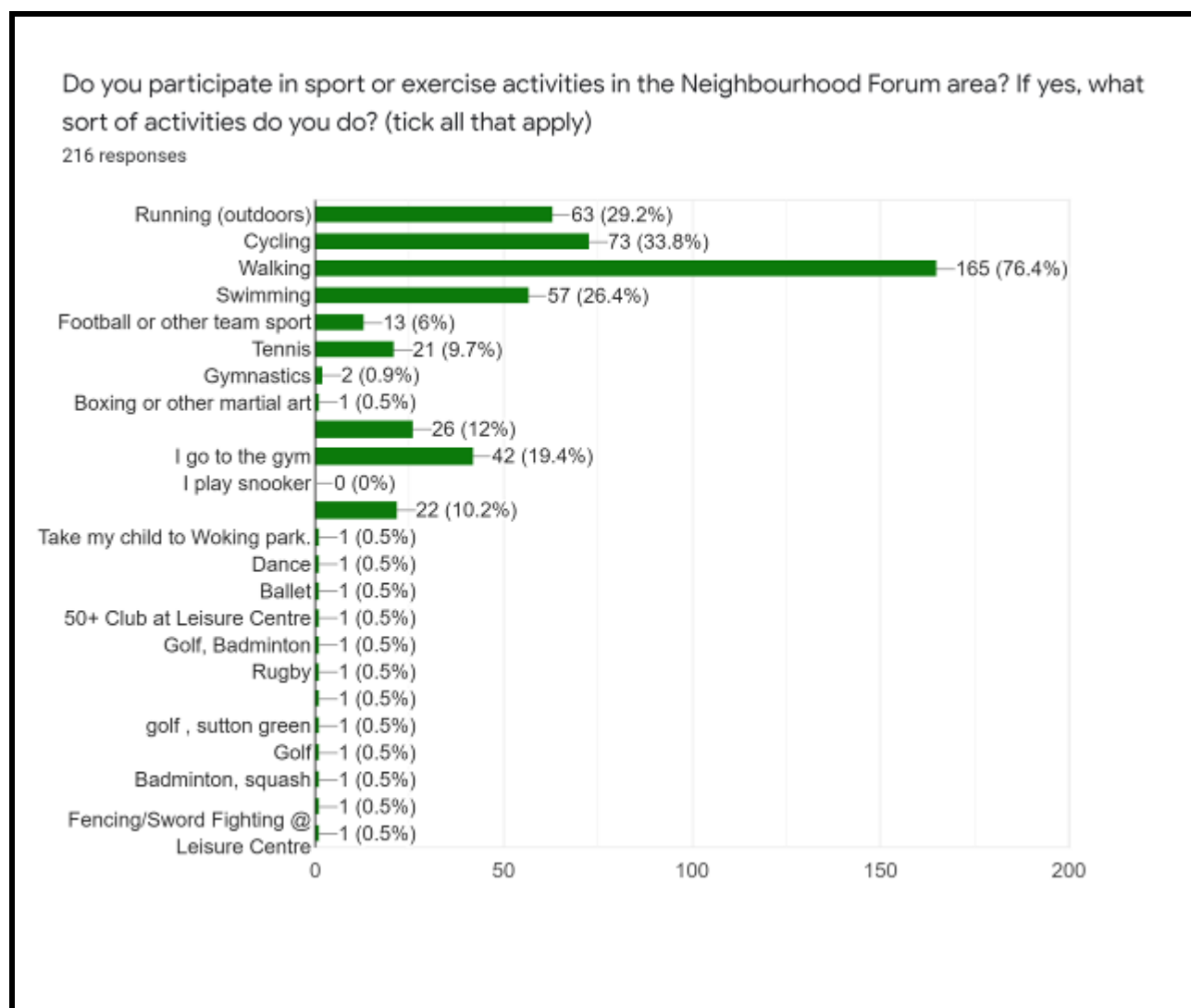
Woking Gym Club is a progressive club with gymnasts of national and international standard, this is seeking enhanced and additional accommodation in order to expand. This is sited in the environs of WFC.

There is a **Martial arts Dojo** in Manor way.

A vibrant **Snooker Club** is also on land in the environs of WFC.

It was noted by WBC in the IPD of Nov '21 that 'new youth activities are needed in Kingfield and Westfield', this would be supported by the Neighbourhood Forum.

The outcome of surveys to residents identified that the most popular activities are those that are informal, firstly walking, then cycling, followed by running. The most popular formal recreation activity was swimming followed by the gym. Please see the table below taken from the resident survey.



Preserving, protecting and expanding our green spaces.

Woking Borough Council⁸ recognises that 'river corridors, hedgerows and ponds complete a comprehensive coverage of the Borough linking Statutory and non -Statutory sites to provide stepping stones for wildlife from one habitat to another'. This is the case in the Area particularly

following the natural water courses of the Hoe Stream and the River Wey. These waterways are particularly noted as ‘they form corridors of landscape and ecological value running through the Borough and require protection’. This is further reinforced in the Surrey Regional Planning Guidance⁹ which states that in Surrey there has been ‘considerable development pressure and it is therefore important that the remaining areas of environmental quality are protected.’ This includes not only the areas alongside our waterways but also woodland, trees, hedgerows, nature conservation areas and other areas of ecological value.

It is important to residents that the natural environment is not adversely impacted by future planning.

Policy 10

Policy 10; Protect and enhance green spaces

1. The protection and/or enhancement of green assets cited above will be supported.
2. Any development on designated green and open spaces that could potentially lead to a loss of biodiversity will be strongly opposed.
3. Development should not harm Sites of Nature Conservation Importance (SNCI) and should maintain and, where possible, improve the connectivity provided by wildlife corridors.
4. Opportunities for further allotment provision will be supported and encouraged.
5. The development of Local Green Space will not be permitted other than in very special circumstances.
6. Protect and enhance all green spaces for the benefit of Hoe Valley residents
7. Hoe Valley Linear Park operates as a green wildlife corridor as there are Local Nature Reserves at both ends, Mayford Meadows and White Rose Lane. This is consistent with the creation of linkages between sites to create a local and /or regional biodiversity network of wildlife corridors and green infrastructure.
8. The protection and improvement of existing and provision of new footpaths and cycle routes within or through green spaces will not be considered detrimental to the greenspace.
9. No sports or recreation facilities will be lost without like for like or better replacement or unless the facility is no longer needed and is not viable for any other social or community use.
10. Provision of additional or enhanced recreation for young people in the Area is required and will be supported.

Policy 10 is in general conformity with;

CS17 – Open space, green infrastructure, sport and recreation
CS24 – Woking’s landscape and townscape
Thames Basin Heaths SPA Strategy
CS20- Heritage and conservation
CS21- Design,
CS24: Woking’s landscape and townscape
DM20- Heritage assets and their settings

CS8- Thames Basin Heath Special Protection Areas

CS7- Biodiversity and nature conservation

The statutes applicable to Hoe Valley are:

- Common Land
- Village Green
- Hedgerow Act
- Greenbelt

POLICY 11: FLOODING AND BLUE INFRASTRUCTURE

Supporting text

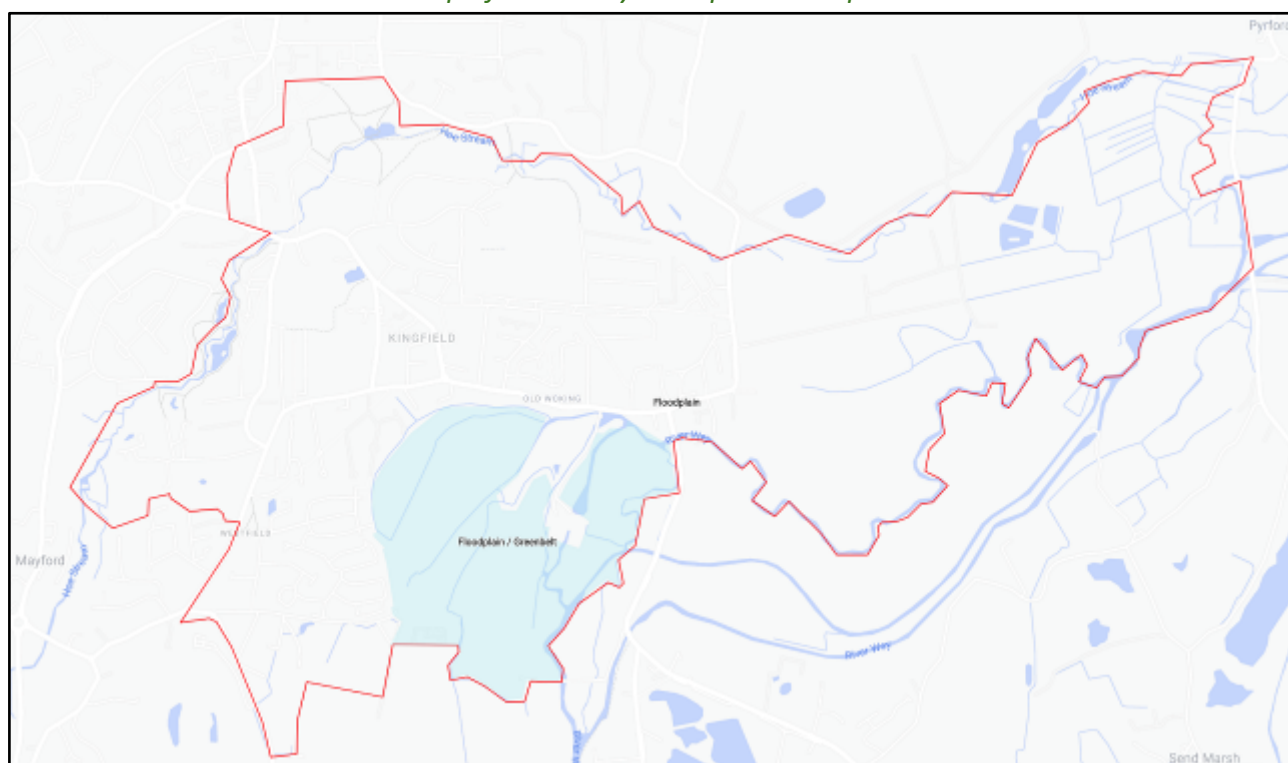
The Hoe Valley Area is characterised by its bordering blue spaces in the form of the River Wey to the south, and the Hoe Stream to the west and north.

The pathways that are alongside these waterways are used frequently for commuting on foot or bicycle as well as for outdoor exercise, walking, running and dog walking.

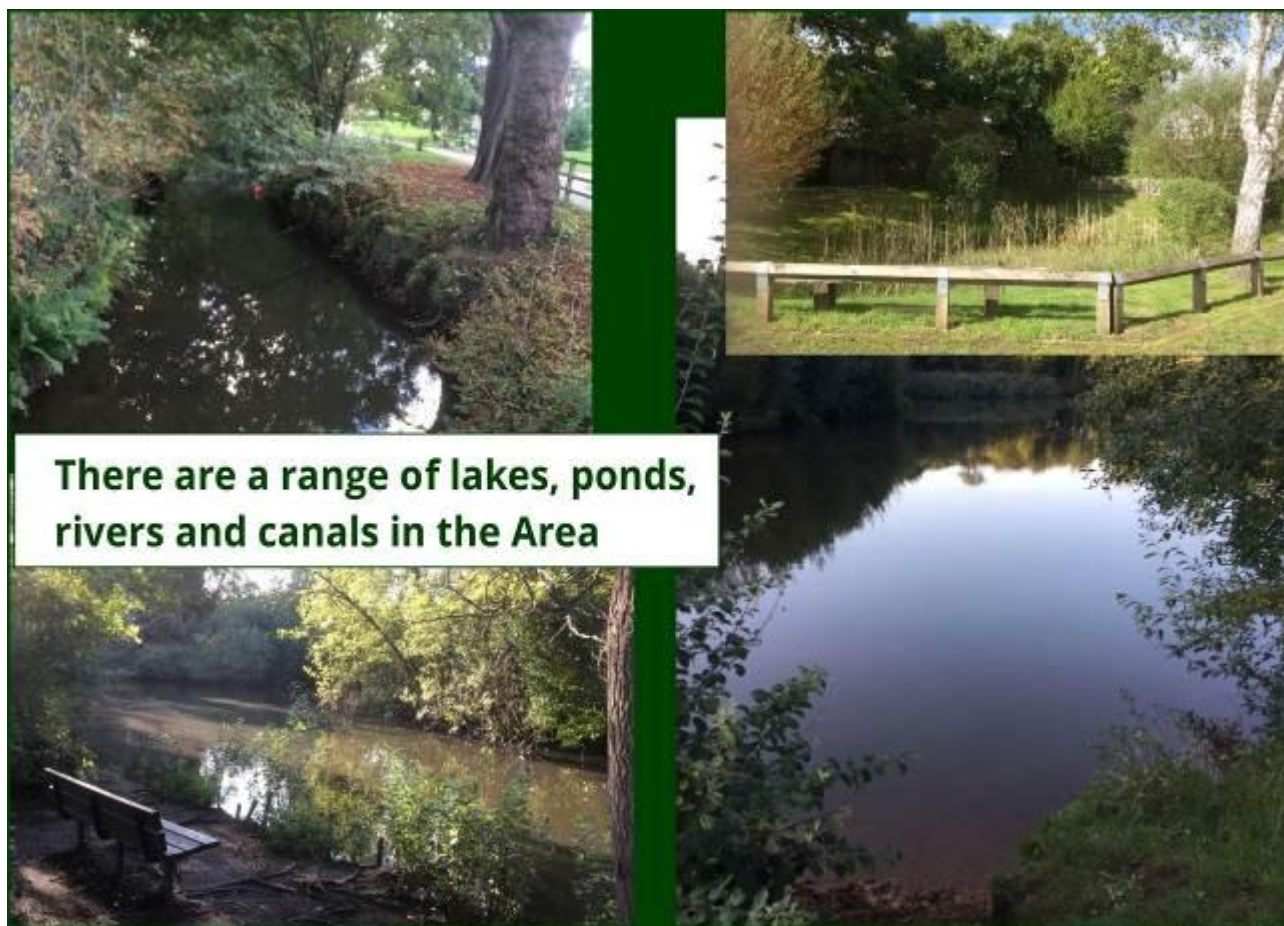
Waterways

- River Wey
- Part of Wey Navigation (canal stretch from Triggs Lock - Papercourt Lock - Newark Lock)
- Hoe Stream

Map of waterways and ponds. Map14



The 2021 Infrastructure Delivery Plan identifies the Hoe Stream as one of the two most important open spaces / green corridors in the Borough. It also notes that it is critical for wildlife, to help maintain water and air quality and reduce flood risk.



Ponds

The Area has several ponds of significance. These are;

- There are two historic fish ponds which are part of Woking Palace.
- There are 2 new ponds within the Area part of the HV Linear Park of which Chestnut Pond is one. Designed to provide overflow for the Hoe Stream when in spate.
- Kingfield Pond
- 5 Moor Lane Ponds (part of Westfield Common, known habitat of the Great Crested Newt)
- 5 Bonsey Lane Ponds (part of Westfield Common, also habitat of the Great Crested Newt)
- Willow Bank Pond (part of Westfield Common)
- Westfield Common Great Crested Newt Seasonal Pond Network.
- Woking Park Ponds
- Holmes Close Pond
- Gresham Mill Pond
- Millmoor Common Pond

Many of these have adjacent seating, further seating and information boards are welcomed. The vistas from these benches over the ponds must be well maintained and open.

Flooding

Flooding has been an issue in this Area for centuries from both the Hoe Stream and the River Wey.

The Hoe Valley Linear Park was a combined development by WBC and the Environment Agency with the aim to take several hundred homes in Westfield out of the danger of serious flooding as had happened in 2000, 2002 and 2004. The development of this park which stretches from Woking Park to the end of Hoebrook Close is now a well-used pedestrian and recreational area, creating a green corridor from Woking Park to Mayford.

The River Wey has also flooded seriously in the past. In 1900, 1911, 1929, 1968, 2006, 2013, 2020 there were serious floods in Old Woking, with properties of Gresham Mill and the High Street submerged. Further flooding in 1968 went part way up Gloster Road. Much of Old Woking is in flood zone 3 which is defined as being high risk. (Ref WBC Flood Risk Management/ EA. 2014. Flood zone 3a is a 1 in 20 to 1 in 100 year risk. Reference WBC Core Strategy 9.)



Flooding occurs frequently within the flood plain areas

This has caused serious flooding to properties in the high risk areas whose gardens are bordered by the River.

Since 2013 the Borough has been affected by flooding multiple times both from the River Wey (WBC Exec June 2020). Many properties remain in areas of high flood risk within the areas. However this

remains a priority for the area, where residents have trouble obtaining house insurance and live in fear of flooding in their homes.

According to the Infrastructure Delivery Plan two long awaited plans for flood alleviation are still being pending although the funding for these has not been identified;

1. Hoe Valley extension
2. Old Woking Flood Alleviation and Environmental Enhancement scheme

These would provide protection for the areas to the East of the Area in future.

The Hoe Stream also has been known to flood on several occasions and now boasts an effective flood relief scheme which has reduced flooding over a wide area of the Hoe Stream.

Water treatment works

At the Eastern end of the area is a Sewage treatment works which frequently allows sewage overflow into the River Wey. Concerns have been raised at the high number of releases of untreated sewage into the Wey. Residents would support a zero tolerance approach to this. Any new development of this site must include measures to reduce these overflows. Any development to stop the overflows entirely will be encouraged.

Policy 11

Policy 11. Preserve and utilise Blue Infrastructure

1. Support measures which restrict and prevent the release of untreated sewage into the river and streams in the Area.
2. The implementation of the River Wey flood management scheme will be supported
3. Plans which promote positive management of the river and stream are encouraged
1. Opportunities to improve access to blue infrastructure, including for people with disabilities, will be sought and supported by the Forum.
2. Flood alleviation schemes that remove or reduce flood risk will be supported. which remove or reduce the risk of flooding from all homes and businesses in the Area and removal of these locations from flood risk on insurance sites.
6. Any residential building on the flood plain will not be supported.
7. Development which could adversely impact flooding in the Area will not be supported.
8. All development proposals will be required to demonstrate that there is adequate waste water capacity and surface water drainage. This can be both on and off the site to serve the development. Also that it would not create issues for existing or new users within The Area or beyond, consistent with National Planning Policy Guidance⁴⁰/ guidance on Sustainable Drainage Schemes (SuDS) developed by susdrain⁴¹ and adopted by Thames Water.
4. Any development that restricts or reduces the release of untreated sewage into rivers and streams in the Area will be encouraged and supported.
5. Where feasible, opportunities to integrate water features into the public realm for their urban cooling, visual and play benefits should be explored.

9. Green open space near water must be well maintained and signposted for use all year round.

Policy 11 is in general conformity with:
CS7 – Biodiversity and nature conservation
CS9 – Flooding and water management
CS16 – Infrastructure delivery
CS22 – Sustainable construction
Climate Change Supplementary Planning Document
Woking SUDS Advice Note

POLICY 12: WILDLIFE AND BIODIVERSITY NET GAIN.

The 1981 Wildlife and Countryside Act states that the presence of a protected species in an area has to be taken as a material consideration when development would harm the species or its habitat. This is the case in this Area where there are several known locations for the endangered great crested newt for example. The presence of endangered ground nesting birds needs to be established.

In 2017 WBC initiated, with the assistance of Surrey Wildlife Trust (SWT) volunteer work parties work on Westfield common and Millmoor both to improve the habitat for some wonderful wildlife, including bats (several species), birds, including greenfinch (recently listed as being in extreme danger) and tawny and migrant short eared owls and some beautiful butterflies.

Wildlife environments.

Wildlife environments in Woking Borough Council the following environmental designations are applied to protect wildlife environments. These are a combination of international & national statutory environmental designations that contribute to a hierarchy of environmental importance.

Importance	Site Designation	Explanation	In Hoe Valley?
Sites of Regional / Local Importance - Non-	Non-Statutory Nature Reserves including non-statutory (locally designated)	An Ancient Woodland is a woodland that has existed continuously since or before 1600. Old Hall part of Woking Palace Estate.	✓

statutory sites	Ancient Woodlands		
	Sites of Nature Conservation Importance (SNCI)	These are sites identified at a local level for their conservation value. Many SNCIs can be just as biodiverse as sites with higher levels of protection, however they do not have statutory status and their protection relies on local government policy.	 Westfield Common Mill Moor Common
Countryside Recreationa l Site	Suitable Alternative Natural Greenspace (SANG)	A countryside recreational site, created to attract residents of new developments away from designated sites that are protected for their valuable ecology and are sensitive to recreational activities such as dog walking. SANGs were evolved to protect the Thames-Basin Heaths SPA (much of which lies in Surrey).	 Proposed Gresham Mill SANG 1 & 2 Proposed Westfield Common SANG

The Forum aims to increase volunteer work to create even more wonderful wildlife habitats across the whole HVNF area.

Roe deer frequent the south of Westfield, utilising the cover of Westfield Common as far north as Bonsey Lane. They also frequent the meadows that were formerly part of the historic deer park surrounding Woking Palace (north of the River Wey and East of Old Woking Road). Barn Owls, Short Eared Owls, Kestrels, Kites and other birds of prey are known to nest in that area, and in the meadows surrounding Gresham Mill. According to the Surrey Wildlife Trust otters are gradually returning to the River Wey.

Policy 12

Policy 12; Protect wildlife

1. All development proposals should demonstrate how biodiversity will be protected, enhanced and expanded where possible including preserving the local plants and wildlife within gardens, ecological network, designated local wildlife areas and habitats.
2. Direct and indirect adverse impacts on biodiversity should be avoided. Where impacts cannot be avoided, mitigation and compensatory measures should be provided.

Policy 12 Is in general conformity with:
CS6 – Green Belt

CS7 – Biodiversity and nature conservation
CS8 – Thames Basin Heaths Special Protection Areas
CS17 – Open space, green infrastructure, sport and recreation
Climate Change SPD (2013)
Biodiversity Net Gain (2022)
DM1: Green Infrastructure

Section 3: PLAN DELIVERY AND IMPLEMENTATION

Once the Neighbourhood Plan (NP) has been agreed via public consultation in the Area, it will be followed by a formal public consultation conducted by WBC, it will then go to the full Council for agreement. Once ratified, the Neighbourhood Plan will become a legally binding development plan to supplement the WBC Development Plan documents. The Hoe Valley Neighbourhood Plan will contain guidance for developers and WBC planners.

Neighbourhood Community Infrastructure Levy

Prior to the adoption of a Neighbourhood Plan (NP) a community is entitled to 15% of the Community Infrastructure Levy which is apportioned from certain developments in the Area. Once the NP is officially recognised this percentage increases to 25%. This funding will be available to residents for the improvement of the Area via application to the Woking Joint Committee. Initial ideas for use of this funding, which sits as of October '22 at £41,658.92, are listed in Appendix 2. It should be noted that this list is by no means exhaustive or prescriptive, but provides a start. It is anticipated that ideas for the utilisation of NCIL funding will occur during the period of the Plan and cannot all be anticipated at the initial writing.

As the Plan duration is for 10 years, ideas for the use of NCIL will be considered if they are consistent with the policies agreed within this document. The ideas for use of this funding will be discussed and agreed by the Forum and in consultation with the local Borough Councillors.

Monitoring

The Neighbourhood forum will put measures in place to monitor the effectiveness of this Neighbourhood Development Plan through the planning application decisions, the use of conditions and appeals.

The Neighbourhood Plan will be reviewed regularly by the HVNF Committee in response to changes in legislation both nationally and locally which may impact on the Plan. Any iterative changes will be noted and marked, dated within the original and posted on the website.

An interim review will occur five years post the formal implementation of the Plan. This will be in line with the procedure for reviewing neighbourhood plans in place at that time in Neighbourhood Planning legislation and the National Planning guidance will be followed. The Plan itself will need to be formally reviewed and agreed with WBC 10 years after its original ratification.

Additional information

A depository of additional evidence, consultation results, references and sources is available on the HVNF website.

Many of the reference sources are included in the text of this document and are accessible electronically.

Appendix 1. Listed buildings in the Area.

Name	Location area	Listing Classification
Woking Palace moated site, fishponds and ruins at Oldhall Copse Old Woking	Old Woking	Scheduled Monument
St Peter's Church, Church Street (HE UID 1044724)	Old Woking	I
The Old Manor House, 159, High Street (HE UID 1044692)	Old Woking	II*
Fishers Farm House (HE UID 1044716)	Old Woking	II*
Howards Farm, Stockers Lane (HE UID 1236804)	Kingfield	II
The Old Oak Cottage, 17, Vicarage Road, (HE UID 1236811)	Kingfield	II
The Old Cricketers & Cricketers Cottage, 55-57, Westfield Road (HE UID 1264341)	Westfield	II
The Barn, Woking Park Farm, Carters Lane (HE UID 1044718)	Old Woking	II
The Grange, High Street (HE UID 1044693)	Old Woking	II
Woking Park Farm House, Carters Lane (HE UID 1378237)	Old Woking	II
The Old Vicarage, Church Street (HE UID 1236262)	Old Woking	II
Church Cottages, Church Street (HE UID 1236292)	Old Woking	II
Weylea, High Church Street (HE UID 1044725)	Old Woking	II
Hale Lodge, 61 High Street (HE UID 1274853)	Old Woking	II

The Old Cottage, 29 High Street (HE UID 1044731)	Old Woking	II
Rose Cottage, 102 High Street (HE UID 1044691)	Old Woking	II
34, High Street (HE UID 1044688)	Old Woking	II
12, High Street (HE UID 1044732)	Old Woking	II
80-82, High Street (HE UID 1044689)	Old Woking	II
84-88, High Street (HE UID 1044690)	Old Woking	II
Elm Bridge Cottage, Kingfield Road (HE UID 1236576)	Kingfield	II
Barn Moor Lane Farm (HE UID 1264465)	Westfield	II
Moor Lane Farm House, Moor Lane (HE UID 1236614)	Westfield	II
The Old House and The Old House Cottage, 215, Old Woking Road (HE UID 1236745)	Old Woking	II
Laurel Cottage, 6, Stockers Lane	Kingfield	II
Vincent Tomb. St Peter's Church, Church Street	Old Woking	II
John Rawlings Tomb. St Peter's Church, Church Street	Old Woking	II
6 Headstones & 1 Footstone. St Peter's Church, Church Street	Old Woking	II
James Hene, Headstone. St Peter's Church, Church Street	Old Woking	II

War Memorial, Church Street	Old Woking	II
Dormer Cottage, Bonsey Lane	Westfield	II
Hunt Tomb St Peter's Church, Church Street	Old Woking	II
Lea Cottage and Wey Cottage, Church Street	Old Woking	II
Woking Sewage Works, Carters Lane	Old Woking	LL (AH)
4 Claremont Avenue, Woking	Claremont	LL (TM)
No. 71-73 Shackleford House, including outbuildings and walls, High Street	Old Woking	LL (AH)
134, High Street	Old Woking	LL (TM)
No 130 The Old Brew House (Nos 1-8), High Street, Old Woking	Old Woking	LL (AH)
No. 132 London House, High Street, Old Woking,	Old Woking	LL (AH)
Poundfield Cottage, 223, High Street	Old Woking	LL (TM)
No 146 (Former Larry's Shop), High Street,	Old Woking	LL
Crown And Anchor Public House, 100, High Street	Old Woking	LL (TM)
Almondbury, Carters Lane	Old Woking	LL
Burn Lea, Carters Lane	Old Woking	LL

No's 1 and 2, Carters Lane	Old Woking	LL
Old Sewage building, Carters Lane	Old Woking	LL
The Lychgate, St Peter's Church, Church Street	Old Woking	LL
St Peter's Church Centre, including walls, Church Street	Old Woking	LL
Kingfield Green and Pond, Kingfield Road	Kingfield	LL
Kingfield Arms PH, Kingfield Road	Kingfield	LL (AH)
Kingfield Cottage, Kingfield Green	Kingfield	LL (TM)
Walnut Tree House, including stone carvings, Kingfield Road,	Kingfield	LL
No 124, Westfield Road,	Westfield	LL (TM)
No 65 Westfield House, Westfield Road,	Westfield	
St Mark's Church, Westfield Road	Westfield	LL (AH)
Moorcroft Centre, Old School Place,	Westfield	LL
4-10, Loop Road, Kingfield	Kingfield	LL (TM)
Nos 1-7 Marthas Court and Nos 2-16 (evens) (former Unwins Print Works, St Martha Printing Works), Gresham Park Road,	Old Woking	LL (TM)
65, Westfield Road	Westfield	LL (TM)

Appendix 1b. Proposed properties for consideration of Local Listing

Old Woking(Shackleford Tithing Area.		
Out buildings of No 12/12a	High St	To enhance the setting of the nationally listed.....
Elspeth Cottage	High St	
Hawthorne Cottages No 90-96	High St	On group value grounds
No 75-79	High St	On group value grounds
Original Cottages	Hipley St	Thought to have been built in the mid 1890's for the workers of Unwin Brother's printing works.
Westfield (Hale End Tithing Area)		
The Cottage	Westfield Ave	Thought to date back in parts to late 18thC.
The former SCC 'small holdings'	Moor Lane	Including their SCC plaques and date stones.
The original Rosebank Cottages		Thought to have been constructed mid 1890's also for Unwin workers
Old Woking (former Town Street Tithing)		
No 146	High St	A number of Victorian/Edwardian properties are worthy of consideration
Nos 152-158	High St	
No 177	High St	
No 181	High St	

No 195-207 (Market House Cottages)	High St	
No 209	High St	
St Georges Cottage/Old School Cottage	Church St	
Old, high brick boundary walls in this area, including those around The Grange, The Old Vicarage and St Peter's Churchyard	Church St and Old Woking Rd	These walls are a strong feature of this area.

Appendix 2. Initial list of ideas for use of the Neighbourhood Community Infrastructure Levy (NCIL) funding

Please note that these ideas are not prioritised, nor are they exhaustive. NCIL will be utilised to support areas identified in the Policy areas of this Neighbourhood Plan. These areas will be published on the website for comment. The development of ideas for NCIL cannot possibly be anticipated up to 10 years ahead and will be iterative. These are not in any specific order.

1. Quality public signage to areas of recreation, footpaths, and interpretation boards in the common land and in the proposed SANG areas will be supported.
2. Maintenance & management of Westfield Common and other public access spaces.
3. Renovation of the village signs which are dilapidated. Where village area is not signed, signage to be provided.
4. Enhanced signage of public footways and the better linkages between areas of the Hoe Valley.
5. Better cycle routes throughout the area so cyclists can avoid the busy Kingfield Road and B380 Westfield Road.
6. Additional end to the ½ MUGA on St Peter's Recreation ground.
7. Talking /Listening benches, especially in play areas. Essential assets of community value will be nominated to be formally designated e.g. the Old Woking Community Centre; the Old Woking District and Recreation Club; the Public Houses - Kingfield Arms and Crown and Anchor; the Derries Field Allotments, the Moorcroft Centre.
8. We will look for opportunities to provide space for the celebration of events in the village centres.
9. Maintenance and upgrade of street furniture in the Area will be encouraged.
10. Shading provision for some areas of the play areas.
11. Provision of cohesive planting across the Area, with planter, hanging baskets etc.
12. Development of a guide of footpaths in the Area.
13. Footpaths to be accessible for those in wheelchairs /pushchairs
14. Work to enhance the pond on Kingfield Road, the landscape, seating and access.
15. Work to enhance the ponds on Westfield Common, the landscape, seating and access.
16. Trees to line the roads, make up for those lost and provide more.
17. Community orchard(s)
18. Work with Surrey Wildlife Trust and Friends of Old Woking Palace regarding the promotion of the Common and Palace history information boards for residents and visitors.
19. Information boards to promote the history of sites within the Area
20. Improvements to shop areas.
21. Monitoring & improvement of wildlife habitats.
22. Support for walking buses to school.
