

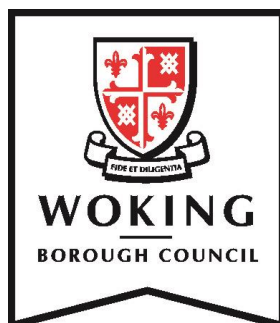
# Local Development Framework

## Research Report



# FIVE YEAR HOUSING LAND SUPPLY

Position statement April 2019



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Table 6: Expected delivery schedule of sites without full planning permission within the five-year land supply (2019/20 to 2023/24)

## Executive Summary

This Housing Land Supply Position Statement sets out the deliverable housing land supply position for Woking Borough for the five-year period 2019/20 to 2023/24, using a base date for all data of 1 April 2019. It also provides information on the Borough's deliverable land supply for Gypsy and Traveller, and Travelling Showpeople communities. The statement follows the same format and methodology as previous such statements for Woking Borough Council.

Woking Borough has a total five year housing land supply at 1 April 2019 to enable the delivery of **2,913** net additional dwellings. This compares with the Core Strategy requirement of 1,460 net additional dwellings for the five year period or the Core Strategy requirement, historic undersupply compensation and 5% buffer of 1,619 net additional dwellings.

This represents a surplus of 1,453 net additional dwellings against the housing requirement and an overall housing land supply of **10.0 years** between 2019/20 and 2023/24.

When historic undersupply and the 5% buffer are also taken into account, this represents a surplus of 1,294 net additional dwellings and an overall housing land supply of **9.0 years**.

This statement also identifies that the Council has met its need for Traveller accommodation to 2015, or up to 2016 if retrospective need is discounted. The updated TAA has set the level of future need required in the Borough and this is informing the emerging Site Allocations Development Plan Document (DPD). The Site Allocations DPD has been submitted for Examination; this includes proposed sites for the provision of additional Traveller pitches between 2016 and 2027. The Council is confident that sufficient land will be identified to meet the pitch requirement through the Site Allocations DPD, fulfilling the Council's requirement to identify a five-year supply of deliverable sites and the entire need of the plan period.

## Woking Borough Five Year Housing Land Supply Position Statement 2019

### 1.0 Introduction

- 1.1 Woking Borough Council is preparing the [Woking 2027 Local Development Documents](#) (LDD) to guide planning and development in the Borough until 2027. A key component of the LDDs is the Core Strategy, adopted in October 2012 and reviewed in October 2018.
- 1.2 The [National Planning Policy Framework](#) (NPPF) requires the Council through its LDDs to plan for at least 15 years of housing delivery from the date of adoption of the Core Strategy. In accordance with the NPPF, the [Woking Core Strategy](#) identifies the level and broad distribution of housing provision in the Borough.
- 1.3 Core Strategy Policy CS10: *Housing provision and distribution* makes provision for at least 4,964 net additional dwellings in the Borough between 2010 and 2027. This is an annual average provision of 292 dwellings.
- 1.4 Application of the national standard methodology for calculation of minimum annual local housing need in Woking borough, using 2014-based household growth projection figures as set out in Planning Practice Guidance, produces a housing need figure for the borough of 409 dwellings per annum- 40% higher than the requirement in the Core Strategy. The most recent full assessment of housing needs was the [Strategic Housing Market Assessment \(SHMA\)](#) (2015). This showed a need for an additional 375 new affordable homes every year in the Borough, and a total of 517 new homes every year when also taking into account the demand for market housing. This was almost double the Core Strategy's planned housing provision. The Core Strategy Examination Inspector found the level of housing provision set out in the Core Strategy to be sound, deliverable and justified by evidence to contribute towards delivering the objectively assessed housing need for the area; at that time the assessed housing need was even higher, at 499 affordable homes per annum and 594 homes per annum overall (taking into account demand).
- 1.5 The reasoned justification supporting Policy CS10 explains that there are sufficient specific deliverable and developable sites in the urban area to meet the housing requirement for around the first 13 years of the Plan. Additional housing potential in Woking Town Centre will arise in the latter part of the plan period from sites that have not yet been specifically identified, contributing in years 11-15. In addition, the Core Strategy requires the Council to identify further sites in the Green Belt for development later in the plan period, to meet both the national requirement for housing land supply and the nature of housing that the area needs. A [Green Belt boundary review](#) has been carried out to inform decisions to meet this requirement. The Site Allocations Development Plan Document (DPD) will allocate specific preferred urban and Green Belt sites. The first [Draft Site Allocations DPD](#) was published in June 2015 for public consultation, followed by a consultation on one site in January 2017, then Regulation 19 consultation in November 2018. The DPD was submitted for examination in July 2019 with proposed modifications. It is anticipated that the document will be adopted in early 2020.
- 1.6 Woking Borough Council (WBC) produces an annual Five-year Housing Land Supply Position Statement, setting out the housing land supply position at 1 April. This is usually published in the summer months, after all information on scheme permissions, commencements and completions is known. Previous five year housing land supply position statements can be viewed on the Council's website at [www.woking.gov.uk](http://www.woking.gov.uk)

1.7 This Housing Land Supply Position Statement sets out the deliverable housing land supply position for Woking Borough for the five-year period 2019/20 - 2023/24. It also provides information on the Borough's deliverable land supply for Gypsy and Traveller, and Travelling Showpeople communities.

## **2.0 Requirement to maintain a five-year housing land supply**

2.1 Paragraph 73 of the revised NPPF requires local planning authorities (such as WBC) to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirements, or against their local housing need where the strategic policies are more than five years old and have not been reviewed. The recently revised national Planning Practice Guidance (PPG) section on 'Housing Supply and Delivery' provides additional advice on these requirements. Since Woking's Core Strategy has recently been reviewed, the requirement in the Core Strategy is used in this housing supply position statement.

2.2 Housing requirement figures in up to date adopted Local Plans should be used as the starting point for calculating the five year supply (PPG, paragraph 005). A buffer of 5% is required to ensure choice and competition in the market for land. These are not additional dwellings, but are moved forward from later in the plan period. A buffer of 10% should be used where the local planning authority wishes to demonstrate a five year housing land supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year. Delivery of below 85% of the housing required under the Housing Delivery Test will trigger a need for a 20% buffer.

2.3 The glossary to the NPPF advises sites are considered to be deliverable if they are:

- available - the site is available now
- suitable - the site offers a suitable location for development now
- achievable - there is a realistic prospect that housing will be delivered on the site within five years
- and if development of the site is viable.

2.4 Sites that are not major development, and sites with detailed planning permission are considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example if they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans (NPPF glossary, page 66). Sites with outline permission, or sites which do not have any planning permission but which are allocated in a Local Plan or sites on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

2.5 The PPG, paragraph 007, states that, in demonstrating the deliverability of sites without full planning permission, authorities can use a Housing and Economic Land Availability Assessment (Woking's equivalent is the Strategic Housing Land Availability Assessment), and take into account evidence such as current planning status, firm progress towards submitting an application, and successful participation in bids for large-scale infrastructure funding.

2.6 Some development sites fall within more than one category. It is clear in Table 6 of this statement where this is the case and such sites are listed only once to avoid double-counting. An example is the Elizabeth House and Cornerstone development, which has full planning permission/prior approval and is also allocated in the Site Allocations DPD.

- 2.7 The size of sites has also been taken into account in identifying whether a housing site is deliverable within the first five years, in terms of the anticipated timing of construction commencement and likely build out rate. This has been noted for the Sheerwater Regeneration Scheme where development is expected to be phased over a seven year period. Only the phases of this development which are expected to be complete by 31 March 2024 are included in the five year housing land supply.
- 2.8 Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites will provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens (NPPF, paragraph 70). Evidence was put forward to the Core Strategy Examination to demonstrate the certainty of windfall sites coming forward to the tune of 42 dwellings per year. The latest monitoring data shows a general upward trend in the numbers of windfall dwellings completed since the early part of the decade, when numbers dropped to the low twenties, but have now risen to 45 dwellings in 2017/18 and 39 dwellings in 2018/19. The overall average of windfall sites coming forward is 32 dwellings per year (between 2006/07 and 2018/19). However, WBC chooses not to rely on a trend –based windfall figure for housing completions within the five-year supply.
- 2.9 The policies that are most important for determining an application involving the provision of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites, with the appropriate buffer. Demonstration of a five year supply is central to demonstrating that relevant policies for the supply of housing are up to date in applying the presumption in favour of sustainable development (PPG, paragraph 008).
- 2.10 NPPF paragraph 67 requires the preparation of a Strategic Housing Land Availability Assessment (SHLAA). An update of the SHLAA has been prepared and published in 2018 with a base date of 1 April 2017 - and is available at [www.woking2027.info/ldfresearch](http://www.woking2027.info/ldfresearch).
- 2.11 NPPF paragraph 73 requires local planning authorities to prepare a housing trajectory. A trajectory for Woking Borough is included in the SHLAA (2019). The PPG (paragraph 33) indicates that updated evidence of supply on specific deliverable sites ought to consider the delivery of sites against the forecast trajectory, as well as the deliverability of all the sites in the five year supply. Woking Borough's performance is compared to the latest trajectory in paragraph 4.21 and Table 3 of this statement.

### **3.0 Methodology**

- 3.1 The data in this statement is based on the information contained in the Council's development monitoring records, published evidence base such as the SHLAA and the draft Site Allocations Development Plan Document (DPD).
- 3.2 The Council's first SHLAA was published in July 2009. Updated SHLAAs were published in November 2010, October 2011, April 2014 and October 2018. The latest SHLAA has a base date of 1 April 2017 and is available at [www.woking2027.info/ldfresearch](http://www.woking2027.info/ldfresearch).
- 3.3 The system of formally approved annual position statements on five year housing land supply established by the revised NPPF (24.07.18) and PPG (as revised 13.09.18) applies to statements submitted to and confirmed by the Planning Inspectorate. Woking Borough Council has a recently reviewed and up-to-date Core Strategy and has chosen

not to carry out this exercise in the current financial year, but will consider using the Planning Inspectorate system for its 2020 Five Year Housing Land Supply Annual Position Statement. This would include a 10% buffer on top of the housing requirement. Given the conservative approach taken in this statement to issues such as deliverability and windfall allowance, it is not considered that the lack of direct developer involvement in its production undermines the credibility of the identified five year land supply. In addition, the deliverability of sites in this statement is supported by the engagement of developers of individual sites through consultations on the Site Allocations DPD, SHLAA Calls for Sites and through the Development Management process

- 3.4 The methodology followed in this statement will be that used in previous years, with adjustments to reflect the new definition of 'deliverable' sites contained in the revised NPPF. It is considered that this requires only a 5% buffer on top of the housing requirement. However, in addition to a 5% buffer, the effect on housing land supply of applying a 10% buffer will also be shown for illustrative purposes.
- 3.5 Engagement with the development industry is key to determining that the housing land supply identified is deliverable; that sites are suitable, available and achievable (including viable). During May and June 2013 and March and May 2014, the Council contacted planning agents, developers and landowners and other interested parties requesting sites for assessment to inform preparation of the Site Allocations DPD. Housing sites put forward by developers and others through the 'call for sites' in 2017 have also been assessed to inform this statement. New site suggestions were also taken through consultations on the Draft Site Allocations DPD at Regulation 18 (June - July 2015) and Regulation 19 (November – December 2018) stages. More information about these consultations can be viewed at: <http://www.woking2027.info/allocations>.
- 3.6 Evidence provided to the Core Strategy Examination demonstrated delivery of housing in line with or above the annual average housing requirement of Policy CS10 (292 homes per annum) since 2006.
- 3.7 A monitoring year runs 1 April - 31 March each year.
- 3.8 This statement sets out the housing land supply position for Woking Borough for the five-year period 2019/20 to 2023/24.
- 3.9 It uses the following steps to calculate five year housing land supply:
  1. Current five year requirement
  2. Add any historic shortfall or oversupply since 2006
  3. Apply 5% buffer<sup>1</sup> and, for illustrative purposes, 10% buffer
  4. Calculate five year supply, informed by the SHLAA, Site Allocations DPD, planning permissions and prior approvals.
- 3.10 This approach was tested through the Core Strategy Examination and was endorsed by the Core Strategy Examination Inspector. See:

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<sup>1</sup> Approved as reasonable by the Core Strategy Inspector (see Inspector's Report, paragraph 90). The 'Sedgefield' approach includes the whole of any under-supply of housing against targets in the five-year year housing supply calculation, rather than allocating the shortfall across the whole of the remaining plan period (the 'residual' method).

- Woking Borough Council evidence to Core Strategy examination, [WBC/34: Woking BC Provisional Five Year Housing Land Supply Position Statement – 2011/12](#)
- [Core Strategy Inspector's Report](#)

3.11 The findings are provided in Section 4 of this statement.

#### 4.0 Findings

- 4.1 Woking Borough has historically delivered housing at an average rate broadly in line with its earlier South East Plan and now Core Strategy annual housing requirement of 292 dwellings per annum. The only exceptions have been reduced returns 2010/11-2012/13 due to the economic recession, and in 2014/15 when construction on a number of large development sites had not yet yielded housing completions. The latter circumstance also applied to a lesser extent in 2018/19.
- 4.2 In the context of this long-term pattern of historic delivery, a 5% buffer is applicable. This was confirmed by the Inspector who conducted the Core Strategy Examination ([Report of the Inspector](#), paragraph 90). For more information regarding past delivery, please see the [Annual Monitoring Reports](#).
- 4.4 In the twelve-year period 2006/07 to 2018/19, 3,714 net additional dwellings were completed in Woking Borough (Table 1). 2,365 net additional dwellings were completed between 2010/11 and 2018/19.

**Table 1: Net additional dwellings provided in Woking Borough, 2006/07 to 2018/19**

| Year    |                                | Planned housing provision           | Net additional dwellings delivered | Cumulative delivery since 2006 |
|---------|--------------------------------|-------------------------------------|------------------------------------|--------------------------------|
| 2006/07 | Pre-Core Strategy              | South East Plan<br>292 dwellings pa | 436                                | +144                           |
| 2007/08 |                                |                                     | 288                                | +140                           |
| 2008/09 |                                |                                     | 362                                | +210                           |
| 2009/10 |                                |                                     | 263                                | +181                           |
| 2010/11 | Core Strategy period (to 2027) | Core Strategy<br>292 dwellings pa   | 146                                | +35                            |
| 2011/12 |                                |                                     | 175                                | -82                            |
| 2012/13 |                                |                                     | 273                                | -101                           |
| 2013/14 |                                |                                     | 370                                | -23                            |
| 2014/15 |                                |                                     | 66                                 | -249                           |
| 2015/16 |                                |                                     | 360                                | -181                           |
| 2016/17 |                                |                                     | 399                                | -74                            |

|         |  |  |     |     |
|---------|--|--|-----|-----|
| 2017/18 |  |  | 345 | -21 |
| 2018/19 |  |  | 231 | -82 |

(Source: Annual Monitoring Report and WBC monitoring data)

- 4.6 There is an **undersupply of 82** dwellings when cumulative completions are considered since 2006. This calculation is consistent with the approach supported by the Core Strategy Examination (see paragraph 3.8).

#### **Five-year housing requirement (2019/20 – 2023/24)**

- 4.7 The Woking Core Strategy was examined and adopted in October 2012, after the National Planning Policy Framework (NPPF) was published in March 2012. Policy CS10 sets out a requirement for annual average 292 dwellings per annum. This requirement is the same as the housing requirement from 2006-2010. The Core Strategy was reviewed in October 2018.

Housing requirement from April 2019 to March 2024  
= 292 dwellings per annum x 5 years = **1,460** net additional dwellings.

Requirement from April 2019 to March 2024 (including undersupply [Sedgefield method<sup>2</sup>] and 5% buffer) = 292 dwellings per annum x 5 years + 82 undersupply + 5% buffer = **1,619** net additional dwellings.

Illustrative requirement if a 10% buffer is used = **1,696** net additional dwellings.

- 4.8 This five year housing land supply statement includes residential development sites currently benefitting from full planning permission or prior approval (housing commitment sites), the Sheerwater regeneration site, which already had planning permission, is allocated by the Site Allocations DPD (pending examination) and received permission shortly after the base date for a revised number, and a small number of other sites in a similar situation. These sites are included in Appendix A.
- 4.9 In addition, the statement takes account of sites within the urban area which do not currently have full planning permission but which are allocated in the Site Allocations Development Plan Document (SADPD) (as submitted to the Secretary of State in July 2019) or whose deliverability is supported by other evidence to have the realistic prospect of coming forward by March 2024. The plan period of the SADPD runs up to 2027 (i.e. 8 years from the base date of this statement) and the Council expects the comprehensive delivery of all these sites within the period 2020-2027. Over three quarters of the dwellings on this category of sites without full planning permission are expected on sites in Woking Town Centre, which were specifically identified in a Housing Infrastructure Fund (HIF) bid for which the Government has awarded £95M to bring forward these sites within the plan period. Not all the sites in the HIF bid are allocated, but all are expected to be delivered in the same timescale. Some of the sites in this category are subject to planning applications pending consideration or with resolution to grant planning permission subject to Section 106 agreement. In addition, the largest site in this category not included in the HIF bid is Land at Station Approach, in West Byfleet district centre, which holds outline planning approval for an indicative 208 dwellings, and

<sup>2</sup> using the 'Sedgefield' approach: includes the whole of any under-supply of housing against targets in the five-year year housing supply calculation, rather than allocating the shortfall across the whole of the remaining plan period (the 'residual' method).



the developer has provided information about ownership constraints, stating that the leases of remaining current occupiers run into 2020 .

- 4.10 For the purposes of this Statement, regarding sites without full planning permission, a conservative approach to ensure a greater degree of certainty of the sites that are included has been taken. The dwelling numbers used for the Town Centre sites are the lower numbers generated by the standard SHLAA methodology, rather than the full housing numbers (implying higher densities) unlocked by the HIF. In addition, the expected completions on all these sites have been spread evenly over the five years 2022-27. Only two of these years fall within the next five year period, so only 40% of the indicative capacity of these sites has been included in the five year housing land supply. These sites are included in Appendix B.
- 4.11 For illustrative purposes, the housing land supply is shown both with and without these allocated sites that lack full planning permission.
- 4.12 The sites likely to deliver dwellings by March 2024 will be the broad locations established by the Core Strategy: Woking Town Centre, West Byfleet District Centre, infill development in the Local Centres, infill development in the rest of urban area, appropriate development within the Green Belt (for example, residential conversion of a rural building) or Green Belt development justified by special circumstances. Sites currently in the Green Belt allocated for housing in the SADPD are not included in the five year housing land supply, with the exception of the Broadoaks site which already has planning permission. This is because the policy SA1 of the SADPD states that these sites will only be released for residential development following a full assessment of overall housing provision against the requirement, and only if there is evidence of significant under-provision against the requirement and there is no indication that the shortfall could be met by development on previously developed sites within the urban area.
- 4.13 No windfall allowance has been included in this five-year housing land supply statement. Evidence was put forward to the Core Strategy Examination to demonstrate the certainty of windfall sites coming forward to the tune of 42 dwellings per year. The latest monitoring data shows a trend averaging 32 dwellings per year since 2006, although completions in the last few years have been significantly higher (41 on average over the last 3 years). The Core Strategy Inspector acknowledged that small sites and windfalls 'should be seen as supplementing the Council's housing provision rather than necessarily replacing particular identified sites' and that the 'leeway that such small sites provide would... appear capable of compensating for any delay in the housing which is anticipated to be delivered from, for example, Moor Lane or Brookwood Farm' (paragraph 91, [Core Strategy Inspector's Report](#)). Whilst there were still some dwellings remaining to complete at Moor Lane on the base date, the lead time for completions of the larger sites is evident, in particular during 2014/2015 when there was significant undersupply.
- 4.14 The following communities in Woking Borough have a designated Neighbourhood Area and a Neighbourhood Forum, and have prepared or begun preparing a Neighbourhood Plan:
- Hook Heath (adopted neighbourhood plan)
  - Byfleet
  - Pyrford (adopted neighbourhood plan)
  - West Byfleet (adopted neighbourhood plan)
  - Brookwood and Bridley
  - Hoe Valley (Neighbourhood Area and Forum designated 27.07.2019)

- 4.15 Other communities have expressed potential interest in preparing a neighbourhood plan. The adopted and emerging neighbourhood plans at time of writing do not identify development sites for allocation and delivery.
- 4.16 For the purposes of this schedule, dwellings are principally defined as Class C3<sup>3</sup> residential developments, plus any other dwellings delivered as part of Class C2 retirement village or similar developments that are assisted living self-contained apartments including kitchen, bathroom and toilet facilities behind a single door and allowing residents independent living (but with the benefit of on-site services such as social, domestic, catering and medical facilities).
- 4.17 The Planning Practice Guidance (PPG) now also states that: ‘Local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement.’. This statement of housing land supply should therefore also include non-independent care home and nursing home accommodation C2 uses, where these sites have planning permission and are expected to be completed within the 2019/20 – 2023/24 period.
- 4.18 When considering the contribution non-independent care home and nursing homes C2 uses will make to housing land supply, it is recognised that an individual bed-space may not necessarily replace an individual unit of C3 accommodation and a discount is therefore appropriate. Dividing the number of bed spaces of C2 development by the national average household size (1.8), as mandated by the Government’s Housing Delivery Test rulebook, will provide a discounted contribution equivalent to the number of dwellings.

### Land supply

- 4.19 Woking Borough has a total housing land supply at 1 April 2019 to enable the delivery of **2,913** net additional dwellings, compared with the Core Strategy requirement of 1,460 net additional dwellings – or 1,619 including undersupply and a 5% flexibility allowance/buffer - between 2019/20 and 2023/24 (see Tables 6 and 7 for specific details).
- 4.20 This represents a surplus of 1,453 net additional dwellings against the Core Strategy requirement over the five year period and an overall supply of **10.0 years**.
- 4.21 Taking into account under supply since 2006 (-82) this represents a surplus of 1,371 net additional dwellings or **9.4 years** housing land supply.
- 4.20 Additionally taking into account the NPPF 5% buffer, this is a surplus of 1,294 net additional dwellings or **9.0 years** housing land supply.
- 4.21 For illustrative purposes only, the supply has also been calculated with a 10% buffer. In this case there would be a surplus of 1,217 net additional dwellings, or **8.6 years** housing land supply.
- 4.22 Also for illustrative purposes, the supply has been calculated excluding Local Plan allocations and other HIF sites that do not have full planning permission. The results of this are shown in the lower part of Table 2. This shows that even if such sites were to be excluded, there would still be a healthy 5 year housing land supply in the Borough.

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<sup>3</sup> Town and Country Planning (Use Classes) Order 1987 (as amended)

**Table 2: Summary of five year housing land supply position in Woking Borough, 2019/20 to 2023/24 at 1 April 2019**

| Including Local Plan allocations without full planning permission  | Years supply |
|--|--------------|
| Housing requirement (292 pa)   | <b>10.0</b>  |
| Housing requirement (292 pa) + current under supply (82)   | <b>9.4</b>   |
| Housing requirement (292 pa) + current under supply (82) + 5% flexibility allowance/buffer (14.6 pa)               | <b>9.0</b>   |
| Housing requirement (292 pa) + current under supply (82) + illustrative 10% flexibility allowance/buffer (29.2 pa) | <b>8.6</b>   |
| Excluding Local Plan allocations without full planning permission (illustrative purposes)                          |              |
| Housing requirement (292 pa)   | <b>7.0</b>   |
| Housing requirement (292 pa) + current under supply (82)   | <b>6.6</b>   |
| Housing requirement (292 pa) + current under supply (82) + 5% flexibility allowance/buffer (14.6 pa)               | <b>6.3</b>   |
| Housing requirement (292 pa) + current under supply (82) + illustrative 10% flexibility allowance/buffer (29.2 pa) | <b>6.0</b>   |

- 4.23 For information about the individual sites contributing to this supply, please see Table 6, Appendix A and Table 7, Appendix B.
- 4.24 This supply position has been compared to the Council's previously published forecast [housing and previously developed land trajectory](#), that is in the SHLAA 2017, Figure 3. As forecast in the Five Year Housing Land Supply 2017, housing completions in 2017-2019 reduced slightly compared with the most recent years, although the reduction was not as great as anticipated, mainly as a result of faster build out rates at the Brookwood Farm site.
- 4.25 The more advanced key development sites had already delivered largely as forecast (New Central, Martins Press/Gresham Mill). The Westfield Tip site was completed in 2017/18 and Brookwood Farm at 2018/19, and only a small number of dwellings remain to complete on Kingsmoor Park/Moor Lane. The Victoria Square Development received planning permission in March 2015 (PLAN/2014/0014) and is also under construction. The Broadoaks site received planning permission for 268 dwellings (if C2 units are discounted by 1.8). The Annual Monitoring Report (AMR) 2017/18 provides further commentary on housing delivery in this first half of the Core Strategy plan period. The next AMR (2018/19) will be published in December 2019.
- 4.26 In November and December 2018, the Council consulted on the Regulation 19 version of the Site Allocations Development Plan Document (DPD) to support delivery of additional sites, including a number of those in this five year housing land supply position statement. The DPD (with minor amendments) has now been submitted for examination and has substantive weight in planning decisions. The DPD is anticipated to be adopted in early 2020, supporting delivery of all of the sites allocated and the Core Strategy. For these brownfield sites, their development will not be restricted in principle until the adoption of the Site Allocations DPD if development proposals meet the requirements of the development plan.
- 4.27 The Core Strategy (paragraph 6.20) explains the robust strategy in place to address any risk of failure of sites coming forward for housing development due to difficulties of land assembly and/or housing and employment delivery falling behind the projected trajectory. It explains that, at the end of three years after the adoption of the Core

Strategy, the Council will undertake a comprehensive monitoring of the performance of housing delivery. This monitoring will look at the cumulative delivery of housing. It sets out a clear series of steps that will be followed if delivery is significantly behind the projected cumulative target over this period, as set out in the housing trajectory and the Five Year Housing Land Supply Position Statements are not providing any evidence that this will be addressed in subsequent years. It is clear from monitoring that cumulative housing delivery since 2006 to March 2019 is only marginally below (-82) the average annual requirements set out in the Core Strategy. This is due to various factors including the double-dip recession and low housing delivery numbers in 2014/2015 and, to a much lesser extent, 2018/19 caused, at least in part, by the lead time for the completion of a number of larger sites. In the absence of further problems in the wider economy, cumulative housing delivery would therefore be likely to improve as a number of large residential schemes are currently under construction, with significant numbers expected in each of the next three years. More clarity on economic prospects should be available by the time of the next five year housing land supply statement.

**Table 3: Comparison of housing completions with housing delivery trajectory forecast in previous SHLAAs.**

See the next page. Paragraphs 4.23-4.24 above provide a commentary.

| Source                                     | Projected delivery 2010/11 | Actual delivery 2010/11 | Projected delivery 2011/12 | Actual delivery 2011/12 | Projected delivery 2012/13 | Actual delivery 2012/13 | Projected delivery 2013/14 | Actual delivery 2013/14 | Projected delivery 2014/15 | Actual delivery 2014/15 | Projected delivery 2015/16 | Actual delivery 2015/16 | Projected delivery 2016/17 | Actual delivery 2016/17 | Projected delivery 2017/18 | Actual delivery 2017/18 | Projected delivery 2018/19 | Actual delivery 2018/19 |
|--|----------------------------|-------------------------|----------------------------|-------------------------|----------------------------|-------------------------|----------------------------|-------------------------|----------------------------|-------------------------|----------------------------|-------------------------|----------------------------|-------------------------|----------------------------|-------------------------|----------------------------|-------------------------|
| Small sites estimate                       | -                          | -                       | -                          | -                       | 0                          | 29                      | 0                          | 33                      | 0                          | 21                      | 0                          | 35                      | 0                          | 38                      | 0                          | 45                      | 0                          | 39                      |
| SHLAA/ Permitted sites                     | -                          | -                       | -                          | -                       | 101.8                      | 102                     | 101.8                      | 121                     | 167                        | 23                      | 167                        | 88                      | 167                        | 63                      | 185                        | 136                     | 185                        | 136                     |
| Hoe Valley (Willow Reach)                  |                            | pp <sup>4</sup>         | -                          | -                       | 20                         | 0                       | 67                         | 0                       | 67                         | 0                       | 67                         | 69                      | 67                         | 49                      | 0                          | 24                      | 0                          | 0                       |
| Brookwood Farm, Knaphill                   | -                          | -                       | -                          | -                       | 0                          | 0                       | 99                         | pp <sup>5</sup>         | 99                         | 9                       | 99                         | 58                      | 99                         | 101                     | 32                         | 77                      | 32                         | 53                      |
| Moor Lane (Kingsmoor Park)                 | -                          | -                       | -                          | -                       | 0                          | 0                       | 0                          | pp <sup>6</sup>         | 123.67                     | 8                       | 123.67                     | 145                     | 123.67                     | 148                     | 73                         | 62                      | 0                          | 3                       |
| Gresham Mill                               | -                          | -                       | -                          | -                       | 88                         | 50                      | 0                          | 33                      | 0                          | 5                       | 0                          | 0                       | 0                          | 0                       | 0                          | 0                       | 0                          | 0                       |
| New Central                                | -                          | -                       | -                          | -                       | 175                        | 121                     | 166                        | 216                     | 0                          | 0                       | 0                          | 0                       | 0                          | 0                       | 0                          | 1                       | 0                          | 0                       |
| Sheerwater Regeneration Scheme             | -                          | -                       | -                          | -                       | -                          | -                       | -                          | -                       | -                          | -                       | -                          | -                       | 0                          | pp <sup>7</sup>         | 0                          | 0                       | 0                          | 0                       |
| Victoria Square                            | -                          | -                       | -                          | -                       | -                          | -                       | -                          | -                       | -                          | pp <sup>8</sup>         | -                          | -                       | 130.66                     | 0                       | 0                          | 0                       | 0                          | 0                       |
| Broadoaks                                  | -                          | -                       | -                          | -                       | -                          | -                       | -                          | -                       | -                          | -                       | -                          | -                       | -                          | -                       | -                          | pp                      | 0                          | 0                       |
| Total forecast and actual housing delivery | 292                        | 146                     | 384.8                      | 175                     | 384.8                      | 273                     | 433.8                      | 370                     | 456.67                     | 66                      | 456.67                     | 360                     | 456.67                     | 399                     | 290                        | 345                     | 217                        | 231                     |

<sup>4</sup> Planning permission issued in July 2010 for 154 dwellings on this site (PLAN/2010/0514). Site completed in 2017/18.

<sup>5</sup> Planning permission issued in April 2013 for 297 dwellings on this site (PLAN/2012/0224). Site completed in 2018/19

<sup>6</sup> Planning permission issued in June 2013 for 371 dwellings on this site (PLAN/2013/0081) and the site is under construction as of the base date.

<sup>7</sup> Planning permission issued in July 2016 for 408 dwellings (net additional) on this site (PLAN/2015/1260). Subsequent permission brought the net addition to 569 (discounting C2 units as discussed above)

<sup>8</sup> Planning permission issued in March 2015 for 392 dwellings on this site (PLAN/2014/0014). Most recent permission (PLAN/2017/0006) brought the number to 429 dwellings. Development under construction.

## 5.0 Traveller accommodation

### Policy context

- 5.1 The Government's [Planning Policy for Traveller Sites](#) (PPTS) also requires local planning authorities to identify and update annually, a supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets (paragraph 9).
- 5.2 Where a local planning authority cannot demonstrate an up-to-date five-year supply of deliverable sites for travellers, this should be a significant material consideration in any subsequent planning decision when considering applications for the grant of temporary planning permission (paragraph 25). However, the Planning Practice Guidance clarifies that 'unmet housing need (including for traveller sites) is unlikely to outweigh the harm to the Green Belt and other harm to constitute the "very special circumstances" justifying inappropriate development on a site within the Green Belt' (paragraph: 034 Reference ID: 3-034-20141006). The absence of an up-to-date five year supply of deliverable Traveller sites would therefore not be a significant material consideration in favour of the grant of temporary permission for sites within the Green Belt. It would not be enough to justify the very special circumstances required to be demonstrated for inappropriate development in the Green Belt<sup>9</sup>
- 5.3 Core Strategy Policy CS14: *Gypsies, Travellers and Travelling Showpeople* establishes the local planning policy context for the supply of Gypsy and Traveller accommodation. This was informed by the [North Surrey Gypsy and Traveller Accommodation Assessment](#) (GTAA, 2007), which assessed the need between 2006 and 2016.
- 5.4 Pitch provision against the need identified in the GTAA has been met and this was recognised by the Inspector who examined the Core Strategy and acknowledged in the Core Strategy. As part of the Inspector's modifications, Policy CS14 was refined to ensure the Council undertook an up-to-date robust evidence base to cover the entire plan period and make new pitch provision in accordance with the updated assessment (i.e. 2017-2027). The Inspector prescribed the Site Allocations Development Plan Document (DPD) as the mechanism to provide the appropriate total of new pitches identified in the new evidence base. In making his recommendations, the Inspector was fully aware of the national planning policy requirements.
- 5.5 The Council has since undertaken and published an updated evidence base on this topic, the Woking Borough [Traveller Accommodation Assessment](#) (TAA, November 2013), to provide an assessment of need between 2017 and 2027. The document also includes an assessment of any retrospective need from 2012 (the base date of the TAA) to 2016 that had not been picked up by the previous GTAA. This approach does not change that the identified need will be met through the plan-led approach prescribed by the Secretary of State in his report on the Core Strategy Examination.

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<sup>9</sup> [Consultation: planning and travellers](#): proposed changes to planning policy and guidance (CLG, September 2014)

### Current provision

- 5.6 As of 1 April 2019, Woking had one main publicly owned Gypsy and Traveller sites, the Hatchington, Worplesdon (providing 16 pitches). There is also one site in the Borough that is partly private and partly owned by the Council, with a total of 13 pitches at Five Acre Farm, Brookwood.
- 5.7 The Draft Site Allocations DPD (June 2015) proposes additional pitch provision sufficient to address outstanding need to 2027 and beyond to 2040. Land is being allocated to enable the delivery of 27 net allocated pitches by 2027. The delivery of the pitches will be managed to meet need.

### Current need

- 5.8 The TAA (2013) identified a need to provide 19 new pitches between 2012 and 2027, with an annual average provision of 1.3 recurring pitches. Given that 3 pitches have been lost through the redevelopment of Ten Acre Farm for an alternative use, the overall need up to 2027 now stands at 22 pitches.
- 5.9 As outlined in Table 4 below, the Council met its identified need for additional pitches in the Borough up to 2015. Subsequently a deficit against the need develops which will need to be addressed through the allocation of new sites.

**Table 4: Net additional Traveller pitches provided in Woking Borough, 2006/07 to 2023/24**

| Year    | Planned pitch provision                              | Net additional pitches delivered | Cumulative delivery (1dp) |
|---------|--|----------------------------------|---------------------------|
| 2006/07 | GTAA (2006)<br>1 pitch p.a.<br>(total 6 pitches)     | 0                                | -1                        |
| 2007/08 |  | 0                                | -2                        |
| 2008/09 |  | 7                                | +4                        |
| 2009/10 |  | 0                                | +3                        |
| 2010/11 |  | 3                                | +5                        |
| 2011/12 |  | 0                                | +4                        |
| 2012/13 | TAA (2013)<br>1.3 pitches p.a.<br>(total 10 pitches) | 0                                | +2.7                      |
| 2013/14 |  | -                                | +1.3                      |
| 2014/15 |  | -                                | 0                         |
| 2015/16 |  | -                                | -1.3                      |
| 2016/17 |  | 0                                | -2.7                      |
| 2017/18 |  | 0                                | -4*                       |
| 2018/19 |  | -3                               | -8.3*                     |
| 2019/20 |  | tbc <sup>10</sup>                | -9.6*                     |
| 2020/21 |  | tbc                              | -10.9*                    |
| 2021/22 |  | tbc                              | -12.2*                    |
| 2022/23 |  | tbc                              | -13.5*                    |
| 2023/24 | tbc  | -14.8*                           |                           |
| Total   | 16   | 7                                | -*                        |

\* Based on the assumption of zero planning permissions being granted during this time period.

### Findings: Traveller land supply

5.10 National planning policy for Traveller Sites states local authorities should identify a five year supply of sites. As shown in Table 4, the Council has met its need until 2015. Excluding the retrospective need between 2006-2016, the Council would have met its need up to 2016.

5.11 The Council has a very clear mechanism in place to meet the remaining unmet requirement for pitch provision through a plan-led approach. The Council is

<sup>10</sup> Anticipated adoption of Site Allocations DPD (early 2020), allocating 19 additional pitches between 2015 and 2027.



actively seeking to deliver a five year supply through the Site Allocations DPD, as advocated by the Inspector for the Woking Borough Core Strategy Examination.

- 5.12 As set out in Policy CS14, the Council is taking a sequential approach to the identification of sites for Gypsies, Travellers and Travelling Showpeople through the Site Allocations DPD. This is informed by the [Green Belt boundary review](#) and identifies specific deliverable sites to ensure delivery beyond 2020, for additional pitch provision (see proposed Site Allocations GB2 and GB10) and for a transit site (part of GB2). The first [Draft Site Allocations DPD](#) was published in June 2015 for public consultation, followed by a consultation on one housing site in January 2017, then Regulation 19 consultation in November 2018. The DPD was submitted for examination in July 2019 with minor modifications. It is anticipated that the document will be adopted in early 2020.
- 5.14 The [Local Development Scheme](#) provides an up to date timetable for progression of the Site Allocations DPD. This demonstrates clearly that the Site Allocations DPD will be adopted in reasonable time to allow sites to come forward to meet the needs of the entire plan period. In this regard, there are no overriding matters of significant weight to consider any speculative proposal within the Green Belt in advance of the plan-led process.
- 5.15 The Council is also committed to safeguarding land for the future delivery of pitches to meet Traveller needs between 2027 and 2040. The Draft Site Allocations DPD identifies a series of sites for safeguarding to meet future development needs in that period. The Council will identify specific site(s) to provide Traveller accommodation on safeguarded land through a future review of the Site Allocations DPD or the Core Strategy.
- 5.16 In addition, six temporary pitches have come forward to meet short term temporary need before the Site Allocations DPD is adopted, these have further contributed towards the supply of pitches in the short term (see Table 5). The Site Allocations DPD also proposes that these sites be made permanent.

**Table 5: Temporary Traveller pitches granted planning permission as of 01.04.2019**

| Site address  | Ward                     | Source   | Number of temporary pitches permitted | Number of years permitted |
|---|--------------------------|--|---------------------------------------|---------------------------|
| Land south of Murrays Lane, Byfleet                   | Byfleet and West Byfleet | Full planning permission PLAN/2016/0164                            | 4                                     | 3                         |
| Stable Yard, Guildford Road, Mayford                  | Heathlands               | Full planning permissions PLAN/2013/0828, PLAN/2018/0804 (renewal) | 2                                     | 3                         |
| Land south of Gabriel Cottage, New Lane, Sutton Green | Heathlands               | Full planning permission PLAN/2015/0821                            | 1                                     | 3                         |

## **6.0 Overall conclusions**

- 6.1 Woking Borough has a total five year housing land supply at 1 April 2019 to enable the delivery of **2,913** net additional dwellings. This compares with the Core Strategy requirement of 1,460 net additional dwellings for the five year period or the Core Strategy requirement, undersupply and 5% buffer of 1,619 net additional dwellings.
- 6.2 This represents a surplus of 1,453 net additional dwellings against the housing requirement (1,460 dwellings) and an overall housing land supply of **10.0 years** between 2019/20 and 2023/24.
- 6.3 When historic undersupply and the 5% buffer are also taken into account, this represents a surplus of 1,294 net additional dwellings and an overall housing land supply of **9.0 years**. This position statement demonstrates a rolling supply of housing land to deliver the Borough's housing requirement between 2019/20 and 2023/24.
- 6.4 It also identifies that the Council has met its need for Traveller accommodation until 2015, or 2016 if retrospective need is discounted. The updated TAA has set the level of future need required in the Borough and this is informing the Site Allocations DPD. The Green Belt boundary review has been carried out and makes clear recommendations on how to meet the needs of Travellers and this has been taken into account when taking forward the Site Allocations DPD. The Site Allocations DPD has been submitted for examination (July 2019); this includes proposed sites for the provision of additional Traveller pitches between 2020 and 2027.
- 6.5 The Council is confident that sufficient land will be identified to meet the pitch requirement through the Site Allocations DPD, fulfilling the Council's requirement to identify a five-year supply of deliverable sites and the entire need of the plan period. In addition, the Council has also committed to safeguard land for future development needs, including the future delivery of pitches to meet Traveller needs between 2027 and 2040.

## Appendix A

### Key to information sources.

All definitions refer to the situation as at 1 April 2019.

|                                     |   |
|-------------------------------------|---|
| <b>SHLAA</b>                        | Development site is sourced from the latest Strategic Housing Land Availability Assessment 2019 (reference shown in brackets)   |
| <b>Site allocation</b>              | A site proposed for allocation by the Regulation 22 Site Allocations DPD (July 2019) (site reference shown in brackets)   |
| <b>Outline planning application</b> | Outline (in principle) planning application for Use Class C3 (dwelling houses) development current at 1 April 2019. No known significant constraints (e.g. infrastructure) on site delivery.  |
| <b>Full planning application</b>    | Use Class C3 or C2 development the subject of a current full planning application on 1 April 2019 (reference shown in brackets). No known significant constraints (e.g. infrastructure) on site delivery. This category includes applications which have a resolution to permit but which are pending completion of a Section 106 legal agreement.                      |
| <b>Prior approval notification</b>  | Developments the subject of a current prior approval notification for change of use under the prior approval notification process. For example, change of use from Use Class B1 (offices) to C3 (dwelling houses) (reference shown in brackets). No known significant constraints (e.g. infrastructure) on site delivery.   |
| <b>Outline planning permission</b>  | Outline planning permission granted for Use Class C3 or C2 development between 1 April 2014 and 31 March 2019 and where the reserved matters application are awaited (reference shown in brackets). This category includes applications which have a resolution to permit but which are pending completion of a Section 106 legal agreement. Includes appeal decisions. |
| <b>Full planning permission</b>     | Full planning permission granted for Use Class C3 or C2 development between 1 April 2014 and 31 March 2019 (reference shown in brackets). Includes appeal decisions.  |
| <b>Prior approval</b>               | Developments with prior approval notification for a change of use from Use Class B1 (offices) to C3 (dwelling houses) (reference shown in brackets). Includes appeal decisions.   |
| <b>C2 current/approval</b>          | Development providing Use Class C2 independent dwellings, approved between 1 April 2014 and 31 March 2017 or the subject of a current application at 1 April 2017 (for more information see paragraph 4.11).  |
| <b>Site in HIF bid</b>              | The site was included in WBC's successful bid for major transport infrastructure funding from the Housing Infrastructure Fund, 2019.  |

**Table 6: Expected delivery schedule of sites with full planning permission in the five-year land supply (2019/20-2023/24)**

| Site Address  | Postcode | Ward Name                | Source                                   | Existing units | Proposed units | Net additional units | No. units to complete |
|---|----------|--------------------------|--|----------------|----------------|----------------------|-----------------------|
| 153 YORK ROAD, WOKING                                   | GU22 7XS | Mount Hermon             | Full planning permission: PLAN/2015/0412 | 3              | 1              | -2                   | -2                    |
| FLAT 1 AND 2, COVE VILLA BURY LANE, HORSELL, WOKING     | GU21 4RP | Horsell                  | Full planning permission: PLAN/2017/0415 | 2              | 1              | -1                   | -1                    |
| LONGMOOR FORREST ROAD, PYRFORD, WOKING                  | GU22 8LU | Pyrford                  | Full planning permission: PLAN/2015/0454 | 1              | 1              | 0                    | 0                     |
| 109 WALTON ROAD , WOKING                                | GU21 5DW | Canalside                | Full planning permission: PLAN/2016/1087 | 1              | 1              | 0                    | 0                     |
| SOUTHOVER 34 WOODHAM ROAD, WOKING                       | GU21 4DP | Horsell                  | Full planning permission: PLAN/2016/1250 | 1              | 1              | 0                    | 0                     |
| DUNVEGAN PEMBROKE ROAD, WOKING                          | GU22 7DS | Mount Hermon             | Full planning permission: PLAN/2016/1145 | 1              | 1              | 0                    | 0                     |
| WOODLANDS ELM ROAD, WOKING                              | GU21 4DY | Horsell                  | Full planning permission: PLAN/2015/0263 | 1              | 2              | 1                    | 1                     |
| THE GRANGE 28 ST JOHNS ROAD, ST JOHNS, WOKING           | GU21 7SA | St Johns                 | Full planning permission: PLAN/2015/0265 | 0              | 1              | 1                    | 1                     |
| 1 HERMITAGE WOODS CRESCENT ,ST JOHNS, WOKING            | GU21 8UE | St Johns                 | Full planning permission: PLAN/2016/0403 | 1              | 2              | 1                    | 1                     |
| DAYDAWN NURSERIES DEEP POOL LANE ,MILFORD GREEN, WOKING | GU24 8AS | Horsell                  | Prior Approval: PLAN/2016/0746           | 0              | 1              | 1                    | 1                     |
| WINCHCOMBE ELMSTEAD ROAD ,WEST BYFLEET, WOKING          | KT14 6JB | Byfleet and West Byfleet | Full planning permission: PLAN/2016/1212 | 0              | 1              | 1                    | 1                     |

| Site Address   | Postcode | Ward Name                | Source                                   | Existing units | Proposed units | Net additional units | No. units to complete |
|--|----------|--------------------------|--|----------------|----------------|----------------------|-----------------------|
| LAND ADJACENT TO CROFT COTTAGE OLD WOKING ROAD ,WEST BYFLEET, WOKING | GU22 8PQ | Byfleet and West Byfleet | Full planning permission: PLAN/2017/0308 | 0              | 1              | 1                    | 1                     |
| 37A ST JOHNS ROAD ,ST JOHNS, WOKING                                  | GU21 7SA | St Johns                 | Full planning permission: PLAN/2017/0438 | 1              | 2              | 1                    | 1                     |
| 3 ANCHOR CRESCENT ,KNAPHILL, WOKING                                  | GU21 2PD | Knaphill                 | Full planning permission: PLAN/2017/0554 | 0              | 1              | 1                    | 1                     |
| 4 LEEGATE CLOSE, WOKING  | GU21 3TA | Goldsworth Park          | Full planning permission: PLAN/2017/0579 | 0              | 1              | 1                    | 1                     |
| 9 REGENCY DRIVE ,WEST BYFLEET, WOKING                                | KT14 6EN | Byfleet and West Byfleet | Full planning permission: PLAN/2017/0695 | 0              | 1              | 1                    | 1                     |
| BROADWAY HOUSE FLAT 21 BROADWAY ,KNAPHILL, WOKING                    | GU21 2HE | Knaphill                 | Full planning permission: PLAN/2017/0984 | 0              | 1              | 1                    | 1                     |
| COMMON ROOM 26-70 COLLIERS CLOSE ,HORSELL, WOKING                    | GU21 3AN | Horsell                  | Full planning permission: PLAN/2017/0985 | 0              | 1              | 1                    | 1                     |
| COMMON ROOM FOR FLATS 53-75 COBBETTS CLOSE ,HORSELL, WOKING          | GU21 3AH | Horsell                  | Full planning permission: PLAN/2017/0986 | 0              | 1              | 1                    | 1                     |
| COMMON ROOM 61-83 FRENCHS WELLS, WOKING                              | GU21 3AU | Goldsworth Park          | Full planning permission: PLAN/2017/0987 | 0              | 1              | 1                    | 1                     |
| APPLE TREES PLACE CINDER PATH, WOKING                                | GU22 0HD | Heathlands               | Full planning permission: PLAN/2017/1075 | 0              | 1              | 1                    | 1                     |
| LORNA DOONE CHOBHAM ROAD, WOKING                                     | GU21 4AA | Canalside                | Full planning permission: PLAN/2017/1383 | 0              | 1              | 1                    | 1                     |
| TAMARISK GOLF CLUB ROAD , WOKING                                     | GU22 0LS | Heathlands               | Full planning permission: PLAN/2013/1265 | 1              | 2              | 1                    | 1                     |

| Site Address  | Postcode | Ward Name                | Source   | Existing units | Proposed units | Net additional units | No. units to complete |
|---|----------|--------------------------|--|----------------|----------------|----------------------|-----------------------|
| BERECROFT HIGHFIELD ROAD ,WEST BYFLEET, WOKING              | KT14 6QX | Byfleet and West Byfleet | Full planning permission: PLAN/2013/1307             | 0              | 1              | 1                    | 1                     |
| LAND SOUTH OF 28 GODLEY ROAD, BYFLEET, WOKING               | KT14 7EW | Byfleet and West Byfleet | Full planning permission: PLAN/2014/0922             | 0              | 1              | 1                    | 1                     |
| ELLIOT COURT NORTH ROAD, WOKING                             | GU21 5HS | Canalside                | Full planning permission: PLAN/2015/0500             | 0              | 1              | 1                    | 1                     |
| WESTDENE MOUNT ROAD, WOKING                                 | GU22 0PY | Heathlands               | Full planning permission: PLAN/2015/0623             | 0              | 1              | 1                    | 1                     |
| 196 HERMITAGE WOODS CRESCENT, ST JOHNS, WOKING              | GU21 8UJ | St Johns                 | Reserved Matters planning permission: PLAN/2015/0630 | 0              | 1              | 1                    | 1                     |
| MANTON 59 WESTFIELD ROAD, WESTFIELD, WOKING                 | GU22 9NQ | Hoe Valley               | Full planning permission: PLAN/2015/0663             | 1              | 2              | 1                    | 1                     |
| TARRANT HOUSE 1 FRIARS RISE, WOKING                         | GU22 7JL | Mount Hermon             | Full planning permission: PLAN/2015/1309             | 1              | 2              | 1                    | 1                     |
| 26 ST JOHNS ROAD ,ST JOHN, WOKING                           | GU21 7SA | St Johns                 | Full planning permission: PLAN/2016/0684             | 0              | 1              | 1                    | 1                     |
| LAND ADJ GORSE HILL TRAINING CENTRE HOOK HEATH ROAD, WOKING | GU22 0DP | Heathlands               | Full planning permission: PLAN/2016/0868             | 0              | 1              | 1                    | 1                     |
| 204 ALBERT DRIVE, WOKING                                    | GU21 5TY | Canalside                | Full planning permission: PLAN/2016/1086             | 0              | 1              | 1                    | 1                     |
| 75A WALTON ROAD, WOKING                                     | GU21 5DW | Canalside                | Full planning permission: PLAN/2016/1087             | 1              | 2              | 1                    | 1                     |
| 64-66 HIGH STREET, KNAPHILL, WOKING                         | GU21 2PY | Knaphill                 | Full planning permission: PLAN/2016/1309             | 0              | 1              | 1                    | 1                     |
| LAND TO EAST OF NO 14 WOODHAM WAYE, WOKING                  | GU21 5SW | Canalside                | Full planning permission: PLAN/2016/1419             | 0              | 1              | 1                    | 1                     |

| Site Address   | Postcode | Ward Name                | Source                                   | Existing units | Proposed units | Net additional units | No. units to complete |
|--|----------|--------------------------|--|----------------|----------------|----------------------|-----------------------|
| LAND TO THE REAR OF 36 EAST HILL, WOKING               | GU22 8DN | Mount Hermon             | Full planning permission: PLAN/2017/0356 | 0              | 1              | 1                    | 1                     |
| 38 STREAM CLOSE, BYFLEET, WOKING                       | KT14 7LZ | Byfleet and West Byfleet | Full planning permission: PLAN/2017/0983 | 0              | 1              | 1                    | 1                     |
| LAND REAR OF 19 AND 21 WOODHAM WAYE ,WOODHAM, WOKING   | GU21 5SW | Canalside                | Full planning permission: PLAN/2017/1383 | 0              | 1              | 1                    | 1                     |
| 13 KILRUSH TERRACE, WOKING, SURREY                     | GU21 5EG | Canalside                | Full planning permission: PLAN/2018/0229 | 1              | 2              | 1                    | 1                     |
| 23 - 24 HIGH STREET, WOKING, SURREY                    | GU21 6BW | Canalside                | Prior approval: PLAN/2018/1342           | 0              | 1              | 1                    | 1                     |
| 34 MONUMENT ROAD, WOKING, SURREY                       | GU21 5LT | Canalside                | Full planning permission: PLAN/2018/1199 | 1              | 2              | 1                    | 1                     |
| 51 HAWKSWELL CLOSE, WOKING, SURREY                     | GU21 3RS | Goldsworth Park          | Full planning permission: PLAN/2018/0282 | 0              | 1              | 1                    | 1                     |
| 96 OAKFIELD, WOKING, SURREY                            | GU21 3QT | Goldsworth Park          | Full planning permission: PLAN/2018/0848 | 1              | 2              | 1                    | 1                     |
| BROOK FARM, BLACKHORSE ROAD, BROOKWOOD, WOKING, SURREY | GU22 0QT | Heathlands               | Full planning permission: PLAN/2018/0047 | 0              | 1              | 1                    | 1                     |
| PENLAN, KINGFIELD GREEN, WOKING, SURREY                | GU22 9BD | Hoe Valley               | Full planning permission: PLAN/2018/0040 | 1              | 2              | 1                    | 1                     |
| LAND ADJ WHITE WALLS, BRACKEN CLOSE, WOKING, SURREY    | GU22 7HD | Mount Hermon             | Full planning permission: PLAN/2018/0008 | 0              | 1              | 1                    | 1                     |
| GARAGES R/O 38-44 EDEN GROVE ROAD, WOKING              | KT14 7PH | Byfleet and West Byfleet | Full planning permission: PLAN/2014/0922 | 0              | 2              | 2                    | 2                     |

| Site Address  | Postcode | Ward Name                   | Source   | Existing units | Proposed units | Net additional units | No. units to complete |
|---|----------|-----------------------------|--|----------------|----------------|----------------------|-----------------------|
| BYFLEET BEDS & FURNITURE<br>140 HIGH ROAD ,BYFLEET,<br>WOKING | KT14 7RD | Byfleet and<br>West Byfleet | Full planning permission:<br>PLAN/2015/1089                      | 0              | 2              | 2                    | 2                     |
| 130 130A WESTFIELD ROAD,<br>WESTFIELD, WOKING                 | GU22 9QP | Heathlands                  | Full planning permission:<br>PLAN/2016/0925                      | 0              | 2              | 2                    | 2                     |
| CHERRYTREES CARE 15-17<br>CLAREMONT AVENUE,<br>WOKING         | GU22 7SF | Hoe Valley                  | Full planning permission:<br>PLAN/2017/0155                      | 2              | 4              | 2                    | 2                     |
| 12 CHERTSEY ROAD, WOKING                                      | GU21 5AB | Canalside                   | Full planning permission:<br>PLAN/2017/0404                      | 1              | 3              | 2                    | 2                     |
| SPOTS DRY CLEANERS 112<br>HERMITAGE ROAD ,ST JOHNS,<br>WOKING | GU21 8TT | St Johns                    | Full planning permission:<br>PLAN/2017/0486                      | 0              | 2              | 2                    | 2                     |
| LAND AT MARTINDALE ROAD,<br>WOKING                            | GU21 3PJ | Goldsworth<br>Park          | Certificate of proposed<br>lawful development:<br>PLAN/2017/0566 | 0              | 2              | 2                    | 2                     |
| 22A & 24A , CHERTSEY ROAD,<br>WOKING, SURREY                  | GU21 5AB | Canalside                   | Full planning permission:<br>PLAN/2012/0829                      | 0              | 2              | 2                    | 2                     |
| LAND TO THE REAR OF 23 - 25<br>CLAREMONT AVENUE ,<br>WOKING   | GU22 7SF | Mount Hermon                | Full planning permission:<br>PLAN/2013/1217                      | 0              | 2              | 2                    | 2                     |
| 1-2 ANCHOR CRESCENT,<br>KNAPHILL, WOKING                      | GU21 2PD | Knaphill                    | Full planning permission:<br>PLAN/2015/0438                      | 0              | 2              | 2                    | 2                     |
| OLYMPIC COURT,<br>MARLBOROUGH ROAD,<br>WOKING, SURREY         | GU21 5LH | Canalside                   | Full planning permission:<br>PLAN/2018/0699                      | 0              | 2              | 2                    | 2                     |
| 155 AND 156 MAYBURY ROAD,<br>WOKING                           | GU215JR  | Canalside                   | Prior approval:<br>PLAN/2017/0576                                | 0              | 2              | 2                    | 2                     |
| BERNISDALE AND OAKWOOD,<br>HOOK HEATH ROAD, WOKING,<br>SURREY | GU22 0LE | Heathlands                  | Full planning permission:<br>PLAN/2018/0907                      | 0              | 2              | 2                    | 2                     |



| Site Address   | Postcode | Ward Name                | Source                                   | Existing units | Proposed units | Net additional units | No. units to complete |
|--|----------|--------------------------|--|----------------|----------------|----------------------|-----------------------|
| THE BEECHES, WYCH HILL LANE, WOKING, SURREY                    | GU22 0AA | Heathlands               | Full planning permission: PLAN/2018/0929 | 3              | 5              | 2                    | 2                     |
| THE STABLE YARD, GUILDFORD ROAD, MAYFORD, WOKING, SURREY       | GU22 0SD | Heathlands               | Full planning permission: PLAN/2018/0804 | 0              | 2              | 2                    | 2                     |
| 150 ROBIN HOOD ROAD, KNAPHILL, WOKING, SURREY                  | GU21 2LS | Knaphill                 | Full planning permission: PLAN/2018/0363 | 1              | 3              | 2                    | 2                     |
| 84 PARK ROAD, WOKING, SURREY                                   | GU22 7DH | Mount Hermon             | Full planning permission: PLAN/2018/0758 | 1              | 3              | 2                    | 2                     |
| D W BURNS, ROYDON HOUSE, TRIGGS LANE, WOKING, SURREY           | GU21 7PL | St Johns                 | Full planning permission: PLAN/2018/0648 | 0              | 2              | 2                    | 2                     |
| MPG WILKINS SURVEYORS LTD FIRST FLOOR 1 GUILDFORD ROAD, WOKING | GU22 7PX | Mount Hermon             | Full planning permission: PLAN/2015/0406 | 0              | 3              | 3                    | 3                     |
| ALBION HOUSE 7 CHURCH PATH, WOKING                             | GU21 6EL | Canalside                | Full planning permission: PLAN/2017/0582 | 1              | 4              | 3                    | 3                     |
| 1 ROUNDBRIDGE FARM COTTAGES OLD WOKING ROAD, WOKING            | GU22 8JH | Mount Hermon             | Full planning permission: PLAN/2013/0137 | 2              | 5              | 3                    | 3                     |
| 18 STATION APPROACH, WEST BYFLEET, WOKING                      | KT14 6NF | Byfleet and West Byfleet | Full planning permission: PLAN/2016/0522 | 0              | 3              | 3                    | 3                     |
| 52 HOWARDS ROAD, KINGFIELD, WOKING, SURREY                     | GU22 9AS | Hoe Valley               | Full planning permission: PLAN/2017/0561 | 1              | 4              | 3                    | 3                     |
| NATURAL FLAMES LTD 17 BREWERY LANE ,BYFLEET, WOKING            | KT14 7PQ | Byfleet and West Byfleet | Prior Approval: PLAN/2017/0799           | 0              | 4              | 4                    | 4                     |
| 8 CHERTSEY ROAD, WOKING  | GU21 3PW | Canalside                | Full planning permission: PLAN/2014/0846 | 0              | 4              | 4                    | 4                     |

| Site Address   | Postcode | Ward Name                   | Source   | Existing units | Proposed units | Net additional units | No. units to complete |
|--|----------|-----------------------------|--|----------------|----------------|----------------------|-----------------------|
| MARSHALL PARADE<br>COLDHARBOUR ROAD,<br>WOKING                                 | GU22 8SW | Pyrford                     | Full planning permission:<br>PLAN/2015/0908  | 0              | 4              | 4                    | 4                     |
| 1 AND 3, HIGH STREET,<br>KNAPHILL  | GU21 2PG | Knaphill                    | Full planning permission:<br>PLAN/2016/1418;<br>SHLAA site:<br>SHLAAKNA001                         | 0              | 5              | 5                    | 5                     |
| 1, 3, 5, 7, 9, 11, 13 AND 15 OLD<br>WOKING ROAD, WEST<br>BYFLEET, WOKING       | KT14 6LW | Byfleet and<br>West Byfleet | Full planning permission:<br>PLAN/2016/1019<br>SHLAA site:<br>SHLAABWB025                          | 0              | 5              | 5                    | 5                     |
| EDBROOKE HOUSE 11-13 ST<br>JOHNS ROAD, WOKING                                  | GU21 7SE | St Johns                    | Prior Approval:<br>PLAN/2017/0774  | 0              | 5              | 5                    | 5                     |
| GARAGES REAR OF 19-21<br>HAWTHORN ROAD, WOKING                                 |          | Heathlands                  | Full planning permission:<br>PLAN/2015/0379  | 0              | 5              | 5                    | 5                     |
| LAND NORTH OF BERRY'S<br>LANE, BYFLEET, WOKING                                 | KT14 7AU | Byfleet and<br>West Byfleet | Full planning permission:<br>PLAN/2016/0748  | 0              | 5              | 5                    | 5                     |
| 78 AND LAND R/O 76-82<br>CHERTSEY ROAD, BYFLEET                                | KT14 6AY | Byfleet and<br>West Byfleet | Full planning application<br>PLAN/2018/1281<br>(permitted July 2019);<br>SHLAA site<br>SHLAABWB033 | 1              | 6              | 5                    | 5                     |
| W L SIRMAN, 145<br>GOLDSWORTH ROAD,<br>WOKING, SURREY                          | GU21 6LS | St Johns                    | Full planning permission:<br>PLAN/2013/0904,<br>PLAN/2016/1194                                     | 0              | 5              | 5                    | 5                     |
| LAND TO THE REAR OF<br>LONDON HOUSE, 134 HIGH<br>STREET ,OLD WOKING,<br>WOKING | GU22 9JN | Hoe Valley                  | Full planning permission:<br>PLAN/2014/1411  | 0              | 6              | 6                    | 6                     |
| FRIAR HOUSE, COPSE ROAD,<br>ST JOHNS, WOKING, SURREY                           | GU21 8ST | St Johns                    | Full planning permission:<br>PLAN/2015/0265  | 0              | 6              | 6                    | 6                     |
| 132 MAYBURY ROAD, WOKING   | GU21 5JR | Canalside                   | Full planning permission:<br>PLAN/2016/0963  | 1              | 7              | 6                    | 6                     |

| Site Address  | Postcode | Ward Name                | Source  | Existing units | Proposed units | Net additional units | No. units to complete |
|---|----------|--------------------------|---|----------------|----------------|----------------------|-----------------------|
| GLOBE HOUSE LAVENDER PARK ROAD, WEST BYFLEET, WOKING                  | KT14 6ND | Byfleet and West Byfleet | Full planning permission: PLAN/2016/0990                                    | 4              | 10             | 6                    | 6                     |
| THE OLD BREW HOUSE 130-132 HIGH STREET, OLD WOKING, WOKING            | GU22 9JN | Hoe Valley               | Full planning permission: PLAN/2017/0139                                    | 0              | 6              | 6                    | 6                     |
| 3, CLAREMONT ROAD, WEST BYFLEET                                       | KT14 6DY | Byfleet and West Byfleet | Full planning permission: PLAN/2017/0761                                    | 0              | 6              | 6                    | 6                     |
| MCDONALDS, 11 - 17 CHERTSEY ROAD, WOKING, SURREY                      | GU21 5AB | Canalside                | Full planning permission: PLAN/2017/1050                                    | 0              | 6              | 6                    | 6                     |
| THE BOWER, PRINCESS ROAD, WOKING, SURREY                              | GU22 8EN | Pyrford                  | Full planning permission: PLAN/2018/0620                                    | 0              | 6              | 6                    | 6                     |
| UNIT 1, 2, 7 AND 11 GROUND FLOOR CENTRIUM, STATION APPROACH, WOKING   | GU22 7PA | Mount Hermon             | Full planning permission: PLAN/2016/0424                                    | 0              | 6              | 6                    | 6                     |
| ROXBURGHE HOUSE LAVENDER PARK ROAD, WEST BYFLEET, WOKING              | KT14 6NA | Byfleet and West Byfleet | Prior approval and full planning permission: PLAN/2015/0869; PLAN/2016/0045 | -2             | 5              | 7                    | 7                     |
| WOODBANK HOLLY BANK ROAD WOKING SURREY                                | GU22 0JP | Heathlands               | Full planning permission: PLAN/2015/1064                                    | 44             | 51             | 7                    | 7                     |
| LAND R/O 143 GOLDSWORTH ROAD, WOKING                                  | GU21 6LS | St Johns                 | Full planning permission: PLAN/2015/0446                                    | 0              | 8              | 8                    | 8                     |
| CENTRAL RESERVATION RYDENS WAY PHASE 2 RYDENS WAY ,OLD WOKING, WOKING | GU22 9DD | Hoe Valley               | Full planning permission: PLAN/2015/1217                                    | 0              | 11             | 8                    | 8                     |
| WOKING LIBERAL CLUB 23 - 27 WALTON ROAD WOKING SURREY                 | GU21 5DL | Canalside                | Full planning permission: PLAN/2016/0105                                    | 0              | 10             | 10                   | 10                    |

| Site Address   | Postcode | Ward Name                | Source  | Existing units | Proposed units | Net additional units | No. units to complete |
|--|----------|--------------------------|---|----------------|----------------|----------------------|-----------------------|
| ELMBRIDGE HOUSE, 18, ELMBRIDGE LANE, KINGFIELD, WOKING                   | GU22 9AW | Hoe Valley               | Full planning permission: PLAN/2008/0630, AMEND/2017/0072; Site Allocation UA23                 | 0              | 10             | 10                   | 10                    |
| LAND BOUNDED BY MOOR LANE, WOKING  | GU22 9RB | Hoe Valley               | Full planning permission: PLAN/2013/0081  | 0              | 371            | 10                   | 10                    |
| 23-24 HIGH STREET, WOKING  | GU21 6BW | Canalside                | Full planning permission and Prior Approval: PLAN/2015/1357; PLAN/2016/0579                     | 0              | 11             | 11                   | 11                    |
| CAR PARK TO THE EAST OF ENTERPRISE HOUSE, STATION APPROACH, WEST BYFLEET | KT14 6PA | Byfleet and West Byfleet | Full planning permission: PLAN/2011/0945  | 0              | 12             | 12                   | 12                    |
| HORSELL LODGE RESIDENTIAL CARE HOME KETTLEWELL HILL, HORSELL, WOKING     | GU21 4JA | Horsell                  | Full planning permission: PLAN/2016/0877  | 57             | 70             | 13                   | 13                    |
| PARRINGTON AUTOS, WORKSHOP REAR OF 12 PORTUGAL ROAD, WOKING, SURREY      | GU21 5JE | Canalside                | Full planning permission: PLAN/2016/0412  | 3              | 18             | 15                   | 15                    |
| REGENT HOUSE 19-20 THE BROADWAY, WOKING                                  | GU21 5AP | Canalside                | Prior approval: PLAN/2017/0070  | 0              | 15             | 15                   | 15                    |
| MCDONALDS 11-17 CHERTSEY ROAD, WOKING                                    | GU21 5AB | Canalside                | Prior Approval: PLAN/2017/0820  | 0              | 19             | 19                   | 19                    |
| 121 CHERTSEY ROAD, WOKING, SURREY  | GU21 5BW | Canalside                | Prior approval PLAN/2017/0891; Full planning application: PLAN/2018/1320; Site allocation UA26. | 0              | 25             | 25                   | 25                    |
| PREMIER HOUSE 15-19 CHURCH STREET WEST, WOKING                           | GU21 6DJ | Canalside                | Prior approval: PLAN/2017/0165  | 0              | 29             | 29                   | 29                    |

| Site Address  | Postcode | Ward Name    | Source  | Existing units | Proposed units | Net additional units | No. units to complete |
|---|----------|--------------|---|----------------|----------------|----------------------|-----------------------|
| CHURCH GATE, 9 -11, CHURCH STREET WEST, WOKING            | GU21 6DJ | Canalside    | Prior approval: PLAN/2016/0438  | 0              | 32             | 32                   | 32                    |
| SPECTRUM HOUSE 56 GOLDSWORTH ROAD, WOKING                 | GU21 6LE | Canalside    | Prior approvals; Full planning permission: PLAN/2016/1422, PLAN/2016/1331, PLAN/2018/0017   | 0              | 41             | 41                   | 41                    |
| 111 CHERTSEY ROAD, WOKING, SURREY                         | GU21 5BW | Canalside    | Full planning permission PLAN/2017/0800; Site allocation UA26.  | 0              | 49             | 49                   | 49                    |
| BRITANNIA WHARF, MONUMENT ROAD, WOKING                    | GU21 5LW | Horsell      | Planning application, permission granted May 2019: PLAN/2016/1204. Site already had permission for 82 unit care home (=59 units, discounted), construction begun. | 0              | 52             | 52                   | 52                    |
| RIVER COURT, ALBERT DRIVE, WOKING, SURREY                 | GU21 5RP | Canalside    | Prior approvals: PLAN/2018/0849, PLAN/2018/0850, PLAN/2018/0851, PLAN/2018/0852   | 0              | 63             | 63                   | 63                    |
| THE FORMER RAT AND PARROT PH, CHERTSEY ROAD, WOKING,      | GU21 5AJ | Canalside    | Full planning permission PLAN/2017/0802; Site allocation UA15   | 0              | 68             | 68                   | 68                    |
| CAP GEMINI HOUSE, FORGE END, WOKING, SURREY               | GU21 6DB | Canalside    | Full planning permission: PLAN/2018/0961  | 0              | 112            | 112                  | 112                   |
| ST DUNSTANS CHURCH AND OWEN HOUSE WHITE ROSE LANE, WOKING | GU22 7AG | Mount Hermon | Full planning permission: PLAN/2017/0644  | 0              | 147            | 147                  | 147                   |

| Site Address  | Postcode | Ward Name                | Source  | Existing units | Proposed units | Net additional units | No. units to complete |
|---|----------|--------------------------|---|----------------|----------------|----------------------|-----------------------|
| ELIZABETH HOUSE AND THE CORNERSTONE DUKE STREET, WOKING | GU21 5AS | Canalside                | Prior approval PLAN/2016/0423; Full planning permission PLAN/2016/1433; Site allocation UA5   | 0              | 158            | 158                  | 158                   |
| SHEERWATER ESTATE, ALBERT DRIVE, SHEERWATER             |          | Canalside                | Hybrid planning permission PLAN/2015/1260; hybrid planning application (permitted 18.04.2019) PLAN/2018/0337; site allocation UA25. | 572            | 1090           | 518                  | 229                   |
| BROADOAKS, PARVIS ROAD, WEST BYFLEET, SURREY            | KT14 7AA | Byfleet And West Byfleet | Full planning permission PLAN/2018/0359; site allocation GB11.  | 2              | 270            | 268                  | 268                   |
| VICTORIA SQUARE DEVELOPMENT, CHURCH STREET WEST, WOKING | GU21 6HD | Canalside                | Full planning permission: PLAN/2014/0014 (and amendments/revisions)   | 0              | 429            | 429                  | 429                   |
|   |          |                          |   | 683            | 3373           | 2326                 | 2037                  |

**Table 7: Expected delivery schedule of sites without full planning permission in the five-year land supply (2019/20-2023/24)**

| Site Address   | Postcode            | Ward                   | Site Allocation Reference | SHLAA Site Reference      | Site in HIF bid? | Expected no. of units in total |
|--|---------------------|------------------------|---------------------------|---------------------------|------------------|--------------------------------|
| Library, 71, High Road, Byfleet  | KT14 7QN            | Byfleet & West Byfleet | UA1                       | SHLAABWB012               | N                | 12                             |
| Trizancia House and Woodstead House, Chertsey Road, Woking                                   | GU21 5BJ            | Canalside              | UA2                       | SHLAACAN001               | N                | 50                             |
| Chester House, 76-78, Chertsey Road, Woking  | GU21 5BJ            | Canalside              | UA3                       | SHLAACAN035               |                  | 14                             |
| 1-12 and 26-34, High Street and Commercial Way, Woking                                       | GU21 6EN            | Canalside              | UA4                       | SHLAACAN006               | Y                | 149                            |
| 2-24 and 13-28, Commercial Way and High Street, Woking                                       | GU21 6BW            | Canalside              | UA6                       | SHLAACAN004               | Y                | 50                             |
| The former Goldsworth Arms Public House, Goldsworth Road, Woking                             | GU21 6LQ            | Canalside              | UA8                       | SHLAACAN033               | N                | 43                             |
| 113-129 Goldsworth Road, Woking  | GU21 6LR            | St John's              | UA9                       | SHLAASTJ002               | N                | 55                             |
| 1-29 Goldsworth Road and 1-7 Victoria Way, Woking  | GU21 6JZ            | Canalside              | UA11                      | SHLAACAN028               | Y                | 55                             |
| 30-32 Woking Railway and Athletic Club, Systems House, Bridge House, Goldsworth Road, Woking | GU21 6JT            | Canalside              | UA13                      | SHLAACAN027               | Y                | 125                            |
| Timber Yard, Horsell Moor, Horsell   | GU21 4NQ            | Horsell                | UA19                      | SHLAAHOR001               | N                | 67                             |
| Barnsbury Sites 1 & 2, Barnsbury Farm Estate, Willow Way/Hawthorn Road, Woking               | GU22 0BN / GU22 0BA | Heathlands             | UA20                      | SHLAAHEA009 & SHLAAHEA010 | N                | 55                             |
| Barnsbury Site 3, Laburnham Road, Barnsbury, Woking  | GU22 0BU            | Heathlands             | UA21                      | SHLAAHEA011               | N                | 12                             |
| Ian Allan Motors, 63-65, High Street, Old Woking   | GU22 9JN            | Hoe Valley             | UA22                      | SHLAAHOE015               | N                | 24                             |
| Sherpa House, Kingfield Road, Kingfield  | GU22 9EH            | Hoe Valley             | UA24                      | SHLAAHOE019               | N                | 10                             |
| 101-121 Chertsey Road, Woking  | GU21 5BW            | Canalside              | UA26                      | SHLAACAN016               | N                | 30                             |
| 29-31 Walton Road, Woking  | GU21 5DL            | Canalside              | UA29                      | SHLAACAN018               | N                | 10                             |
| 95-105 Maybury Road, Woking  | GU21 5JL            | Canalside              | UA30                      | SHLAACAN011               | N                | 61                             |
| Walton Road Youth Centre, Walton Road, Woking  | GU21 5DL            | Canalside              | UA31                      | SHLAACAN017               | N                | 21                             |
| Car park (east), Oriental Road, Woking   | GU22 8BD            | Mount Hermon           | UA32                      | SHLAAMHM003               | Y                | 250                            |
| Royal Mail Sorting Office, White Rose Lane, Woking   | GU22 7AJ            | Mount Hermon           | UA33                      | SHLAAMHM001               | Y                | 88                             |

| Site Address   | Postcode | Ward                   | Site Allocation Reference | SHLAA Site Reference  | Site in HIF bid? | Expected no. of units in total |
|--|----------|------------------------|---------------------------|---|------------------|--------------------------------|
| Coal Yard /Aggregates Yard site adjacent to railway line, Guildford Road, Woking             | GU22 7QE | Mount Hermon           | UA34                      | SHLAAMHM005   | Y                | 100                            |
| Land at Bradfield Close and 7, York Road, Woking   | GU22 7QD | Mount Hermon           | UA36                      | SHLAAMHM004   | Y                | 46                             |
| The Crescent, Heathside Crescent   | GU22 7AG | Mount Hermon           | UA37                      | SHLAAMHM022   | Y                | 10                             |
| Somerset House, 1-18, Oriental Road, Woking  | GU22 7BG | Mount Hermon           | UA38                      | SHLAAMHM012   | Y                | 10                             |
| Corner Garage, 16-18, St Johns Road, St Johns  | GU21 7SA | St John's              | UA39                      | SHLAASTJ004   | N                | 11                             |
| Land at Station Approach, West Byfleet   | KT14 6NG | Byfleet & West Byfleet | UA42                      | SHLAABWB022   | N                | 208                            |
| Camphill Club and Scout Hut, Camphill Road, West Byfleet                                     | KT14 6EF | Byfleet & West Byfleet | UA43                      | SHLAABWB024   | N                | 28                             |
| Woking Football Club, Kingfield Road, Woking   | GU22 9AA | Hoe Valley             | UA44                      | SHLAAHOE001   | N                | 40                             |
| Coroner's Court, Station Approach, Woking  | GU22 7YL | Mount Hermon           |                           | SHLAAMHM010   | Y                | 48                             |
| 11-15 Guildford Road, Southern House, Jubilee House and Lynton House, Guildford Road, Woking | GU22 7PX | Mount Hermon           |                           | SHLAAMHM007   | Y                | 90                             |
| BHS/British Heart Foundation, 2 Crown Square, Chobham Road, Woking                           | GU21 6HR | Canalside              |                           | SHLAACAN042   | Y                | 98                             |
| Woking Police Station, Station Approach, Woking  | GU21 7SY | Mount Hermon           |                           | SHLAAMHM002   | Y                | 282                            |
| Griffin House, West Street, Woking and Concord House, Christchurch Way, Woking               | GU21 6BS | Mount Hermon           |                           | SHLAACAN024   | Y                | 38                             |
|  |          |                        |                           | Total number to complete on these sites (2022-27)                   |                  | 2190                           |
|  |          |                        |                           | Number to complete on these sites within next 5 years (total x 0.4) |                  | 876                            |