

Based on data ending 31 December 2024

The table contains all sites being proposed in the SADPD. Each proposal site (where residential is proposed) has been assigned to a SANG. We can demonstrate there is sufficient SANG (existing and proposed) to mitigate against the housing delivery identified up to 2027 and beyond.

There is no way of predicting when the residential proposals and SANG sites will come forward, therefore some flexibility is required in assigning proposal sites to a specific SANG. Most sites fall in multiple catchment areas and therefore can be assigned to any of those sites. The approach taken in the table below is to assign sites to the closest to the operational SANG. If the nearest SANG cannot be considered (for example the site is at full capacity or where the site has not become operational) then the table below demonstrates that alternative sites are available.

| Site Reference number (Main Modifications) | Site address | Dwellings proposed (Reg19 DPD incorporating Main Modifications) | SANG assigned to (1st) | Alternative SANG (2nd) | Alternative SANG (3rd) | Alternative SANG (4th) | Alternative SANG (5th) | Allocated to SANG yet? | No of units? | Which SANG? | Notes |
|--|--|---|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|--------------|-------------|--|
| UA1 | Library, 71 High Road, Byfleet, KT14 7QN | 12 | BY | HC | HF | | | No | | | |
| UA2 | Trizancia House, Thomsen House & Woodstead House 72, Chertsey Road | 50 | HC | BCP | HF | HCE | | No | | | |
| UA3 | Chester House, 76-78 Chertsey Road, Woking, GU21 5BJ | 14 | HC | WRL | BCP | HF | HCE | No | | | |
| UA4 | 1-12 High Street 26-34 commercial way | 149 | BCP | HF | HCE | | | No | | | |
| UA5 | The Cornerstone, The Broadway and Elizabeth House, Duke Street, Woking, GU21 5AS | 94 | HF | HCE | BF | | | Yes | 94 | HF | Permission granted under PLAN/2019/0645 is being implemented with completion likely in Spring 2021 PLAN/2016/1433- Prior notification for a proposed change of use - conversion of Elizabeth House and The Cornerstone office buildings (Class B1a) to create 158 residential units - Approved Building Control records - 17/00625/DOMIN - application withdrawn for change of use PLAN/2019/0645 - Prior Approval B1 to C3 94 flats - Approved |
| UA6 | 2-24 Commercial Way and 13-28 High Street, Woking, GU21 6BW | 50 | HC | BCP | HF | HCE | | No | | | |
| UA7 | Woking Railway Station, bus and rail interchange, Victoria Arch | 0 | | | | | | No | | | |
| UA8 | The former Goldsworth Arms PH, Goldsworth Road, Woking, GU21 6LQ | 43 | HC | BCP | HF | BF | HCE | No | | | |
| UA9 | 113-129 Goldsworth Road, Woking, GU21 6LR | 55 | HC | BCP | HF | BF | HCE | No | | | |
| UA10 | MVA and Select House, Victoria Way, Woking, GU21 6DD | 0 | | | | | | No | | | |
| UA11 | 1-7 Victoria Way and 1-29 Goldsworth Road, Woking, GU21 6JZ | 55 | HC | BCP | HF | BF | HCE | No | | | |
| UA12 | Synergy House, 8 Church Street West, Woking, GU21 6DJ | 0 | | | | | | No | | | |
| UA13 | 30-32, Woking Railway and Athletic Club, Systems House and Bridge House, Goldsworth Road, Woking, GU21 6JT | 125 | HC | BCP | HF | BF | HCE | No | | | |
| UA14 | Poole Road Industrial Estate, Woking, GU21 6EE | 0 | | | | | | No | | | |
| UA15 | The Big Apple American Amusements Ltd, H.G. Wells Conference Centre, the former Rat and Parrot PH and 48-58 Chertsey Road, Woking, GU21 5AJ | 67 | HC | BCP | HF | BF | HCE | No | | | |
| UA16 | Chertsey House, 61 Chertsey Road, Woking, GU21 5BN | 0 | | | | | | No | | | |
| UA17 | Griffin House, West Street, Woking, GU21 6BS | 0 | | | | | | No | | | |
| UA18 | Concorde House, 165 Church Street East, Woking, GU21 6HJ | 0 | | | | | | No | | | |
| UA19 | Timber Yard, Arthurs Bridge Road/ Horsell Moor, Woking, GU21 4NQ | 67 | HC | BCP | HF | BF | HCE | No | | | |
| UA20 | Backland gardens of houses facing Ash Road, Hawthorn Road, Willow Way & Laburnum Road (Barnsbury sites 1 & 2), Barnsbury Farm Estate, Woking, GU22 0BN | 55 | WC | GM | BF | HCE | HF | No | | | |
| UA21 | Backland gardens of houses facing Laburnum Road, Ash Road and Ash Close (Barnsbury Site 3), Barnsbury, GU22 0BU | 12 | WC | GM | BF | HCE | HF | No | | | |

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|------|---|-----|-----|-----|-----|-----|-----|-----|----|------------------------------|---|
| UA22 | Ian Allan Motors, 63 -65 High Street Old Woking | 47 | GM | WC | BF | HCE | HF | Yes | 47 | GM | PLAN/2020/0304 - one existing dwelling on site (48-1 = 47 net) Erection of a 48 unit 'Independent Living' extra care housing scheme in a building ranging between 1 and 4 storeys in height (plus rooftop plant enclosures), comprising 45 x 1 bed units and 3 x 2 bed units, with communal kitchen, living room, dining room and salon facilities, mobility scooter charging ports, staff break out areas and offices, and associated bin storage, access, x25 parking spaces and landscaping. Associated demolition of dwelling at Copthorne, Priors Croft. |
| UA23 | Elmbridge House, Elmbridge Lane, Kingfield, GU22 9AW | 10 | BCP | WRL | HC | | | yes | 10 | Allocated to BCP, WRL and HC | PLAN/2011/0255 Extension of time limit to implement planning permission ref: PLAN/2008/0630 for the demolition of existing office block and erection of 6 x four bedroom houses and 4 x three bedroom houses with associated parking and landscaping. Building Control records- 14/01807/DOMIN - Site has commenced |
| UA23 | Sherpa House, Kingfield Road, Kingfield, GU22 9EH | 10 | WC | GM | BF | HCE | HF | No | | | |
| UA24 | Sheerwater Regeneration Scheme, Albert Drive, Woking, GU21 5RE | 570 | HF | GM | BY | WC | HCE | Yes | 87 | Allocated to Heather Farm | 2015/1260 HYBRID APPLICATION TO REDEVELOP SITE AS MIXED USE DEVELOPMENT- Permitted PLAN/2018/0337 - Revised application -Permitted and PLAN/2018/0374 - Section 73 application to vary and remove conditions- Permitted |
| UA25 | 101-121 Chertsey Road, Woking, GU21 5BW | 104 | WC | GM | HC | BCP | HF | yes | 47 | HF and BCP | At 121 Chertsey Road, 25 dwellings have been completed (PLAN/2018/1320 and PLAN/2018/1301).At 111 Chertsey Road 19/0038 and 18/1167 56 dwellings. At 101-107 Chertsey Road, redevelopment for 22 dwellings commenced in July 2020 (PLAN/2019/1156 |
| UA26 | Forsyth Road Industrial Estate, Forsyth Road, Woking, GU21 5SU | 0 | | | | | | No | | | |
| UA27 | Monument Way West Industrial Estate, Monument Way West, Woking, GU21 5EN | 0 | | | | | | No | | | |
| UA28 | 29-31 Walton Road, Woking, GU21 5DL | 10 | WRL | HC | BCP | HF | HCE | No | | | |
| UA29 | 95-105 Maybury Road | 61 | HC | BCP | HF | HCE | | No | | | |
| UA30 | Walton Road Youth Centre, Walton Road, Woking, GU21 5DL | 21 | WRL | HC | BCP | HF | HCE | No | | | |
| UA31 | Car Park Oriental Road | 250 | BCP | HCE | GM | GM2 | WC | No | | | |
| UA32 | Royal Mail Sorting/Delivery Office, White Rose Lane, Woking, GU22 7AJ | 88 | GM | GM2 | HC | BCP | HCE | No | | | |
| UA33 | Coal Yard/Aggregates Yard adjacent to the railway line, Guildford Road, Bradfield Close, Woking, GU22 7QE | 100 | GM | BF | HC | BCP | HF | No | | | |
| UA34 | Quadrant Court, Guildford Road, Woking, GU22 7QQ | 0 | | | | | | No | | | |
| UA36 | Land at Bradfield Close and 7-york road | 0 | | | | | | No | | | Land no longer available |
| UA35 | The Crescent, Heathside Crescent, Woking, GU22 7AG | 10 | GM | HC | BCP | HCE | | No | | | |
| UA36 | Somerset House, 1-18 Oriental Road, Woking, GU22 7BG | 10 | GM | WRL | HC | HCE | | No | | | |
| UA37 | Corner Garage, 16-18 St Johns Road, St Johns, GU21 7SA | 11 | BF | HC | HCE | BCP | HF | No | | | |
| UA38 | Camphill Tip, Camphill Road, West Byfleet, KT14 6EW | 0 | | | | | | No | | | |
| UA39 | Car park to east of Enterprise House, Station Approach, West Byfleet, KT14 6NW or KT14 6PA | 12 | BY | HC | HCE | HF | | Yes | 12 | Horsell Common | PLAN/2011/0945 Outline planning application (access, appearance, layout and scale only) for the erection of a four storey building containing a retail unit at ground floor with 12 flats above. - Permitted Building control Records - 17/01344/OTHFP - under construction - work had stalled. |

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|---------------|--|-------------|-----|-----|-----|-----|----|--------------|------------|---|---|
| UA40 | Land at Station Approach, West Byfleet, KT14 6NG [Includes Sheer House] | 208 | BY | HCE | GM | GM2 | | Yes in part | 40 | Roxburgh House 22 units at Heather Farm Globe House 18 units at Horsell Common | PLAN/2020/0801 - Section 73 application for variation of conditions 04 and 05 (approved plans/documents) of PLAN/2017/0128 dated 21.12.2017 (Outline planning application (all matters reserved except for access) for demolition of all buildings on the site and retail and leisure led mixed use redevelopment comprising up to 5,000 sqm GIA of retail and leisure uses (Use Classes A1/A2/A3/A4/A5), up to 2,000 sqm GIA of commercial use (Use Class B1a), up to 20,500sq m GIA residential (or maximum of 255 units) (Use Class C2/C3 or C3), up to 300 sqm GIA of community use (Use Class D1), together with the provision of basement space, car and cycle parking, highway works, public realm improvements and associated works) to reconfigure the upper floor layout of Block B to provide an H shaped form, make changes to Classes A1-A5, B1(a), C3 and C2 floorspace parameters, reduce the minimum parameter of basement floorspace and amend the level of the basement AOD, reduce the minimum parameter of residential car parking spaces (no change to the amount of public parking), increase the maximum storeys (whilst maintaining the maximum height AOD), introduce second vehicular access point onto Madeira Road, amend the layout of private amenity space and increase balcony locations and reflect amendments to the Use Classes Order that came into force on 1 September 2020. PLAN/2013/0552 Proposed conversion of existing office building into residential comprising 25No 1-bed units and 15No 2-bed units. PLAN/2017/0128 Outline planning application (all matters reserved except for access) for demolition of all buildings on the site and retail and leisure led mixed use redevelopment comprising up to 5,000 sqm GIA of retail and leisure uses (Use Classes A1/A2/A3/A4/A5), up to 2,000 sqm GIA of commercial use (Use |
| UA41 | Campmill Club and Scout Hut, Campmill Road, West Byfleet, KT14 6EF | 28 | BY | HC | HCE | HF | | No | | | |
| UA42 | Woking Football Club, Woking Gymnastic Club, Woking Snooker Club, Westfield Avenue, Woking | 93 | GM | GM2 | HCE | HF | | No | | | PLAN/2019/1176 for the redevelopment of Woking Football Club was refused in July 2020. The application was for a replacement stadium, flexible retail, hospitality and community floorspace, a medical centre and 1,048 new dwellings. An appeal is pending. |
| GB1 | Land South of Brookwood Lye Road, Brookwood, GU24 0EZ | 93 | BCP | BF | HF | | | No | | | |
| GB2 | Land at Five Acres, Brookwood Lye Road, Brookwood, GU24 0HD | 7 | BCP | BF | HF | | | No | | | |
| GB3 | Brookwood Cemetery, Cemetery Pales, Brookwood, GU24 0BL | 0 | | | | | | No | | | |
| GB4 (2027-40) | Land south of High Road, Byfleet, KT14 7QL | 0 | BY | HCE | GM | HF | | No | | | |
| GB5 (2027-40) | Land to the south of Murray's Lane, Byfleet KT14 7NE | 0 | BY | HCE | GM | HF | | No | | | |
| GB6 | Six Crossroads roundabout and environs, Chertsey Road, Woking, GU21 5SH | 0 | | | | | | No | | | |
| GB7 | Nursery land adjacent to Egley Road, Mayford, GU22 0PL | 118 | WC | GM | GM2 | BF | HF | no | | | |
| GB8 | Woking Garden Centre, Egley Road, Mayford, Woking, GU22 0NH | 0 | WC | GM | GM2 | BF | HF | No | | | |
| GB9 | Land adjacent to Hook Hill Lane | 0 | | | | | | No | | | Removed |
| GB9 and GB9a | Land surrounding West Hall, Parvis Road, West Byfleet, KT14 6EY | 570 | BY | HCE | HF | | | No | | | |
| GB10 | Broadoaks, Parvis Road, West Byfleet, KT14 6LP | 252 | HF | HC | BCP | | | Yes | 252 | 84 allocated to HF, 84 allocated to HC, 84 Allocated to BCP | Development PLAN/2018/0359 |
| GB11 | West Byfleet Junior and Infant School Playing Fields, Parvis Road, West Byfleet, KT14 6EG | 0 | | | | | | No | | | |
| GB13 | Melaren | 0 | | | | | | No | | | Removed |
| GB17 | Woking Palace, Carters Lane, Old Woking, GU22 8JQ | 0 | | | | | | No | | | |
| | Total | 3531 | | | | | | Total | 589 | | |
| | Total minus already allocated to a SANG (3531-589) | 2942 | | | | | | | | | |

| SANG Sites | | |
|---------------------|--|-------------------------------------|
| Name of SANG site | Dwellings allocated to SANG as of 31/12/2024 | Remaining unallocated capacity (dw) |
| Horsell Common (HC) | 1409 | 41 |

| Proposed SANG | Capacity |
|-----------------------|----------|
| Byfleet (GB12) | 799 |
| Brookwood Farm (GB13) | 1050 |

| Key for SANG |
|-----------------------|
| Horsell Common = HC |
| White Rose Lane = WRL |

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|---|-------------|------------|
| While Rose Lane (WRL) | 424 | 1 |
| Brookwood County Park (BCP) | 1025 | 10 |
| Martins Press (GM) | 508 | 4 |
| Heather Farm (HF) | 751 | 0 |
| Heather Farm (Additional 10.13 ha, capacity 519) HF | 274 | 250 |
| Total | 4393 | 307 |

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|--|-------------|
| Gresham Mill 1 (GB15) | 0 |
| Gresham Mill 2 (GB16) | 493 |
| Westfield common (GB14) | 570 |
| Horsell common Extension | 732 |
| Total | 3644 |
| 31.12.2020 | 878 |
| Total Capacity of existing and proposed (3870+878) | 4522 |
| Total SANG capacity minus total DPD (4748-2942) | 1580 |

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|--------------------------------|------|
| 292 x 6 year cover plan period | 1752 |
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|-----------------------------------|
| Brookwood County Park = BCP |
| Martins Press = GM |
| Heather Farm = HF |
| Byfleet = BY |
| Brookwood Farm = BF |
| Westfield Common = WC |
| Second SANG at Gresham Mill = GM2 |
| Horsell Common Extension = HCE |

| SANGS | Expected time to come forward | Capacity (No of dwellings) | Size (Hectares) | Flood Alleviation works |
|--|--|----------------------------|-----------------|--|
| Brookwood Farm | Medium Term (2-3 years) Delivered by 2025 | 1050 | 26 | Flood Alleviation work needs to be done, which will be phased to allow the SANG to be functional as per Natural England advice. |
| Horsell Common Extension | Short term (within 12 months)- Site Surveys have been commissioned delivered by Surrey CC. Site was Completed 2023. | 732 | 14.4 | Surrey County Council Flood storage work |
| Byfleet | Medium term (2-3 years) Flood alleviation work and car park required delivered by 2026/27 | 799 | 15.43 | The Environment Agency are preparing a business case for the scheme which is expected later this year, with detailed design anticipated to be completed by April 2022, construction beginning in Spring/Summer 2022, and completion in Spring/Summer 2023. Early designs include enhancements to the allocated land for Suitable Alternative Natural Greenspace in Byfleet (ref. GB12). In June 2020, the Council approved a £400,000 contribution towards further investigation and design towards a final scheme being approved. |
| Gresham Mill 1 1 st phase 2 nd Phase | Medium to long term car park required (1-2 years) Flood alleviation work (4-5 years) delivered by 2027 | 425 | 9.9 | No scheme at present |
| Gresham Mill 2 | Long term (4-6 years) Flood alleviation work required delivered by 2026/27 | 493 | 9.52 | No scheme at present |
| Westfield Common | Long term (4-6 years) Car park required and GCN Pilot project requires careful design delivered by 2026/27 | 570 | 10.59 | N/A |