

**Local Development Framework**

**Research Report**

# **Authority Monitoring Report:**

**Five Year Housing Land Supply Supplement**

**April 2023**



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## Executive Summary

This Housing Land Supply Supplement sets out the deliverable housing land supply position for Woking Borough for the five-year period 2023/24 to 2027/28, using a base date for all data of 1 April 2023. The statement follows the same format and methodology as previous similar statements for Woking Borough Council.

Woking Borough has a total five year housing land supply at 1 April 2023 to enable the delivery of **2,738** net additional dwellings. This compares with the requirement of 1,605 net additional dwellings for the five year period or the requirement and 5% buffer of 1,685 net additional dwellings.

This represents a surplus of 1,053 net additional dwellings against the housing requirement, including undersupply and a 5% buffer, and an overall housing land supply of **8.1 years** between 2023/24 and 2027/28.

## 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 local 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 explained that there were 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 were not then 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 housing requirement and the nature and type 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, and underwent public hearings in December 2019. The document was adopted in October 2021.
- 1.6 Woking Borough Council (WBC) has regularly produced a 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 2023/24 – 2027/28. 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 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.

2.6 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. Numbers have mainly remained stable around 30 dwellings per annum in recent years. The overall average of windfall sites coming forward is 31 dwellings per year (between 2006/07 and 2019/20). However, WBC chooses not to rely on a trend –based windfall figure for housing completions within the five-year supply.

- 2.7 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).
- 2.8 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). A new update is also currently in preparation.
- 2.9 NPPF paragraph 73 requires local planning authorities to prepare a housing trajectory. A trajectory for Woking Borough is included in the SHLAA (2017). 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 paragraphs 4.24/4.25 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. If such a statement had been prepared it 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, updated to reflect the current definition of 'deliverable' sites contained in the revised NPPF, and also the fact that the Core Strategy period ends in 2027 (housing need is

applied after that date). 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. SHLAA 'Calls for Sites' were also held in 2019 and 2022. 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 2023/24 to 2027/28.
- 3.9 It uses the following steps to calculate five year housing land supply:
  1. Current five year requirement
  2. Add any historic shortfall 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:
  - [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, in 2014/15 and to a lesser extent 2018/19

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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).

when construction on a number of large development sites had not yet yielded housing completions, and at the height of the Coronavirus pandemic and lockdowns in 2020/21.

- 4.2 Where delivery has fallen below 85% of the requirement in the Housing Delivery Test, a 20% buffer must be applied to the requirement for the purposes of calculating 5 Year Housing Land Supply. For Woking, the last three years to 2023 saw delivery of 1,187 dwellings, compared to a requirement of 778 (292 per annum for 2021/22 and 2022/23, and a discounted requirement of 194 in 2020/21 to reflect Coronavirus lockdowns). We therefore have a Housing Delivery Test figure of 152% and so there is no need to apply a 20% buffer. The Housing Delivery Test figure for 2022 was 111%.
- 4.3 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 2022/23, 5,204 net additional dwellings were completed in Woking Borough (Table 1). 3,855 net additional dwellings were completed between 2010/11 and 2022/23.

**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 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 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

2019/20			303	-71
2020/21			147	-216
2021/22			386	-122
2022/23			650	+236

(Source: Annual Monitoring Report and WBC monitoring data)

- 4.5 There is an **oversupply of 236** dwellings when cumulative completions are considered since 2006. This calculation is consistent with the approach supported by the Core Strategy Examination (see paragraph 3.6). There is therefore no need to factor any undersupply into the five year housing land supply calculation. The system does not allow for oversupply to be factored in, which is reasonable in Woking's context, since our housing requirement is below our objectively assessed need.

#### **Five-year housing requirement (2023/24 – 2027/28)**

- 4.6 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. A new review is currently underway.
- 4.7 We are not currently certain what the housing requirement will be after the end of the plan period in 2027, since that depends on the forthcoming update to the Local Plan. Given that uncertainty, the appropriate figure to use for the year 2027/28 for the purpose of this statement is the Borough's objectively assessed housing need, assessed using the Government's standard methodology, and uncapped (a cap only applies when a Local Plan is in place). This figure is currently 437 net additional dwellings.

Housing requirement from April 2023 to March 2027  
= (292 dwellings per annum x 4 years) = **1,168** net additional dwellings.

Housing requirement from April 2023 to March 2028 = (292 dwellings per annum for 4 years) + (437 dwellings per annum for 1 year) = **1,605** net additional dwellings

Housing requirement from April 2023 to March 2029 (including 5% buffer) = 1,605 + 5% = **1,685** 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), as of the base date of this report (1 April 2023).
- 4.9 In addition, the statement includes sites which did not have full planning permission or prior approval on that date, but which are allocated in the Site Allocations Development Plan Document (SADPD) (adopted in October 2021) and have received planning permission since 1 April 2023.
- 4.10 The sites likely to deliver dwellings by March 2028 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, former Green Belt sites, and appropriate development within the Green Belt (for example, residential conversion of a rural building).

- 4.11 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 31 dwellings per year since 2012. 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 both Brookwood Farm and Moor Lane are now complete, there are several other large sites in the housing land supply, and the lead time for completions of larger sites has been evident, in particular during 2014/2015 when there was significant undersupply.
- 4.12 The following communities in Woking Borough have a designated Neighbourhood Area, 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
- 4.13 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 of housing.
- 4.14 For the purposes of this schedule, dwellings are principally defined as Class C3<sup>2</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).
- 4.15 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 2020/21 to 2024/25 period.
- 4.16 When considering the contribution non-independent extra care housing, care home and nursing home 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 from the 2011 census (1.8), as mandated by the Government's Housing Delivery Test rulebook, will provide a discounted contribution equivalent to the number of dwellings. An equivalent

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<sup>2</sup> Town and Country Planning (Use Classes) Order 1987 (as amended)

calculation of national average household size from the 2021 census has not yet been confirmed.

**Land supply**

- 4.17 Woking Borough has a total housing land supply at 1 April 2023 to enable the delivery of **2,738** net additional dwellings, compared with the requirement of 1,605 net additional dwellings – or **1,685** including a 5% flexibility allowance/buffer - between 2023/24 and 2027/28 (see Table 4 for specific details).
- 4.18 Using the 5% buffer, this represents a surplus of 1,053 net additional dwellings against the Core Strategy requirement over the five year period and an overall supply of **8.1 years**.
- 4.20 For illustrative purposes only, the supply has also been calculated with a 10% buffer. In this case there would be a surplus of 973 net additional dwellings, or **7.8 years** housing land supply

**Table 2: Summary of five year housing land supply position in Woking Borough, 2023/24 to 2027/28 at 1 April 2023**

Scenario	Years supply
Housing requirement ((292 pa x 4) + (431 x 1))	8.5
Housing requirement + 5% flexibility allowance/buffer	<b>8.1</b>
Housing requirement + illustrative 10% flexibility allowance/buffer	<b>7.8</b>

- 4.21 For information about the individual sites contributing to this supply, please see Table 4, Appendix A.
- 4.22 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. In spite of the current economic problems, delivery rates are expected to be maintained over the next five years, mainly due to dense developments in the Town Centre.
- 4.23 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, Brookwood Farm at 2018/19, and Moor Lane in 2019/20. The Victoria Square Development received planning permission in March 2015 (PLAN/2014/0014) and was completed in 2022/23. The Broadoaks site received planning permission for 268 dwellings (if C2 units are discounted by 1.8) and is under construction, as is the Sheerwater redevelopment with 570 net additional dwellings (albeit the expected figure has been reduced as a result of recent information). The Annual Monitoring Report (AMR) 2021/22 provides further commentary on housing delivery in the Core Strategy plan period to date. The next AMR (2022/23) will be published in December 2023.
- 4.24 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 was adopted in 2021, supporting delivery of all of the sites allocated and the Core Strategy.
- 4.25 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 is clear from monitoring that cumulative housing delivery since 2006 to March 2023 is above the average annual requirements set out in the Core Strategy.

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

See the next page. Paragraphs 4.24-4.25 above provide a commentary.

Source	Projected 2010/11	Actual 2010/11	Projected 2011/12	Actual 2011/12	Projected 2012/13	Actual 2012/13	Projected 2013/14	Actual 4	Projected 2014/15	Actual 2014/15	Projected 2015/16	Actual 2015/16	Projected 2016/17	Actual 2016/17	Projected 2017/18	Actual 2017/18	Projected 2018/19	Actual 2018/19	Projected 2019/20	Actual 2019/20	Projected 2020/21	Actual 2020/21	Projected 2021/22	Actual 2021/22	Projected 2022/23	Actual 2022/23
Small sites estimate	-	-	-	-	0	29	0	33	0	21	0	35	0	38	0	45	0	39	0	29	0	30	0	29	0	17
SHLAA/ Permitted sites	-	-	-	-	101.8	102	101.8	121	167	23	167	88	167	63	185	136	185	136	185	263	185	97	186	223	262	170
Hoe Valley		pp <sup>3</sup>	-	-	20	0	67	0	67	0	67	69	67	49	0	24	0	0	0	0	0	0		0		0
Brookwood Farm	-	-	-	-	0	0	99	pp <sup>4</sup>	99	9	99	58	99	101	32	77	32	53	32	0	33	0		0		0
Moor Lane	-	-	-	-	0	0	0	pp <sup>5</sup>	123.67	8	123.67	145	123.67	148	73	62	0	3	0	11	0	0		0		0
Gresham Mill	-	-	-	-	88	50	0	33	0	5	0	0	0	0	0	0	0	0	0	0	0	0		0		0
New Central	-	-	-	-	175	121	166	216	0	0	0	0	0	0	0	1	0	0	0	0	0	0		0		0
Sheerwater Regeneration Scheme	-	-	-	-	-	-	-	-	-	-	-	-	0	pp <sup>6</sup>	0	0	0	0	43	pp <sup>7</sup> ; 0 <sup>7</sup>	43	0	50	72	52	16
Victoria Square	-	-	-	-	-	-	-	-	-	pp <sup>8</sup>	-	-	130.66	0	0	0	0	0	0	0	195	0	195	0	0	429
Green Belt Sites	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	pp <sup>9</sup>	-	-	-	-	-	20	-	62	110	18
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	260	303	456	147	431	386	424	650

<sup>3</sup> Planning permission issued in July 2010 for 154 dwellings on this site (PLAN/2010/0514). Site completed in 2017/18.

<sup>4</sup> Planning permission issued in April 2013 for 297 dwellings on this site (PLAN/2012/0224). Site completed in 2018/19

<sup>5</sup> Planning permission issued in June 2013 for 371 dwellings on this site (PLAN/2013/0081). Site completed in 2019/20

<sup>6</sup> Planning permission issued in July 2016 for 408 dwellings (net additional) on this site (PLAN/2015/1260).

<sup>7</sup> Revised hybrid permission for part of the site brought the overall net addition to 569 (discounting C2 units as discussed above). Development started. Expected number reduced in 2023 as a result of WBC decisions.

<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. Site completed in 2022/23.

<sup>9</sup> Planning permission issued in 2017/18 for 263 dwellings (discounting C2 units as discussed above) on Broadoaks, PLAN/2018/0359. This is the only Green Belt site to have delivered dwellings so far.

## **6.0 Overall conclusions**

- 6.1 This Housing Land Supply Supplement sets out the deliverable housing land supply position for Woking Borough for the five-year period 2023/24 to 2027/28, using a base date for all data of 1 April 2023. The statement follows the same format and methodology as previous similar statements for Woking Borough Council.
- 6.2 Woking Borough has a total five year housing land supply at 1 April 2023 to enable the delivery of **2,738** net additional dwellings. This compares with the requirement of 1,605 net additional dwellings for the five year period or the requirement and 5% buffer of 1,685 net additional dwellings.
- 6.3 This represents a surplus of 1,053 net additional dwellings against the housing requirement, including undersupply and a 5% buffer, and an overall housing land supply of **8.1 years** between 2023/24 and 2027/28.

## Appendix A

### Key to information sources.

All definitions refer to the situation as at 1 April 2023.

<b>Full planning permission</b>	Full, extant planning permission granted for Use Class C3 or C2 development. Includes appeal decisions. Excludes sites / phases where the Council holds information that the development will not go ahead.
<b>Prior approval</b>	Developments with prior approval notification for a change of use to residential. Includes appeal decisions.
<b>Site allocation</b>	A site allocated by the Site Allocations DPD (2021); all these sites that are included in the table below had full planning permission as of 30 September 2023.

**Table 4: Expected delivery schedule of sites in the five-year land supply (2023/24-2027/28)**

Site Address	Postcode	Ward Name	Source	Existing units	Proposed units	Net additional units	No. units to complete 2023-28
153 York Road, Woking		Mount Hermon	Full Planning Permission PLAN/2015/0412	3	1	-2	-2
Woodham Place, Carlton Road, Horsell		Horsell	Full Planning Permission PLAN/2017/0972	21	18	-3	-3
1 Hermitage Woods Crescent ,St Johns, Woking	GU21 8UE	St Johns	Full Planning Permission PLAN/2016/0403	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
38 Stream Close, Byfleet, Woking	KT14 7LZ	Byfleet and West Byfleet	Full Planning Permission PLAN/2017/0983	0	1	1	1
75a Walton Road, Woking	GU21 5DW	Canalside	Full Planning Permission PLAN/2016/1087	1	2	1	1
9 Regency Drive ,West Byfleet, Woking	KT14 6EN	Byfleet and West Byfleet	Full Planning Permission PLAN/2017/0695	0	1	1	1
Westdene Mount Road, Woking	GU22 0PY	Heathlands	Full Planning Permission PLAN/2015/0623	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
Woodlands Elm Road, Horsell, Woking	GU21 4DY	Horsell	Full Planning Permission PLAN/2017/0463	1	2	1	1
1 Claremont Avenue, Woking, Surrey	GU22 7SF	Hoe Valley	Prior Approval PLAN/2021/0926	0	1	1	1

1 Roundbridge Farm Cottages Old Woking Road, Woking	GU22 8JH	Mount Hermon	Full Planning Permission PLAN/2017/1089	2	3	1	1
100 Inkerman Road, Knaphill, Woking, Surrey,	GU21 2AQ	St Johns	Full Planning Permission PLAN/2018/0781	0	1	1	1
112 Connaught Road, Brookwood, Woking, Surrey,	GU24 0AR,	Heathlands	Full Planning Permission PLAN/2019/0814	0	1	1	1
15 Monument Road, Woking, Surrey,	GU21 5LR	Canalside	Prior Approval: PLAN/2019/0315	0	1	1	1
16 Omega Road, Woking	GU21 5DZ	Canalside	Full Planning Permission PLAN/2021/0394	1	2	1	1
2 - 4 Eve Road, Woking, Surrey,	GU21 5JT	Canalside	Full Planning Permission PLAN/2019/1249	0	1	1	1
2 Eve Road, Woking	GU21 5JT	Canalside	Full Planning Permission PLAN/2021/0771	0	1	1	1
2 Linkway, Maybury, Woking, Surrey	GU22 8DH	Pyrford	Full Planning Permission PLAN/2020/0952	1	2	1	1
2 The Terrace, High Street, Old Woking, Woking, Surrey,	GU22 9ES	Hoe Valley	Full Planning Permission PLAN/2019/0261	0	1	1	1
23 - 24 High Street, Woking, Surrey	GU21 6BW	Canalside	Prior Approval: PLAN/2018/1342	0	1	1	1
25 High Street, Woking, Surrey,	GU21 6BW	Canalside	Full Planning Permission PLAN/2018/1371	0	1	1	1
25 Lockwood Path Sheerwater Woking Surrey	GU21 5RH	Canalside	Full Planning Permission PLAN/2022/0464	1	2	1	1
26a High Street Woking Surrey	GU21 6BW	Canalside	Full Planning Permission PLAN/2021/1060	1	2	1	1



29b High Street, Knaphill, Woking, Surrey, ,	GU21 2PP	Knaphill	Full Planning Permission PLAN/2019/0365	0	1	1	1
34 Monument Road, Woking, Surrey	GU21 5LT	Canalside	Full Planning Permission PLAN/2017/1212	1	2	1	1
54a Horsell Moor, Horsell, Woking, Surrey,	GU21 4NJ	Horsell	Full Planning Permission PLAN/2019/0733	0	1	1	1
96 Oakfield, Woking, Surrey	GU21 3QT	Goldsworth Park	Full Planning Permission PLAN/2018/0848	1	2	1	1
Belfairs, Pond Road, Woking, Surrey	GU22 0JT	Heathlands	Full Planning Permission PLAN/2020/0135	1	2	1	1
Boxgrove Cottage, Highfield Road, West Byfleet, Surrey	KT14 6QT	Byfleet And West Byfleet	Full Planning Permission PLAN/2020/0366	1	2	1	1
Broadoaks Parvis Road West Byfleet Surrey	KT14 7AA	Byfleet & West Byfleet	Full Planning Permission PLAN/2021/0944	0	1	1	1
Brook Farm, Blackhorse Road, Brookwood, Woking, Surrey	GU22 0QT	Heathlands	Full Planning Permission PLAN/2018/0047	0	1	1	1
Cherrywood Blackdown Avenue Pyrford Woking Surrey	GU22 8QG	Pyrford	Full Planning Permission PLAN/2021/1038	1	2	1	1
Chestnut Lodge, Forest Road, Pyrford, Woking	GU22 8LU	Pyrford	Full Planning Permission PLAN/2021/0724	1	2	1	1
Dormy Cottage, Jackmans Lane, St Johns, Woking, Surrey,	GU21 7QU	St Johns	Full Planning Permission PLAN/2019/0261	0	1	1	1
Etheldene House, Anchor Hill, Knaphill	GU21 2HL	Knaphill	Full Planning Permission PLAN/2021/1083	1	2	1	1
Firlands Holly Bank Road Woking Surrey	GU22 0JW	Heathlands	Full Planning Permission PLAN/2022/0510	1	2	1	1

First Floor 21 - 22 Station Approach West Byfleet Surrey	KT14 6NF	Byfleet & West Byfleet	Prior approval PLAN/2022/1140	0	1	1	1
Gifford, Guildford Lane, Woking, Surrey	GU22 0AS	Heathlands	Full Planning Permission PLAN/2019/0403	1	2	1	1
Great Langdale 90 Dartnell Park Road West Byfleet Surrey	KT14 6QD	Byfleet & West Byfleet	Full Planning Permission PLAN/2022/0852	0	1	1	1
Heathside, 42 Madeira Road, West Byfleet, Surrey	KT14 6DE	Pyrford	Full Planning Permission PLAN/2020/1044	1	2	1	1
High View, 1 Derrydown, Woking	GU22 0LD	Heathlands	Full Planning Permission PLAN/2020/0877	1	2	1	1
20 Windsor Way Woking Surrey	GU22 8DJ	Pyrford	Full Planning Permission PLAN/2020/0701	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
Land Adjacent To 17 Rainbow Court, Woking		Goldsworth Park	Full Planning Permission PLAN/2020/0864	1	2	1	1
Land Adjoining 12 Kerry Terrace, Woking, Surrey,	GU21 5EH	Canalside	Full Planning Permission PLAN/2020/0756	0	1	1	1
Land At Pumping Station, Bonners Close, Westfield, Woking, Surrey		Hoe Valley	Full Planning Permission PLAN/2017/1364	0	1	1	1
Land East Of, 14 Woodham Waye, Woodham, Woking, Surrey,	GU21 5SW	Canalside	Full Planning Permission PLAN/2020/0496	0	1	1	1
Land To Westside Chobham Road Knaphill Woking Surrey	GU21 1HZ	Knaphill	Prior Approval PLAN/2023/0162	0	1	1	1
Lee Place, Hazel Road, West Byfleet	KT14 6JJ	Byfleet & West Byfleet	Full Planning Permission PLAN/2021/0872	0	1	1	1

Long Reach, Westfield Avenue, Westfield, Woking, Surrey	GU22 9PN	Hoe Valley	Full Planning Permission PLAN/2021/0128	1	2	1	1
Manton 59 Westfield Road, Westfield, Woking	GU22 9NQ	Hoe Valley	Full Planning Permission PLAN/2015/0663	1	2	1	1
New Bungalow, 4a Oak Lane, Woking, Surrey	GU22 8BX	Pyrford	Full Planning Permission PLAN/2020/0629	1	2	1	1
Shrubbery Cottage, Triggs Lane, Woking	GU22 0EL	Heathlands	Full Planning Permission PLAN/2021/0615	1	2	1	1
Spindleberry 6 Friars Rise Woking Surrey	GU22 7JL	Mount Hermon	Full Planning Permission PLAN/2020/0007	1	2	1	1
Tamarisk, Golf Club Road, Woking, Surrey	GU22 0LS	Heathlands	Full Planning Permission PLAN/2019/0834	1	2	1	1
Tarrant House 1 Friars Rise, Woking	GU22 7JL	Mount Hermon	Full Planning Permission PLAN/2015/1309	1	2	1	1
1-2 Anchor Crescent, Knaphill, Woking	GU21 2PD	Knaphill	Full Planning Permission PLAN/2015/0438	0	2	2	2
12 Chertsey Road, Woking	GU21 5AB	Canalside	Full Planning Permission PLAN/2017/0404	1	3	2	2
130 130a Westfield Road, Westfield, Woking	GU22 9QP	Heathlands	Full Planning Permission PLAN/2016/0797	0	2	2	2
Land At Martindale Road, Woking	GU21 3PJ	Goldsworth Park	Prior approval: PLAN/2017/0566	0	2	2	2
100 - 102 High Road Byfleet West Byfleet Surrey	KT14 7QT	Byfleet & West Byfleet	Full Planning Permission PLAN/2022/0528	0	2	2	2
109 Walton Road, Woking, Surrey	GU21 5DW	Canalside	Full Planning Permission PLAN/2018/0759	1	3	2	2

150 Robin Hood Road, Knaphill, Woking, Surrey	GU21 2LS	Knaphill	Full Planning Permission PLAN/2018/0363	1	3	2	2
117 Princess Road Maybury Woking Surrey	GU22 8ER	Pyrford	Full Planning Permission PLAN/2019/0206	1	3	2	2
17 And 19 East Hill, Woking	GU22 8DQ	Pyrford	Full Planning Permission PLAN/2021/0222	0	2	2	2
17 Monument Road, Woking, Surrey	GU21 5LR	Canalside	Prior Approval PLAN/2020/0579	0	2	2	2
24 High Street, Woking, Surrey	GU21 6BW,	Canalside	Prior Approval PLAN/2021/0123	0	2	2	2
8 - 9 Fairview Avenue, Woking, Surrey	GU22 7NU	Mount Hermon	Full Planning Permission PLAN/2018/1050	0	2	2	2
Advert Site No 5903 Adjacent 1, Hermitage Road, St Johns, Woking, Surrey	GU21 8T	St Johns	Full Planning Permission PLAN/2020/1202	0	2	2	2
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
Land Adjacent To 5 And 6 Eastbrook Close Woking Surrey	GU21 5DQ	Canalside	Full Planning Permission PLAN/2022/1159	0	2	2	2
Land Adjacent To Adelina De Lara Way, Woking	GU21 6NY	St Johns	Full Planning Permission PLAN/2021/1261	0	2	2	2
17 Westfield Road Westfield Woking Surrey	GU22 9LZ	Hoe Valley	Full Planning Permission PLAN/2020/0611	0	2	2	2
Land R/o Sussex Court, High Street, Knaphill, Woking	GU21 2QB	Knaphill	Full Planning Permission PLAN/2021/0188	0	2	2	2
Land To The Rear Of 23 - 25 Claremont Avenue , Woking	GU22 7SF	Mount Hermon	Full Planning Permission PLAN/2013/1217	0	2	2	2

Penlan Kingfield Green Woking Surrey	GU22 9BD	Hoe Valley	Full Planning Permission PLAN/2022/0134	1	3	2	2
White Lodge Farm Goose Rye Road Worplesdon Guildford Surrey	GU3 3RJ	Heathlands	Prior Approval PLAN/2022/0518	0	2	2	2
22 Commercial Way Woking Surrey	GU21 6HQ	Canalside	Prior Approval PLAN/2021/1187	0	3	3	3
23-24 High Street, Woking	GU21 6BW	Canalside	Full Planning Permission PLAN/2015/1357	0	3	3	3
26 High Street, Woking	GU21 6BW	Canalside	Prior Approvals PLAN/2021/0878, PLAN/2021/0869	0	3	3	3
Albion House 7 Church Path, Woking	GU21 6EL	Canalside	Full Planning Permission PLAN/2017/0582	1	4	3	3
Fairfield, Woodlands Road, West Byfleet	KT14 6JW	Pyrford	Full Planning Permission PLAN/2021/0404	1	4	3	3
Regent House, 19 - 20 The Broadway, Woking, Surrey	GU21 5AP	Canalside	Full Planning Permission PLAN/2018/0919	0	3	3	3
SDC Southern 90 High Road Byfleet West Byfleet Surrey	KT14 7QT	Byfleet & West Byfleet	Full Planning Permission PLAN/2022/0247	0	3	3	3
Marshall Parade Coldharbour Road, Woking	GU22 8SW	Pyrford	Full Planning Permission PLAN/2015/0908	0	4	4	4
146, 148 And 150 Robin Hood Road, Knaphill, Woking, Surrey,	GU21 2LS	Knaphill	Full Planning Permission PLAN/2019/0554	3	7	4	4
166 Old Woking Road And Land At 168, 170 & 172 Old Woking Road Woking Surrey	GU22 8LE	Pyrford	Full Planning Permission PLAN/2022/0570	1	5	4	4
212 Goldsworth Road, Woking, Surrey,	GU21 6NF	St Johns	Full Planning Permission PLAN/2018/0456	1	5	4	4

Cherrytrees Care 15-17 Claremont Avenue, Woking	GU22 7SF	Hoe Valley	Full Planning Permission PLAN/2017/0155	0	4	4	4
D W Burns, Roydon House, Triggs Lane, Woking, Surrey,	GU21 7PL	St Johns	Full Planning Permission PLAN/2018/0648	0	4	4	4
Kiln Barn Berry Lane Woking Surrey		Heathlands	Prior Approval PLAN/2022/0849	0	4	4	4
9 Old Woking Road West Byfleet Surrey	KT14 6LW	Byfleet and West Byfleet	Full Planning Permission PLAN/2020/1160	0	5	5	5
5a The Broadway Woking Surrey	GU21 5AP	Canalside	Full Planning Permission PLAN/2019/0900	0	5	5	5
Homeleigh, Guildford Road, Woking, Surrey, Gu22 7up	GU22 7UP	Heathlands	Full Planning Permission PLAN/2020/1126	1	6	5	5
Unit 8 To 10, Centrium, Station Approach, Woking, Surrey,	GU22 7PA	Mount Hermon	Full Planning Permission PLAN/2019/0168	0	5	5	5
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
Fides House, 10 Chertsey Road, Woking, Surrey	GU21 5AB	Canalside	Prior Approval PLAN/2019/0270	0	6	6	6
Land To The Rear Of London House, 134 High Street ,Old Woking, Woking	GU22 9JN	Hoe Valley	Full Planning Permission PLAN/2014/1411	0	6	6	6
The Bower, Princess Road, Woking, Surrey	GU22 8EN	Pyrford	Full Planning Permission PLAN/2018/0620	0	6	6	6

The Eastern And Oriental, 53 Westfield Road, Westfield, Woking, Surrey,	GU22 9NQ	Hoe Valley	Full Planning Permission PLAN/2019/0968	1	7	6	6
W L Sirman, 145 Goldsworth Road, Woking, Surrey	GU21 6LS	St Johns	Full Planning Permission PLAN/2016/1194	0	6	6	6
5 - 51 Middle Walk, Woking, Surrey,	GU21 6XT	Canalside	Full Planning Permission PLAN/2019/0752	1	8	7	7
75 St Johns Road, St Johns, Woking	GU21 7QQ	St Johns	Full Planning Permission PLAN/2020/0940	1	8	7	7
Garages 1 To 12 Between 31 And Pond Bonsey Lane Westfield Woking Surrey		Hoe Valley	Full Planning Permission PLAN/2020/0800	0	7	7	7
Hallmark House, 10 - 12 St Johns Road, St Johns, Woking, Surrey, Gu21 7se	GU21 7SE	St Johns	Prior Approval PLAN/2021/0856	0	7	7	7
Woodlands, Sheerwater Road, West Byfleet, Surrey	KT14 6AH	Byfleet And West Byfleet	Full Planning Permission PLAN/2020/0907	1	8	7	7
22 Commercial Way Woking Surrey	GU21 6HB	Canalside	Prior Approval PLAN/2021/0790	0	8	8	8
Land R/O 143 Goldsworth Road, Woking	GU21 6LS	St Johns	Full Planning Permission PLAN/2015/0446	0	8	8	8
First Floor 23-24 High Street, Woking	GU21 6BW	Canalside	Prior Approval PLAN/2016/0579	0	8	8	8
Friar House, Copse Road, St Johns, Woking, Surrey,	GU21 8ST	St Johns	Prior Approval PLAN/2019/0748	0	8	8	8
Land At Hunts Farm, Egley Road, Woking, Surrey, Gu22 0nq,	GU22 0NQ	Heathlands	Full Planning Permission PLAN/2020/0999	0	8	8	8

Phoenix House Pyrford Road West Byfleet Surrey	KT14 6RA	Byfleet & West Byfleet	Prior Approval PLAN/2022/0585	0	8	8	8
1 - 3 High Street, Knaphill, Woking, Surrey, Gu21 2pg,	GU21 2PG	Knaphill	Full Planning Permission PLAN/2021/0192	0	9	9	9
Corner Garage, 16-18 St Johns Road, St Johns,	GU21 7SA	St Johns	Site allocation UA37	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; Site Allocation UA39	0	12	12	12
29-31 Walton Road, Woking	GU21 5DL	Canalside	Site allocation UA28	0	14	14	14
21 - 25 Church Street West Woking Surrey		Canalside	Prior Approval PLAN/2022/0859	0	16	16	16
30 - 38 High Road, Byfleet, West Byfleet, Surrey	KT14 7QN	Byfleet And West Byfleet	Prior Approval PLAN/2021/0870	0	23	23	23
Phoenix House Pyrford Road West Byfleet Surrey	KT14 6RA	Byfleet And West Byfleet	Prior Approval PLAN/2021/0620	0	24	24	24
Former Greenfield School Brooklyn Road Woking Surrey	GU22 7TP	Mount Hermon	Full Planning Permission PLAN/2021/0337	0	27	27	27
Church Gate, 9 - 11 Church Street West, Woking, Surrey,	GU21 6DJ	Canalside	Prior Approval PLAN/2019/1090	0	31	31	31
Rosemount House Rosemount Avenue West Byfleet Surrey	KT14 6LB	Byfleet And West Byfleet	Prior Approval PLAN/2021/0855	0	33	33	33
New Central Development Guildford Road Woking Surrey	GU22 7PU	Mount Hermon	Full Planning Permission PLAN/2019/0753	0	37	37	37
First, Second And Third Floors, Technology House, 48 - 54 Goldsworth Road, Woking, Surrey,	GU21 6LE	Canalside	Prior Approval PLAN/2020/0244	0	42	42	42



Hollywood House Church Street East Woking Surrey	GU21 6HA	Canalside	PLAN/2021/0866	0	49	49	49
Britannia Wharf, Monument Road, Woking, Surrey	GU21 5FS	Horsell	Full Planning Permission PLAN/2016/1204	0	52	52	52
12-16, 25-31 Portugal Road And, Lok N Store Marlborough Road, Woking, Surrey	GU21 5JE	Canalside	Full Planning Permission PLAN/2019/0904	5	72	67	67
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
Land At Station Approach, West Byfleet	KT14 6NG	Byfleet and West Byfleet	Full Planning Permission PLAN/2022/0266; Site Allocation UA40	0	109	109	109
Nursery Land Adjacent To Egley Road, Mayford	GU22 0PL	Heathlands	Site Allocation GB7	0	120	120	120
Broadoaks, Parvis Road, West Byfleet, Surrey	KT14 7AA	Byfleet And West Byfleet	Full Planning Permission PLAN/2018/0359; Site Allocation GB10	2	265	263	164
Sheerwater Estate, Albert Drive, Sheerwater, Woking		Canalside	Planning Permissions PLAN/2015/1260, PLAN/2018/0337; Site Allocation UA24	573	1126	553	244
Crown Place Chertsey Road Woking Surrey	GU21 5AJ	Canalside	Full Planning Permission PLAN/2019/1141; Site Allocation UA15	0	366	366	366
Land To The North And South Of Goldsworth Road, Woking	GU21 6JT	Canalside	Full Planning Permission PLAN/2020/0568; Site Allocations UA11/UA13	0	929	929	929

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<i>Totals</i>	<b>653</b>	<b>3801</b>	<b>3146</b>	<b>2738</b>
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