

WBC/34: Woking BC Provisional Five Year Housing Land Supply Position Statement – 2011/12

2 April 2012

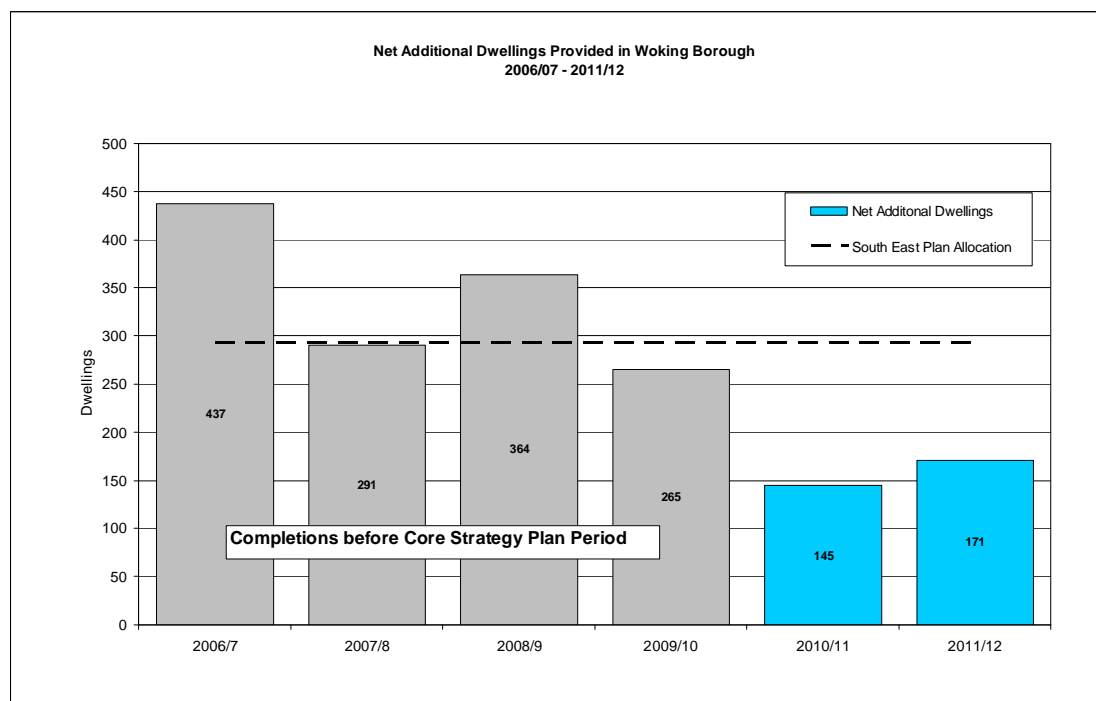
Woking Borough Council produces a Five Year Housing Land Supply Position Statement which, in accordance with the requirements of PPS3: Housing, sets out the boroughs housing land supply position at 1 April every year. This document is usually published in the summer months, after all information on scheme permissions, commencements and completions is known.

This ‘provisional’ statement has been prepared in order to provide evidence of the Council’s current housing land supply position in order to inform the Hearings of the Core Strategy Examination. The information in this statement represents the best data available at the time. The Council will continue to monitor the progress of planning applications over the coming weeks and will publish its final Five Year Housing Land Supply Position Statement for 2012 in June/ July.

Past completions

Woking’s housing requirement for the period 2006/07 – 2011/12 is 1,752 (292 x 6)

During this period, there were 1,673 completions (see graph below), meaning there has been an under-provision of 79 net additional dwellings.



Core Strategy policy CS10: Housing provision and distribution states that the Council will make provision for 4,964 net additional dwellings in the Borough between 2010 and 2027. This is equivalent to an annual average of 292 dwellings per annum.

2010/11 – 2011/12 = 316 completions (under supply of 268)

The housing requirement (net) 2012/13 – 2016/17 = 1,460 (292 per annum).

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Following the introduction of the NPPF the housing requirement (net) 2012/13 – 2016/17 = 1,533 (292 per annum + 5%).

There is currently Outstanding Planning Permission for **769** dwellings in the Borough, which includes those subject to a legal agreement. This includes 440 at Moor Lane and 154 at the Hoe Valley.

In addition there are **656** dwellings on sites where work has started. This includes 403 at New Central and 88 at Martins Press/Gresham Mill.

Given that the Council has been informed that 108 units will be signed off at New Central before 31 March, this leaves 337 remaining on the New Central site, bringing the number on sites where work has started but not completed down to **590**.

769 + 590 = 1,359

In addition to this the Council is confident that 297 new homes can be delivered at Brookwood Farm within 5 years plus a further 147 identified on other sites in the SHLAA = **444**

**Therefore, the 5 year housing Land supply is 1,803 dwellings.
This is an over supply of 270 = 23% over 292 per year.**

Implementation Rate

Woking Borough has a historically high implementation rate. In the eight years from 2001-02 to 2008-09 95% of dwellings permitted were started or completed. The impact of the economic down-turn can be seen in 2008-09 when the implementation rate fell to 69%.

Full implantation rates can not be analysed from 2009-10 as permissions granted since 1 April 2009 have not yet expired, however the data taken from 1 March 2012 is included for reference.

Table X: Implementation rate for permissions granted in Woking Borough. Figures to 1 March 2012

Year permission granted	No. of permissions granted	No. dwellings permitted	No. dwellings started or completed	Implementation rate	
2001-02	50	369	358	97%	
2002-03	58	332	298	90%	
2003-04	54	885	876	99%	
2004-05	59	593	564	95%	
2005-06	49	331	327	99%	
2006-07	81	824	792	96%	
2007-08	63	747	715	96%	
2008-09	60	247	170	69%	
		4328	4100	95%	
2009-10	46	193	133	69%	Permissions have not yet expired
2010-11	47	402	145*	36%	Permissions have not yet expired
2011-12	42	174	60	34%	Permissions have not yet expired
		5097	4438	87%	Permissions have not yet expired

Outline permissions are excluded from the calculations.

*Work on a further 154 dwellings at Hoe Valley site due to start in July 2012. This will increase the implementation rate in 2010-11 to 74%. Also includes 40 outstanding on the Former St Dunstan's Church site. A new application for 99 dwellings on this site has been submitted, so original permission has not been implemented.

5 Year Housing Land Supply Table – 2012 Update

SHLAA site reference	Planning App No	Address	Source of site	Site Area (ha)	No of existing units on site	Potential Yield	Net Gain	No of units left to complete
SHLAAHW002	2003/1224	LAND OPP CASTLE GREEN FORMER NFT WAREHOUSE GUILDFORD ROAD CHOBHAM	Planning Permission	1.41	0	54	54	10
	2004/1039	SEFTON YORK ROAD BYFLEET	Planning Permission	0.03	2	1	-1	-1
SHLAASJHH047	2004/1062	PENNERTON LTD STAR WORKS WYCH HILL	Planning Permission	0.03	0	1	1	0
	2005/0380	TREVALGA HOLLYBANK ROAD WEST BYFLEET	Planning Permission	0.14	1	1	0	0
SHLAAKW007	2006/0399	THE MOOR LANE SITE MOOR LANE WESTFIELD	Planning Permission	9.75	0	440	440	440
SHLAAMS047	2006/0869	2 MARLBOROUGH ROAD WOKING	Planning Permission	0.014	1	2	1	1
	2008/1270	MINK FARM LITTLEWICK COMMON KNAPHILL	Planning Permission	0.16	1	1	0	0
	2009/0016	WESTHAY RIDGEWAY	Planning Permission	0.09	1	1	0	0
SHLAAMHE025	2007/0178	WICKENS 13 BYLANDS	Planning Permission	0.15	1	3	2	2
SHLAAMHE030	2007/0180	SMILE HOUSE MAYBURY HILL	Planning Permission	0.43	0	19	19	0
SHLAABY060	2007/0850	ELMSTEAD 1 SANWAY ROAD BYFLEET	Planning Permission	0.033	1	2	1	1
SHLAAMHW011	2007/0857	GUILDFORD ROAD LAND AT BRADFIELD CLOSE	Planning Permission	1.32	0	445	445	337

SHLAA site reference	Planning App No	Address	Source of site	Site Area (ha)	No of existing units on site	Potential Yield	Net Gain	No of units left to complete
SHLAAHEW015	2008/0318	WILLOWS & COOM LODGE SHEERWATER ROAD	Planning Permission	0.21	2	14	12	12
SHLAAOW010	2008/0328	LITTLE BEECHES 250 OLD WOKING ROAD	Planning Permission	0.05	1	2	1	1
SHLAAKW027	2008/0339	LANTERNS 67 EGLEY ROAD	Planning Permission	0.12	1	3	2	2
	2008/0569	1 LYNWOOD CLOSE WOODHAM	Planning Permission	0	1	1	0	0
SHLAAKW026	2008/0712	ST OLAVES BONSEY LANE WESTFIELD	Planning Permission	0.146	1	2	1	1
SHLAAHEW005	2008/0909	LAND TO REAR OF 22 WOODHAM ROAD HORSELL	Planning Permission	0.095	0	2	2	2
SHLAAMHW025	2008/0941	PEAR TREE LODGE BLACKNESS LANE	Planning Permission	0.146	1	4	3	3
SHLAAMS003	2008/1026	THE COLLEGE ARMS 17 COLLEGE ROAD	Planning Permission	0.13	0	13	13	12
	2009/0038	WOODPECKERS 25 HARE HILL CLOSE PYRFORD	Planning Permission	0	1	1	0	0
	2009/0057	NEASHAM 557 WOODHAM LANE	Planning Permission	0.16	1	1	0	0
	2009/0153	HILL HOUSE HOOK HEATH ROAD	Planning Permission	1.18	1	1	0	0
SHLAAKN037	2009/0155	BOTANY BARNS GARDEN CENTRE BARRS LANE KNAPHILL	Planning Permission	1	0	5	5	5
	2009/0157	RUSHINGTON PEMBROKE ROAD	Planning Permission	0.11	1	1	0	0

SHLAA site reference	Planning App No	Address	Source of site	Site Area (ha)	No of existing units on site	Potential Yield	Net Gain	No of units left to complete
SHLAAMHW041	2009/0198	15-17 CLAREMONT AVENUE	Planning Permission	0.02	0	2	2	2
SHLAAMS048	2009/0222	2 LINKWAY MAYBURY	Planning Permission	0.06	1	2	1	1
SHLAAWB064	2009/0225	BEACON HOUSE PYRFORD ROAD	Planning Permission	0.07	0	14	14	14
SHLAASJHH048	2009/0229	SUNNINGDALE WYCH HILL LANE	Planning Permission	0.08	1	4	3	3
SHLAAMS041	2009/0281	29-31 WALTON ROAD	Planning Permission	0.06	4	14	10	10
SHLAAKN046	2009/0410	LAND ADJACENT TO 41 CORESBROOK WAY KNAPHILL	Planning Permission	0.15	0	2	2	2
SHLAAMHE033	2009/0432	24 COLLEGE ROAD	Planning Permission	0.07	2	6	4	4
	2009/0485	38 GREENMEADS	Planning Permission	0.05	1	1	0	0
	2009/0565	31 KETTLEWELL CLOSE HORSELL	Planning Permission	0.07	1	1	0	0
	2009/0570	PINETREE LODGE HEATH HOUSE ROAD BROOKWOOD	Planning Permission	1.18	1	1	0	0
SHLAAMHW042	2009/0592	25 CLAREMONT AVENUE	Planning Permission	0.11	1	9	8	8
SHLAASJHH050	2009/0619	17 ST JOHNS ROAD ST JOHNS	Planning Permission	0.04	1	2	1	1
	2009/0622	101 VALE FARM ROAD	Planning Permission	0.01	1	2	1	1

SHLAA site reference	Planning App No	Address	Source of site	Site Area (ha)	No of existing units on site	Potential Yield	Net Gain	No of units left to complete
	2009/0662	THE CORNER HOUSE SUTTON GREEN ROAD SUTTON GREEN	Planning Permission	0.23	2	1	-1	-1
	2009/0688	ST JOHNS MEMORIAL HALL ST JOHNS LYE ST JOHNS	Planning Permission	0.11	0	4	4	4
SHLAABR029	2009/0861	YURUK 157 CONNAUGHT ROAD BROOKWOOD	Planning Permission	0.02	0	1	1	0
	2009/0916	189 WALTON ROAD	Planning Permission	0.01	1	1	0	0
SHLAAKN037	2009/0958	BOTANY BARNS GARDEN CENTRE BARRS LANE KNAPHILL	Planning Permission	0.02	0	1	1	1
SHLAAHEW021	2009/1010	SOUTHOVER 34 WOODHAM ROAD HORSELL	Planning Permission	0.1	1	2	1	1
	2009/1015	THE BOTHY, BRIDLEY MANOR BERRY LANE WORPLESDON	Planning Permission	0.12	1	1	0	0
SHLAAOW003	2009/1097	CORNERWAYS 184 HIGH STREET OLD WOKING	Planning Permission	0.14	1	5	4	4
SHLAAMHE037	2009/1128	PEVERIL PEMBROKE ROAD	Planning Permission	0.1	1	2	1	1
SHLAAWB061	2010/0012	THE WHITE COTTAGE OLD AVENUE WEST BYFLEET	Planning Permission	0.16	1	2	1	1
SHLAABR028	2010/0039	ORCHARD HOUSE 118-124 CONNAUGHT ROAD BROOKWOOD	Planning Permission	0.09	0	1	1	1
	2010/0045	CHERWYN HOCKERING ROAD	Planning Permission	0.26	1	1	0	-1

SHLAA site reference	Planning App No	Address	Source of site	Site Area (ha)	No of existing units on site	Potential Yield	Net Gain	No of units left to complete
SHLAAMHE038	2010/0082	WISTERIA COTTAGE ONSLOW CRESCENT	Planning Permission	0.2	1	2	1	1
SHLAAKN005	2010/0085	15 HIGH STREET KNAPHILL	Planning Permission	0.15	1	12	11	11
SHLAAHW033	2010/0100	LAND ADJACENT TO 60 HORSELL MOOR HORSELL	Planning Permission	0.08	0	2	2	2
SHLAAHW004	2010/0109	CARTHOUSE NURSERIES BROOK HOUSE CARTHOUSE LANE HORSELL	Planning Permission	0.4	1	1	0	0
SHLAAKN041	2010/0197	HURSLEY 36 BAGSHOT ROAD	Planning Permission	0.1071	1	2	1	1
SHLAAOW004	2010/0234	MARTINS PRESS HIGH STREET OLD WOKING	Planning Permission	11.1	0	88	88	88
SHLAABR024	2010/0278	FIVE ACRES BROOKWOOD LYE ROAD BROOKWOOD	Planning Permission	0.08	0	2	2	2
SHLAAMHE028	2010/0346	ANGLEBURY KINGSWAY AVENUE	Planning Permission	0.1	1	2	1	1
SHLAAGE046	2010/0367	80 KINGSWAY	Planning Permission	0.06	1	2	1	1
	2010/0423	20 BREWERY ROAD HORSELL	Planning Permission	0.04	1	1	0	0
SHLAAMS005	2010/0450	51-55 MAYBURY ROAD	Planning Permission	0.17	5	46	41	41
	2010/0502	OLD ORCHARD BURDENSOT HILL WORPLESDON	Planning Permission	0.45	1	1	0	0

SHLAA site reference	Planning App No	Address	Source of site	Site Area (ha)	No of existing units on site	Potential Yield	Net Gain	No of units left to complete
SHLAAKW001	2010/0514	FORMER WESTFIELD TIP WESTFIELD AVENUE WESTFIELD	Planning Permission	14.73	0	154	154	154
SHLAAGE044	2010/0523	200 GOLDSWORTH ROAD	Planning Permission	0.07	0	1	1	1
	2010/0617	HETHERINGSTOKE LAWFORDS HILL ROAD WORPLESDON	Planning Permission	0.5	1	1	0	0
SHLAAKW034	2010/0627	HOWARDS FARM STOCKERS LANE KINGFIELD	Planning Permission	0.14	0	5	5	5
	2010/0634	GLENROY 42A WHITE ROSE LANE	Planning Permission	0.12	1	1	0	0
SHLAASJHH051	2010/0652	8 ST JOHNS ROAD ST JOHNS	Planning Permission	0.05	0	1	1	1
SHLAAMHW044	2010/0682	9 GUILDFORD ROAD	Planning Permission	0.01	0	2	2	2
SHLAAMHE036	2010/0684	LITTLEMOOR 26 EAST HILL	Planning Permission	0.24	1	6	5	5
SHLAAHEW004	2010/0743	BRIDGE HOUSE CHOBHAM ROAD	Planning Permission	0.05	2	6	4	4
SHLAASJHH048	2010/0745	SUNNINGDALE WYCH HILL LANE	Planning Permission	0.08	1	4	3	3
SHLAASJHH052	2010/0757	VERLANDS POND ROAD HOOK HEATH	Planning Permission	0.12	0	1	1	1
	2010/0799	ELWOOD WALDENS ROAD HORSELL	Planning Permission	0.07	1	1	0	0

SHLAA site reference	Planning App No	Address	Source of site	Site Area (ha)	No of existing units on site	Potential Yield	Net Gain	No of units left to complete
SHLAAOW015	2010/0838	LAND REAR OF 156 HIGH STREET OLD WOKING	Planning Permission	0.04	0	1	1	1
SHLAAJH036	2010/0866	POST OFFICE 9 ST JOHNS ROAD ST JOHNS	Planning Permission	0.08	0	4	4	4
SHLAASJHH040	2010/0912	LAND ADJACENT TO BELLE VIEW 1 DERRYDOWN	Planning Permission	0.09	0	1	1	1
	2010/0986	40 EAST HILL	Planning Permission	0.06	1	2	1	1
	2010/1011	THE KINGS HEAD PUBLIC HOUSE 59 CHERTSEY ROAD BYFLEET	Planning Permission	0.15	0	8	8	8
	2010/1012	JOCELLYN MAYBOURNE RISE MAYFORD	Planning Permission	0.18	1	1	0	0
SHLAAHW040	2010/1064	LAND ADJ. TO 2 MEADWAY DRIVE HORSELL	Planning Permission	0.04	0	2	2	2
SHLAAMHE039	2010/1066	SUMMERLEY HEATHSIDE PARK ROAD	Planning Permission	0.13	1	2	1	1
	2010/1111	COXHILL FARM DEEP POOL LANE CHOBHAM	Planning Permission	0.15	1	1	0	0
SHLAAWB008	2010/1116	PHOENIX HOUSE PYRFORD ROAD WEST BYFLEET	Planning Permission	0.12	0	14	14	14
SHLAAMS055	2010/1160	4 BEAUFORT ROAD	Planning Permission	0.04	1	2	1	1
SHLAABY005	2010/1203	VANNERS PARADE HIGH ROAD BYFLEET	Planning Permission	0.23	5	7	2	2

SHLAA site reference	Planning App No	Address	Source of site	Site Area (ha)	No of existing units on site	Potential Yield	Net Gain	No of units left to complete
	2010/1232	51 MONUMENT ROAD	Planning Permission	0.02	1	2	1	1
	2011/0046	17 KETTLEWELL CLOSE	Planning Permission	0.1	1	1	0	0
	2011/0058	ORCHARD END HORSELL RISE CLOSE HORSELL	Planning Permission	0.11	1	1	0	0
	2011/0063	LIMERICK HOUSE HEATHSIDE PARK ROAD	Planning Permission	0	0	1	1	1
SHLAAGE045	2011/0105	25 MABEL STREET	Planning Permission	0.06	0	1	1	1
SHLAAKW003	2011/0168	62 & 62A WESTFIELD ROAD WESTFIELD	Planning Permission	0.093	0	1	1	1
SHLAAHK032	2011/0179	100 INKERMAN ROAD KNAPHILL	Planning Permission	0.03	0	1	1	1
	2011/0266	STARWOOD COTTAGE 30 PARVIS ROAD WEST BYFLEET	Planning Permission	0.083	1	1	0	0
SHLAAKW022	2011/0255	ELMBRIDGE HOUSE 18 ELMBRIDGE LANE KINGFIELD	Planning Permission	0.2	0	10	10	10
SHLAAMHW009	2011/0290	SANDRINGHAM GUILDFORD ROAD	Planning Permission	0.16	0	14	14	14
SHLAAMS059	2011/0336	23 MONUMENT ROAD	Planning Permission	0.54	1	2	1	1
	2011/0489	4 PENWOOD END	Planning Permission	0.14	1	1	0	0
SHLAAMS062	2011/0385	22 OMEGA ROAD	Planning Permission	0.02	1	2	1	1

SHLAA site reference	Planning App No	Address	Source of site	Site Area (ha)	No of existing units on site	Potential Yield	Net Gain	No of units left to complete
SHLAAMS064	2011/0445	MAYBURY LODGE HOTEL 83-84 MAYBURY ROAD	Planning Permission	0.08	0	12	12	12
SHLAAKN045	2011/0515	25A CHOBHAM ROAD KNAPHILL	Planning Permission	0.07	1	2	1	1
SHLAAGE040	2011/0617	LAND REAR OF THE BUNGALOW 188 ST JOHNS ROAD ST JOHNS	Planning Permission	0.06	0	1	1	1
SHLAAMS065	2011/0572	15 ALBERT DRIVE SHEERWATER	Planning Permission	0.02	1	2	1	1
SHLAAMHE024	2011/0605	LAND ADJACENT WHITE WALLS BRACKEN CLOSE	Planning Permission	0.11	0	1	1	1
	2011/0394	84 HIGH ROAD BYFLEET	Planning Permission	0.02	0	1	1	1
SHLAAWB072	2011/0680	11-13 OLD WOKING ROAD WEST BYFLEET	Planning Permission	0.02	0	1	1	1
	2011/0601	ELM COTTAGE HORSELL RISE HORSELL	Planning Permission	0.1	1	1	0	0
SHLAAKW042	2011/0712	53 STOCKERS LANE KINGFIELD	Planning Permission	0.025	0	2	2	2
SHLAAOW012	2011/0767	248 OLD WOKING ROAD	Planning Permission	0.05	1	2	1	1
	2011/0650	18 STATION APPROACH WEST BYFLEET	Planning Permission	0.01	0	2	2	2
SHLAAOW011	2011/0809	LONDON HOUSE 134 HIGH STREET OLD WOKING	Planning Permission	0.06	0	2	2	2
SHLAAKW043	2011/0705	TUDOR GLEN & AMBLESIDE KINGFIELD ROAD	Planning Permission	0.08	2	6	4	4

SHLAA site reference	Planning App No	Address	Source of site	Site Area (ha)	No of existing units on site	Potential Yield	Net Gain	No of units left to complete
SHLAAMHE035	2011/0881	TEMBANI PEMBROKE ROAD	Planning Permission	0.13	1	2	1	1
	2011/0949	JACKMANS END ST JOHNS HILL ROAD ST JOHNS	Planning Permission	0.18	1	1	0	0
SHLAABY040	2011/0998	ST THOMAS MORES CHURCH 32 BINFIELD ROAD BYFLEET	Planning Permission	0.21	0	8	8	8
SHLAAOW005	2011/0103	LAND AT RYDENS WAY OLD WOKING	Planning Permission	2.14	0	42	42	42
SHLAAHEW008	2011/1177	GREYSANDS 551 WOODHAM LANE	Planning Permission	0.25	0	2	2	2
SHLAAMS073	2011/1198	5 & 7 BASSETT ROAD MAYBURY	Planning Permission	0.01	2	4	2	2
	2011/0316	BURNT BARN COTTAGE CARHOUSE LANE HORSELL	Planning Permission	0.82	1	1	0	0
SHLAABR017		Land at Brookwood Farm, Bagshot Road	Reserved site	7.9	0	297	297	297
SHLAABY046		Library, 71 High Road, Byfleet	SHLAA	0.13	0	12	12	12
SHLAABY053		Dunmow House, 20 Rectory Lane	SHLAA	0.23	23	14	-19	-19
SHLAAGE020		Car Park, Watercress Way	SHLAA	0.1	0	8	8	8
SHLAAGW001		Goldsworth Park Depot, Wishbone Way, Woking	SHLAA	0.15	0	4	4	4
SHLAAHW030		Backland Garage Site behind 3-9 & 11-41 Pares Close	SHLAA	0.2	0	8	8	8
SHLAAMHE002		The Shanty, Coley Avenue	SHLAA	0.2	1	7	6	6
SHLAAMHW009	2008/0322	Sandringham, Mount Hermon Road	SHLAA	0.16	1	14	14	14

SHLAA site reference	Planning App No	Address	Source of site	Site Area (ha)	No of existing units on site	Potential Yield	Net Gain	No of units left to complete
SHLAAMHW017		White Cottage & Cypress, Mount Hermon Road	SHLAA	0.15	2	12	10	10
SHLAAMS039		Walton Road Youth Centre, Walton Road	SHLAA	0.09	0	21	21	21
SHLAAWB014		Car Park to east of Enterprise House, Station Approach	SHLAA	0.08	0	12	12	12
SHLAAWB047		61 Old Woking Road, West Byfleet	SHLAA	0.02	0	3	3	3
SHLAAMS041		29-31 Walton Road, Woking	SHLAA	0.05	4	14	10	10
SHLAAGE033		Land to rear of Waitrose Supermarket, Bampton Way, Woking	SHLAA	0.15	0	24	24	24
SHLAASJHH037	2007/0630	Land rear of 12 Cavendish Road, St Johns	SHLAA	0.06	1	1	1	1
SHLAABY058	2006/0564	140 High Road, Byfleet	SHLAA	0.5	0	2	2	2
SHLAAWB059	2007/1089	Land at 28 Parvis Road, West Byfleet	SHLAA	0.1	1	2	1	1
SHLAAGE039	2004/0610	Beaufort Mews, Kingsway, Woking	SHLAA	0.02	1	5	4	4
SHLAAHEW017		Durnford Farm, Martyrs Lane, Woodham	SHLAA	0.24	0	1	1	1
SHLAAMS060		Bunyard Drive, Sheerwater. Woking.	SHLAA		41	36	-5	-5
SHLAABY066		Existing garage site adjacent to 55 & 57 Hart Road, Byfleet.	SHLAA		0	4	4	4
SHLAAKN054		Garage site adjacent to 23 & 24 Waterers Rise, Knaphill	SHLAA		0	2	2	2

SHLAA site reference	Planning App No	Address	Source of site	Site Area (ha)	No of existing units on site	Potential Yield	Net Gain	No of units left to complete
SHLAAGE047		Garages rear of 22 & 23 Huntingdon Road, Goldsworth Park.	SHLAA		0	2	2	2
SHLAAKW039		Garage site adjacent to 49 & 51 Elmbridge Lane, Kingfield.	SHLAA		0	4	4	4
SHLAABY067		Garage site adjacent to 40 & 44 Eden Grove Road, Byfleet	SHLAA		0	6	6	6
SHLAAMS061		Garage site adjacent to 24 & 26 Lockwood Path, Sheerwater	SHLAA		0	2	2	2
SHLAAMHE040		Holman, Hockering Road, Woking	SHLAA	0.2	0	1	1	1
SHLAAKW038		Westfield Social Club, 33 Westfield Road, Westfield, Woking	SHLAA	0.21	0	8	8	8
SHLAAMS063		280 Albert Drive, Sheerwater, Woking	SHLAA		1	2	1	1
					166	2152	1978	1803