

# Local Development Framework

## Research Report



# FIVE YEAR HOUSING LAND SUPPLY

Position statement at 1 April 2014



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## Woking Borough Five Year Housing Land Supply Position Statement 2014/15

### 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.
- 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 It should be noted that the latest full assessment of housing needs is the [Strategic Housing Market Assessment \(SHMA\)](#) (2009), which highlights a need for an additional 499 new affordable homes every year in the Borough, and a total of 594 new homes every year when also taking into account the demand for market housing. This is around 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 address the objectively assessed housing need for the area.
- 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 meet this requirement and the forthcoming Site Allocations Development Plan Document (DPD) will allocate the preferred urban area and Green Belt sites.
- 1.6 Woking Borough Council produces a five-year Housing Land Supply Position Statement, setting out the housing land supply position at 1 April each year. This is usually published in the summer months, after all information on scheme permissions, commencements and completions is known. This 2014/15 statement has been published later than normal, to additionally take into account site information accuracy checks that have also informed updating of the Strategic Housing Land Availability Assessment (SHLAA). Previous five year housing land supply position statements can be viewed on the Council's website at <http://www.woking.gov.uk/planning/policy/ldfresearch/hlsp>

1.7 This Housing Land Supply Position Statement sets out the deliverable housing land supply position for Woking Borough for the five-year period 2014/15 - 2018/19. 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 47 of the NPPF requires local authorities (councils) to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements. The National Planning Practice Guidance (NPPG, March 2014), provides additional explanatory advice on these requirements.

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 (NPPG, paragraph 30). 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. Any persistent under delivery will attract a need to allow for a greater flexibility allowance (buffer) through bringing forward sites from later in the plan period. The NPPG advises (paragraph 35) that a robust assessment of the local delivery record will take a longer term view, taking into account the peaks and troughs of the housing market cycle.

2.3 NPPF footnote 11 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 with 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 paragraph 47, footnote 11).

2.5 NPPG paragraph 31 explains that planning permission or allocation in a development plan is not a prerequisite for a site being deliverable in terms of the five-year supply. Where robust, up to date evidence to support the deliverability of sites is available, local planning authorities may show these as capable of being delivered within a five-year timeframe.

2.6 Some development sites fall within more than one category. It is clear in Table 5 below where this is the case and such sites are listed only once to avoid double-counting. An example is the Kingsmoor Park/Moor Lane development, which has full planning permission and is also under construction.

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 (NPPG, paragraph 31).

- 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 have consistently become available in the local area and will continue to 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 48). 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 recent trend averaging 40 dwellings per year.
- 2.9 The NPPF (paragraph 49) advises housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites. 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 (NPPG, paragraph 33).
- 2.10 NPPF paragraph 159 requires the preparation of a Strategic Housing Land Availability Assessment (SHLAA). An update of the SHLAA is being prepared - with a base date of 1 April 2014 - and will be published shortly.
- 2.11 The NPPG (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.

### **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, and site assessments informing the updated SHLAA and the forthcoming Site Allocations Development Plan Document (DPD).
- 3.2 The Council's first SHLAA was published in July 2009 and had a base date of 1 April 2009. Updated SHLAAs were published in November 2010 (base date 1 April 2010) and October 2011 (base date 1 April 2011). A new update of the SHLAA is being prepared (base date 1 April 2014) and will be published shortly. See <http://www.woking.gov.uk/planning/policy/ldfresearch/shlaa>
- 3.3 Details of the SHLAA and methodology can be viewed on the Council's website: <http://www.woking.gov.uk/council/planningservice/ldf/ldfresearch/shlaa>.
- 3.4 Whilst a SHLAA was not prepared in 2012/13, a Housing Land Supply Position Statement 2011/12 with a base date of 1 April 2012 was published to inform the Core Strategy Examination. A Five Year Housing Land Supply

Statement 2013/14 was published in summer 2013. See <http://www.woking.gov.uk/planning/policy/ldfresearch/hlsp>

- 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 through the 'call for sites' have also been assessed to inform this statement and the latest SHLAA. More information about these consultations can be viewed on line at: <http://www.woking2027.info/allocations>.
- 3.6 Core Strategy Policy CS10 adopts a base year of 2010 for the purposes of monitoring housing provision. A monitoring year runs 1 April - 31 March each year.
- 3.7 This Housing Land Supply Position Statement sets out the housing land supply position for Woking Borough for the five-year period 2014/15 to 2018/19.

#### **4.0 Findings**

- 4.1 Woking Borough has historically delivered housing at an average rate broadly in line with its South East Plan and now the Core Strategy annual housing requirement of 292 dwellings per annum. The only exceptions have been the reduced returns in 2010/11 and 2011/12 and, to a lesser extent 2012/13, due to the impacts of the economic recession. Over the past eight years, delivery has averaged around 290 dwellings a year.
- 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 refer to the [Annual Monitoring Reports](#).
- 4.3 In the eight-year period 2006/07 to 2013/14, 2313 net additional dwellings were completed in Woking Borough (Table 1).

**Table 1: Net additional dwellings provided in Woking Borough, 2006/07 to 2013/14**

Year		Planned housing provision	Net additional dwellings delivered	Cumulative delivery
2006/07	Completions before Core Strategy period	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
Total			2313	

(Source: Annual Monitoring Report 2013/14, December 2014)

#### **Delivery against the Core Strategy housing requirement (at 1 April 2014)**

- 4.4 Core Strategy Policy CS10 requires provision of at least 4,964 net additional dwellings in the Borough between 2010 and 2027.
- 4.5 In the four-year period 2010/11 – 2013/14, 964 net additional dwellings were completed in Woking Borough (Table 1). This represents an under-supply of 204 net additional dwellings during the recession since 2010. However, taking into account earlier supply against the South East Plan housing target 2006/07 - 2009/10, total delivery was just 23 dwellings below the Core Strategy annual average housing provision.

#### **Five-year housing requirement (2014/15 – 2018/19)**

- 4.6 This gives a requirement for the five-year period 2014/15 to 2018/19 as follows:

Housing requirement from April 2014 to March 2019  
 = 292 dwellings per annum x 5 years = **1460** net additional dwellings.

Requirement from April 2014 to March 2019 (including 5% buffer<sup>1</sup>) = 292 dwellings per annum x 5 years + 5% buffer = **1533** net additional dwellings.

<sup>1</sup> using the 'Sedgefield' approach: includes the whole of any under-supply of housing against targets in the five-year housing supply calculation, rather than allocating the shortfall across the whole of the remaining plan period (the 'residual' method).

4.7 This five-year housing land supply statement includes the following identified sites:

- Greenfield sites allocated in the Core Strategy – Moor Lane site, Westfield, and Brookwood Farm, Brookwood
- other residential development sites currently benefitting from planning permission or prior approval (housing commitment sites), or a Planning Committee resolution that planning permission be granted subject to a section 106 legal agreement.

These are sites likely to deliver dwellings by March 2019 in 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, and appropriate development within the Green Belt countryside (for example, residential conversion of a rural building).

4.8 No windfall allowance has been included in this five-year housing land supply statement.

4.9 The following communities in Woking Borough have a designated Neighbourhood Area and/or Neighbourhood Forum, and are currently preparing a Neighbourhood Plan:

- Hook Heath
- Byfleet
- Pyrford
- West Byfleet
- Brookwood and Bridley

4.10 Other communities have expressed potential interest in preparing a neighbourhood plan. These emerging Neighbourhood Plans have yet to reach a stage where any development sites have been identified for allocation and delivery.

4.11 For the purposes of this schedule, dwellings are 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). Non-independent care home and nursing home accommodation are not included.

### **Land supply**

4.12 Woking Borough has a total housing land supply at 1 April 2014 to enable the delivery of **1887** net additional dwellings, compared with the Core Strategy requirement of 1460 net additional dwellings – or 1533 including a 5% flexibility allowance/buffer - between 2014/15 and 2018/19.

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<sup>2</sup> Town and Country Planning (Use Classes) Order 1987 (as amended)  
Woking Borough Five Year Housing Land Supply Position Statement 2014/15



- 4.13 This represents a surplus of **427** net additional dwellings against the Core Strategy requirement over that period and an **overall supply of 6.5 years**.
- 4.14 Taking into account the current under supply this represents a surplus of 427 net additional dwellings or 6.4 years housing land supply. Additionally taking into account the NPPF 5% buffer, this represents a surplus of 354 net additional dwellings or 6.1 years housing land supply.

**Table 2: Summary of five year housing land supply position in Woking Borough, 2014/15 to 2018/19 at 1 April 2014**

	Years supply
Housing requirement (292 pa)	6.5
Housing requirement (292 pa) + current under supply (23)	6.4
Housing requirement (292 pa) + 5% flexibility allowance/buffer (14.6 pa) + current under supply (23)	6.1

- 4.15 For more information about the sites contributing to this supply, please refer to Table 5 (Appendix A).
- 4.16 This supply position has been compared to the Council's latest published forecast [housing and previously developed land trajectory](#) (Figure 4, set out in Policy CS10 of the Core Strategy). Table 3 shows that, whilst there has been a slight lag in some specific cases between actual delivery and that projected in 2012, the number of completions has increased year on year since 2010. In addition, key development sites have already delivered largely as forecast (New Central, Martins Press/Gresham Mill) or now have planning permission and work has started on site (the former Westfield Tip site, Brookwood Farm and Kingsmoor Park/Moor Lane). The [Annual Monitoring Report 2013/14](#) provides further commentary on housing delivery in these early years of the Core Strategy plan period.
- 4.17 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 (in October 2015), 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.

**Table 3: Comparison of housing completions with Core Strategy (2012) forecast housing delivery trajectory**

Source	Projected delivery 2010/2011	Actual delivery 2010/11	Projected delivery 2011/2012	Actual delivery 2011/12	Projected delivery 2012/2013	Actual delivery 2012/13	Projected delivery 2013/2014	Actual delivery 2013/14
Small sites estimate	-	-	-	-	0	<b>29</b>	0	<b>33</b>
Developable sites identified in the SHLAA	-	-	-	-	42	<b>102</b>	42	<b>121</b>
Other sites with existing permission	-	-	-	-	59.8 = 101.8		59.8 = 101.8	
Gateway (estimate, no permission in 2012)	-	-	-	-	0	<b>0</b>	0	<b>0</b>
Hoe Valley (former Westfield Tip site)	-	- (pp <sup>3</sup> )	-	-	20	<b>0</b>	67	<b>0</b>
Brookwood Farm, Knaphill	-	-	-	-	0	<b>0</b>	99	<b>0 (pp<sup>4</sup>)</b>
Moor Lane, Westfield (now called Kingsmoor Park)	-	-	-	-	0	<b>0</b>	0	<b>0 (pp<sup>5</sup>)</b>
Martins Press/Gresham Mill	-	-	-	-	88	<b>50</b>	0	<b>33</b>
New Central	-	-	-	-	175	<b>121</b>	166	<b>216</b>
Total forecast and actual housing delivery	292	<b>146</b>	384.8	<b>175</b>	384.8	<b>273</b>	433.8	<b>370</b>

<sup>3</sup> Planning permission decision issued in July 2010 for 154 dwellings on this site (PLAN/2010/0514) and the site is under construction.

<sup>4</sup> Planning permission decision issued in June 2013 for 297 dwellings on this site (PLAN/2012/0224) and the site is under construction.

<sup>5</sup> Planning permission decision issued in June 2013 for 371 dwellings on this site (PLAN/2013/0081) and the site is 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). The Government is however proposing to amend this paragraph to make clear that it does not apply to certain land designations, including that designated as Green Belt. 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. It would not be enough to justify the very special circumstances required to be demonstrated for inappropriate development in the Green Belt<sup>6</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 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.

### Current provision

- 5.6 Woking currently has one publicly owned Gypsy and Traveller site at the Hatchingtan, Worplesdon providing 16 pitches. There are also two privately

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<sup>6</sup> [Consultation: planning and travellers](#) (CLG, September 2014)

owned sites in the Borough; 13 pitches at Five Acres, Brookwood and three pitches at Ten Acre Farm, Mayford.

- 5.7 Planning permission has also been granted on the Five Acres site for two temporary pitches, as part of a subdivision of an existing pitch (PLAN/2013/0062, expires mid May 2015). Subject to meeting necessary policy tests, it is likely that in the future the two pitches would be suitable on a permanent basis and would therefore contribute to the Council's overall pitch provision.

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.

- 5.9 As outlined in Table 4 below, the Council has met its identified need for additional pitches in the Borough up to April 2015. Without attempting to meet retrospective need between 2006-2016, the Council would have met its need up to 2016.

**Table 4: Net additional Traveller pitches provided in Woking Borough, 2006/07 to 2018/19**

Year	Planned pitch provision	Net additional pitches delivered	Cumulative delivery (1dp)
2006/07	GTAA (2006)	0	-1
2007/08	1 pitch p.a.	0	-2
2008/09	(total 6 pitches)	7	+4
2009/10		0	+3
2010/11		3	+5
2011/12		0	+4
2012/13	TAA (2013)	0	+2.7
2013/14	1.3 pitches p.a.	-	+1.3*
2014/15	(total 8 pitches)	-	0*
2015/16		-	-1.3*
2016/17		-	-2.7*
2017/18		-	-4*
2018/19		-	-5.3*
Total	14	10	-5.3*

\* 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 April 2015.
- 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 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. This will be adopted in 2016.
- 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 will be informed by the [Green Belt boundary review](#) and will identify specific deliverable sites to ensure delivery beyond 2015/16.
- 5.13 In the meantime, it is likely that two temporary pitches will come forward before the Site Allocations DPD is adopted, these will further contribute towards the supply of pitches (see earlier paragraph 5.7).
- 5.14 A first public consultation on the draft Site Allocations DPD document is scheduled to commence in 2015. The DPD will be subject to a second public consultation, before submission and adoption. It is anticipated that the document will be adopted in 2016.
- 5.15 An update of the Local Development Scheme is being prepared and is likely to be approved in 2015. This will demonstrate clearly that sites will be identified to meet the needs of the entire plan period. In this regard, there are no overriding matters of significant weight to release Green Belt land in advance of the plan-led process.
- 5.16 In addition, the Council has also committed to safeguard land for the future delivery of pitches to meet Traveller needs between 2027 and 2040.

## **6.0 Overall conclusions**

- 6.1 Woking Borough has a total housing land supply at 1 April 2014 to enable the delivery of **1887** net additional dwellings, compared with the Core Strategy requirement (plus 5% buffer) of 1533 net additional dwellings between 2014/15 and 2018/19.
- 6.2 This represents a surplus of **427** net additional dwellings against the requirement over that period and an overall housing land supply of **6.5 years** between 2014/15 and 2018/19. This position statement demonstrates a rolling supply of housing land to deliver the Borough's housing requirement between 2014/15 and 2018/19.
- 6.3 It also identifies that the Council has met its need for Traveller accommodation until April 2015. 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 in progressing the Site Allocations DPD.
- 6.4 The Council is actively progressing the Site Allocations DPD. 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 the future delivery of pitches to meet Traveller needs between 2027 and 2040.

## Appendix A

### Key to information sources

SHLAA	Development site is sourced from the latest Strategic Housing Land Availability Assessment (to be published shortly) and preparation of the Site Allocations DPD (informed by the 'all for sites' 2013 and 2014).
Strategic site allocation	A strategic site allocated for housing in the development plan; the Core Strategy (2012) Policy CS10.
Outline planning application	Outline (in principle) planning application for Use Class C3 (dwelling houses) development current at 1 April 2014. No known significant constraints (e.g. infrastructure) on site delivery.
Full planning application	Use Class C3 (dwelling houses) development the subject of a current full planning application on 1 April 2014 (reference shown in brackets). No known significant constraints (e.g. infrastructure) on site delivery.
Prior approval notification	Developments the subject of a current prior approval notification (at 1 April 2014) for 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.
Outline planning permission	Outline planning permission granted for Use Class C3 (dwelling houses) development between 1 April 2009 and 31 March 2014 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.
Full planning permission	Full planning permission granted for Use Class C3 (dwelling houses) development between 1 April 2011 and 31 March 2014, which is not yet commenced (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. Unless otherwise stated, not yet started. Includes appeal decisions.
Prior approval	Developments with prior approval notification for a change of use from Use Class B1 (offices) to C3 (dwelling houses) (reference shown in brackets) Unless otherwise stated, not yet started. Includes appeal decisions.
C2 current/approval	Development providing Use Class C2 independent dwellings, approved between 1 April 2011 and 31 March 2014 or the subject of a current application at 1 April 2014 (for more information see paragraph 4.11). Unless otherwise stated, not yet started.
Under construction	Development comprising Use Class C3 (dwelling houses) and Use Class C2 (independent dwellings) currently being built (at 1 April 2014).

**Table 5 (overleaf): Expected delivery schedule of sites within the five-year land supply (2014/15-2018/19)**

Site address	Ward	Source (see key) and reference(s)	Existing units	Proposed units	Net added units	No. units to complete
Orchard House, 118-124 Connaught Road, Brookwood, GU24 0AT	Brookwood	Current prior approval notification (PLAN/2014/0287)	0	2	2	2
112-126 Connaught Road, Brookwood, GU24 0AR	Brookwood	SHLAABR032, planning permission (PLAN/2012/1103), under construction	0	29	29	29
Lyndhurst, Brookwood Lye Road, Brookwood, GU24 0HB	Brookwood	Outline planning application (PLAN/2014/0066)	1	3	2	2
Post Office and Delivery Office, 108 Connaught Road, Brookwood, GU24 0HJ	Brookwood	Full planning application (2014/0177)	0	1	1	1
140 High Road, Byfleet, KT14 7RD (Byfleet Beds)	Byfleet	Full planning permission (PLAN/2012/0295)	0	2	2	2
101 Oyster Lane, Byfleet, KT14 7JF	Byfleet	Full planning application (PLAN/2011/0582)	1	2	1	1
Existing garage site next to 55 & 57 Hart Road, Byfleet, KT14 7NL	Byfleet	SHLAA 2011 (SHLAABY066)	0	4	4	4
Garage site adjacent to 40 and 44 Eden Grove Road, Byfleet, KT14 7PH	Byfleet	SHLAA 2011 (SHLAABY067)	0	2	2	2
14 Rectory Lane, Byfleet, KT14 7LR (former police station)	Byfleet	Full planning permission (PLAN/2012/0693)	0	1	1	1
80-82A High Road, Byfleet, KT14 7QW	Byfleet	Prior approval (PLAN/2013/0818)	0	1	1	1
Garage block of 5-10, Mill Lane, Byfleet, KT14 7GN	Byfleet	Full planning application (PLAN/2013/1273)	0	2	2	2
Land to the south of 28 Godley Road, Byfleet, KT14 7EW	Byfleet	Full planning application (PLAN/2014/0386)	0	1	1	1



Site address	Ward	Source (see key) and reference(s)	Existing units	Proposed units	Net added units	No. units to complete
Library, 71 High Road, Byfleet, KT14 7QN	Byfleet	SHLAABY046	0	12	12	12
Sapphire House, York Close, Byfleet, KT14 7HN	Byfleet	Planning permission (PLAN/2012/0998, PLAN/2013/0654), under construction	0	11	11	11
84 High Road, Byfleet, KT14 7QW	Byfleet	Planning permission (PLAN/2011/0394), under construction	0	1	1	1
36 Chertsey Road, Byfleet, KT14 7AG	Byfleet	Planning permission (PLAN/2012/1101)	0	1	1	1
Land to the rear of 89 Chertsey Road, Byfleet, KT14 7AX	Byfleet	Planning permission (PLAN/2011/0959), under construction	0	10	10	10
Dunmow House, 20 Rectory Lane, Byfleet, KT14 7HN	Byfleet	Planning permission (PLAN/2011/1006), under construction	25	16	-9	-9
The Clock House, 192 High Road, Byfleet, KT14 7BT	Byfleet	Full planning application (PLAN/2013/1270)	0	1	1	1
Steward House, 14 – 18 Commercial Way, Woking, GU21 6ET	Goldsworth East	SHLAAGE059, Prior approval (PLAN/2013/1309)	0	15	15	15
Car Park, Watercress Way, Woking, GU21 3DJ	Goldsworth East	SHLAAGE020	0	8	8	8
33 Chertsey Road, Woking, GU21 5AJ (Thali Thali)	Goldsworth East	Full planning permission (PLAN/2012/0171)	0	4	4	4
25 Mabel Street, Woking, GU21 6NN	Goldsworth East	Full planning permission (PLAN/2011/0105)	0	1	1	1
22A-24A Chertsey Road, Woking, GU21 5AB	Goldsworth East	Full planning application (PLAN/2012/0829)	0	2	2	2

Site address	Ward	Source (see key) and reference(s)	Existing units	Proposed units	Net added units	No. units to complete
Anglebury, Kingsway Avenue, Woking, GU21 6NX	Goldsworth East	Full planning application (PLAN/2013/0390)	1	2	1	1
Regent House, 19-20 The Broadway, Woking, GU21 5AP	Goldsworth East	SHLAAGE057, prior approval (PLAN/2013/0526)	0	0	9	9
141-143, Goldsworth Road, Woking, GU21 6LS	Goldsworth East	SHLAAGE008, planning permissions (PLAN/2011/0822, PLAN/2013/0172), under construction	0	0	13	13
Land at Goldsworth Road and Butts Road, Woking, GU21 6DW	Goldsworth East	SHLAAGE060, full planning application (PLAN/2014/0015)	0	27	27	27
6 Chertsey Road, Woking, GU21 5AB (Leaders Property Services)	Goldsworth East	Prior approval (PLAN/2014/0134)	0	5	5	5
7-9 Chertsey Road, Woking, GU21 5AB (Barratt House)	Goldsworth East	SHLAAGE052, prior approval (PLAN/2013/0958)	0	11	11	11
Trizancia House, Woodstead House & Thomsen House, Chertsey Road, Woking, GU21 5BJ	Goldsworth East	SHLAAGE006, full planning permission (PLAN/2013/0968)	0	50	50	50
The Coign Church, 1-5 Church Street West and 5-19 Oaks Road, Woking, GU21 6DJ	Goldsworth East	SHLAAGE062, full planning application (PLAN/2013/1207)			78	

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Site address	Ward	Source (see key) and reference(s)	Existing units	Proposed units	Net added units	No. units to complete
The former Goldsworth Arms PH, Goldsworth Road, Woking, GU21 6LQ	Goldsworth East	SHLAAGE074	0	33	33	33
Spectrum House, 56 Goldsworth Road, Woking, GU21 6LE	Goldsworth East	SHLAAGE061, prior approval (PLAN/2014/0144)	0	12	12	12
145 Goldsworth Road, Woking, GU21 6LS (W L Sirman & Son)	Goldsworth East	Full planning application (PLAN/2013/0904)	0	4	4	4
Kings Court, Church Street East, Woking, GU21 6HA	Goldsworth East	Full planning application (2013/0968)	0	14	14	14
Victoria Square Development, Church Street West, Woking, GU21 6HD	Goldsworth East	SHLAAGE030, full planning application (PLAN/2014/0014)	0	392	392	392
Former Esso Petroleum Service Station, 131-139 Goldsworth Road, Woking, GU21 6LR	Goldsworth East	Full planning permissions (PLAN/2011/0822)	0	14	14	14
8-12 High Street, Woking, GU21 6BG	Goldsworth East	Full planning permission (PLAN/2011/1113)	0	1	1	1
28 and 2 High Street and Commercial Way, Woking, GU21 6BW	Goldsworth East	Full planning permission (PLAN/2012/0789)	0	6	6	6
Garages behind 22 and 23 Huntingdon Road, Goldsworth Park, GU21 3JP	Goldsworth West	SHLAA 2011 (SHLAAGE047)	0	2	2	2
Goldsworth Park Depot, Wishbone Way, Woking, GU21 3RT	Goldsworth West	SHLAAGW001, planning permission (PLAN/2013/0804)	0	12	12	12
12 Ashley Road, St Johns, Woking, GU21 8SR	Hermitage Knaphill South	Full planning permission (PLAN/2011/0933), under construction (PLAN/2011/0933)	1	4	3	3
100 Inkerman Road, Knaphill, GU21 2AQ	Hermitage Knaphill South	Full planning permission (PLAN/2011/0179)	0	1	1	1
158 Hermitage Road, Woking, GU21 8XH	Hermitage Knaphill South	Full planning permission (PLAN/2012/0885)	1	2	1	1

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Land adjacent Greysands, 551 Woodham Lane, Woking, GU21 5SP	Horsell East Woodham	Full planning permission (PLAN/2011/1177)	0	2	2	2
Hemyock, Chobham Road, Woking, GU21 4AS	Horsell East Woodham	Full planning permission (PLAN/2012/0946)	1	2	1	1
The Willows and Coom Lodge (Woodstock Court), Sheerwater Road, Woodham, Woking, KT15 3QJ	Horsell East Woodham	SHLAAHEW015, planning permission (PLAN/2013/1106), under construction	2	14	12	12
Durnford Farm, Martyrs Lane, Woodham, Woking, GU21 5NJ	Horsell East Woodham	Full planning permission (PLAN/2010/0610), under construction	0	1	1	1
Southover, 34 Woodham Road, Horsell, GU21 4DP	Horsell East Woodham	Full planning permission (PLAN/2009/1010)	1	2	1	1
Bridge House, Chobham Road, Woking, GU21 4AA	Horsell East Woodham	Full planning permission (PLAN/2010/0743), under construction	2	6	4	4
Land to rear of 34-40 Well Lane, Horsell, Woking, GU21 4PP	Horsell West	Full planning permission (PLAN/2011/1110), under construction	0	1	1	1
Backland garage site behind 3-9 and 11-41 Pares Close, Horsell, GU21 4QL	Horsell West	SHLAAHW030, outline planning permission (PLAN/2006/0390)	0	10	10	10
Plum House, 72 High Street, Horsell, GU21 4SZ	Horsell West	Full planning permission (PLAN/2013/0716), under construction	0	2	2	2
Happidais, Kingfield Road, Kingfield, Woking, GU22 9EE	Kingfield Westfield	Full planning permission (PLAN/2007/1001)	1	2	1	1
Garages site adjacent to 49 and 51 Elmbridge Lane, Kingfield, Woking, GU22 9AN	Kingfield Westfield	SHLAA 2011 (SHLAAKW039)	0	4	4	4
Land adjacent to 23 Loop Road, Kingfield, Woking, GU22 9BQ	Kingfield Westfield	Full planning permission (PLAN/2011/1120)	0	1	1	1

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122 Hawthorn Road, Woking, GU22 0BG	Kingfield Westfield	Full planning permission (PLAN/2012/1058), under construction	1	2	1	1
Former Westfield Tip site, Westfield Avenue, Woking, GU22 9PG	Kingfield Westfield	SHLAAKW001, planning permission (PLAN/2010/0514), under construction	0	154	154	154
Oaklands Nursery and Land adjacent to Westfield Way (Moor Lane site), GU22 9RB	Kingfield Westfield	SHLAAKW007, planning permission (PLAN/2013/0081), under construction, strategic site allocation	0	371	371	371
Russells Yard, 12A Loop Road, Woking, GU22 9BQ	Kingfield Westfield	Full planning permission (PLAN/2013/0321), under construction	0	5	5	5
Elmbridge House, 18 Elmbridge Lane, Kingfield, Woking, GU22 9AW	Kingfield Westfield	SHLAAKW022, Planning permission (PLAN/2011/0255)	0	10	10	10
Former Library, 20 High Street, Knaphill, GU21 2PE	Knaphill	SHLAAKN035, full planning application (PLAN/2014/0215)	0	9	9	9
Whitfield Court, Littlewick Road, Knaphill, GU21 2JU	Knaphill	Full planning permission (PLAN/2004/0574)	0	1	1	1
25A Chobham Road, Knaphill, GU21 2SX	Knaphill	Full planning permission (PLAN/2011/0515)	1	2	1	1
Land adjacent to 43 Highclere Road, Knaphill, GU21 2PJ	Knaphill	Full planning application at appeal (PLAN/2014/0067)	1	3	2	2
31 Oak Tree Road, Knaphill, GU21 2RW	Knaphill	Full planning permission (PLAN/2010/1200)	1	2	1	1
Garage site adjacent to 23 and 24 Waterers Rise, Knaphill, GU21 2HU	Knaphill	SHLAA 2011 (SHLAAKN054)	0	2	2	2
Highclere House, 5 High Street, Knaphill, GU21 2PG	Knaphill	SHLAAKN059, prior approval (PLAN/2013/0974)	0	8	8	8
126-128 High Street, Knaphill, GU21 2QH	Knaphill	Full planning application (PLAN/2014/0077)	2	6	4	4

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Almond Villa Residential Home, 31-33 The Broadway, Knaphill, GU21 2DR	Knaphill	SHLAAKN025, full planning permission (PLAN/2011/0088, PLAN/2013/0117)	0	10	10	10
Land at Brookwood Farm, Bagshot Road, Brookwood, GU21 2RP	Knaphill	SHLAAKN062, planning permission (PLAN/2012/0224), under construction, strategic site allocation	0	297	297	297
58 Chobham Road, Knaphill, GU21 2SX	Knaphill	Full planning permission (PLAN/2012/0286), under construction	0	1	1	1
2 Linkway, Maybury, Woking, GU22 8DH	Maybury Sheerwater	Full planning permission (PLAN/2009/0222), under construction	1	2	1	1
23 Monument Road, Woking, GU21 5LR	Maybury Sheerwater	Full planning permission (PLAN/2011/0336)	1	2	1	1
Garage site adjacent to 24 and 26 Lockwood Path, Sheerwater, Woking, GU21 5RH	Maybury Sheerwater	SHLAA 2011 (SHLAAMS061)	0	4	4	4
22 Omega Road, Woking, GU21 5DZ	Maybury Sheerwater	Full planning permission (PLAN/2011/0385)	1	2	1	1
280 Albert Drive, Sheerwater, GU21 5TX	Maybury Sheerwater	Full planning permission (PLAN/2012/0527)	1	2	1	1
75A Walton Road, Woking, GU21 5DW	Maybury Sheerwater	Full planning application (PLAN/2012/0372)	1	2	1	1
51 Monument Road, Woking, GU21 5LU	Maybury Sheerwater	Full planning permission (PLAN/2010/1232)	1	2	1	1
128 Maybury Road, Woking, GU21 5JR	Maybury Sheerwater	Full planning application (PLAN/2012/0997)	1	2	1	1
42 Arnold Road, Woking, GU21 5JR	Maybury Sheerwater	Full planning permission (PLAN/2012/1185)	0	1	1	1
27 North Road, Woking, GU21 5DT	Maybury Sheerwater	SHLAAMS084, outline planning application (PLAN/2014/0370)	0	6	6	6
26 and 28 Monument Road, Woking, GU21 5LT	Maybury Sheerwater	Full planning application (PLAN/2013/0574)	5	8	3	3

Site address	Ward	Source (see key) and reference(s)	Existing units	Proposed units	Net added units	No. units to complete
15 Albert Drive, Woking, GU21 5LA	Maybury Sheerwater	Full planning permission (PLAN/2011/0572), under construction	1	2	1	1
Maybury Lodge Hotel, 83-84 Maybury Road, Woking, GU21 5JH	Maybury Sheerwater	SHLAAMS064, full planning permission (PLAN/2013/0776))	0	4	4	4
29-31, Walton Road, Woking, GU21 5DL	Maybury Sheerwater	SHLAAMS041, full planning permission (PLAN/2009/0281)	4	14	10	10
Woking Liberal Club, 23-27 Walton Road, Woking, GU21 5DL	Maybury Sheerwater	SHLAAMS070, Planning permission (PLAN/2011/1015)	0	11	11	11
217-219 Walton Road, Woking, GU21 5EF	Maybury Sheerwater	Full planning application (PLAN/2014/0043)	2	3	1	1
35 Eve Road, Woking, GU21 5JS	Maybury Sheerwater	Full planning application (PLAN/2014/0165)	1	2	1	1
Briarwood Nursery, 143 Saunders Lane, Woking, GU22 0NT	Mayford Sutton Green	Full planning application (PLAN/2013/0813)	0	1	1	1
Coal Yard, Prey Heath Road, Mayford, Woking, GU22 0RW	Mayford Sutton Green	Full planning application (PLAN/2013/0403)	0	1	1	1
Roundbridge Farm Cottages, Old Woking Road, Woking, GU22 8JH	Mount Hermon East	Full planning application (PLAN/2013/0137)	2	5	3	3
Land adjacent to White Walls, Bracken Close, Woking, GU22 7HD	Mount Hermon East	Full planning permission (PLAN/2011/0605)	0	1	1	1
40 East Hill, Woking, GU22 8DN	Mount Hermon East	Full planning permission (PLAN/2012/0714)	1	2	1	1
Pine Tree Cottage, Pembroke Road, Woking GU22 7DS	Mount Hermon East	Full planning application at appeal (PLAN/2013/0725)	0	1	1	1
Tembani, Pembroke Road, Woking, GU22 7DP	Mount Hermon East	Full planning permission (PLAN/2011/0881), under construction	1	2	1	1

Site address	Ward	Source (see key) and reference(s)	Existing units	Proposed units	Net added units	No. units to complete
Holman, Hockering Road, Woking, GU22 7HG	Mount Hermon East	Full planning permission (PLAN/2011/0359), under construction	0	1	1	1
Hatta, Pembroke Road, Woking, GU22 7DS	Mount Hermon East	Full planning application (PLAN/2013/1252)	0	1	1	1
The Firs, Shaftesbury Road, Woking, GU22 7DT	Mount Hermon East	Full planning application (PLAN/2014/0047)	0	1	1	1
Conifers, Maybury Hill, Woking, GU22 8AA	Mount Hermon East	Full planning permission (PLAN/2013/0165), under construction	1	2	1	1
White Cottage and Cypress, Mount Hermon Road, Woking, GU22 7TT	Mount Hermon West	Full planning permission (PLAN/2012/0862)	2	4	2	2
Peartree Lodge, Blackness Lane, Woking, GU22 7SB	Mount Hermon West	Outline planning permission (2008/0941), reserved matters permission (PLAN/2012/1127)	1	4	3	3
Former Park Cottage and Old Greenhouses, Blackness Lane, Woking, GU22 7SB	Mount Hermon West	Outline planning permission (PLAN/2008/0941)	1	4	3	3
1 Guildford Road, Woking, GU22 7PX (F W Evans (Woking) Cycle)	Mount Hermon West	Prior approval (PLAN/2013/0760)	0	1	1	1
Land at Bradfield Close and Guildford Road, Woking, GU22 7QD	Mount Hermon West	Full planning permission (PLAN/2012/0720), under construction	0	11	11	4
Sandringham, Mount Hermon Road, Woking, GU22 7QL	Mount Hermon West	SHLAAMHW009, planning permission (PLAN/2012/1039), under construction	0	12	12	12
Land to rear of 23-25 Claremont Avenue, Woking, GU22 7SF	Mount Hermon West	Full planning application (PLAN/2013/1217)	0	2	2	2
32 Moorholme, Woking, GU22 7QZ	Mount Hermon West	Full planning application (PLAN/2013/956)	1	2	1	1
Cornerways, 184 High Street, Old Woking, GU22 9JH	Old Woking	Full planning permission (PLAN/2009/1097), under construction	1	5	4	4

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Land forming part of 134 High Street (London House), Old Woking, GU22 9JN	Old Woking	Full planning permission (PLAN/2011/0809)	0	2	2	2
248 Old Woking Road, Old Woking, GU22 8JL	Old Woking	Full planning permission (PLAN/2011/0767)	1	2	1	1
30A High Street, Old Woking, GU22 9ER	Old Woking	Full planning permission (PLAN/2013/0876)	0	1	1	1
Old Woking Police Station, 80A Rydens Way, Old Woking, GU22 9DN	Old Woking	Full planning permission (PLAN/2013/0749)	0	1	1	1
The White Hart public house, 150 High Street, Old Woking, GU22 9JH	Old Woking	SHLAAOW017, planning permission (PLAN/2012/0937), under construction	0	9	9	9
Queens Head public house, 40-42 High Street, Old Woking, GU22 9ER	Old Woking	Full planning application (PLAN/2013/1014)	1	2	1	1
Marshall Parade, Coldharbour Road, Pyrford, GU22 8SW	Pyrford	Full planning application (PLAN/2012/1205)	0	4	4	4
Oakfield School, Pyrford Road, Pyrford, GU22 8SJ	Pyrford	SHLAAPY021, full planning application (PLAN/2014/0071)	0	9	9	9
Land to rear of 143, Old Woking Road, Pyrford, GU22 8PD	Pyrford	Full planning permission (PLAN/2012/0763), under construction	0	2	2	2
Land formerly Bennetts Farm, Lock Lane, Pyrford, GU22 8XL	Pyrford	Full planning application (PLAN/2013/1138)	0	1	1	1
Milestones, Pyrford Road, Woking, GU22 8UP	Pyrford	Full planning application (PLAN/2014/0256)	1	2	1	1
Land to side of Verlands, Pond Road, Hook Heath, Woking, GU22 0JY	St John's Hook Heath	Full planning permission (PLAN/2010/0757)	0	1	1	1

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Land rear of 12 Cavendish Road, St Johns, GU22 0EP	St John's Hook Heath	Full planning permission (PLAN/2007/0630)	0	0	1	1
Land adjacent to 1 Derrydown, Hook Heath, Woking, GU22 0LD	St John's Hook Heath	Full planning application (PLAN/2013/0715)	0	1	1	1
Sunningdale, Wych Hill Lane, Woking, GU22 0AH	St John's Hook Heath	Full planning permission (PLAN/2010/0745), under construction	1	4	3	3
Cedar Ridge, St Johns Hill Road, St Johns, GU21 7RG	St John's Hook Heath	Full planning permission (PLAN/2012/0466)	1	2	1	1
Land to rear of 3-9, St Johns Road, St Johns, GU21 7QH	St John's Hook Heath	Full planning permission (PLAN/2012/0828)	0	4	4	4
High Trees, Firbank Lane, St Johns, Woking, GU21 7QS	St John's Hook Heath	Full planning application (PLAN/2014/0260)	2	3	1	1
Land adjacent Grey Walls, Hook Heath Road, Hook Heath, GU22 0QD	St John's Hook Heath	Full planning permission (PLAN/2013/0857)	0	1	1	1
The Clockhouse, St Johns Lye, St Johns, GU21 7BQ	St John's Hook Heath	Prior approval (PLAN/2013/1031)	0	2	2	2
Tamarisk, Golf Club Road, Woking, GU22 0LS	St John's Hook Heath	Full planning application (PLAN/2013/1265)	1	2	1	1
High Bank, Janoway Hill Lane, St Johns, Woking, GU21 7QL	St John's Hook Heath	Full planning application (PLAN/2014/0037)	0	1	1	1
Padmores Yard, St Johns Mews, St Johns, Woking, GU21 7ZE	St John's Hook Heath	Full planning application (PLAN/2013/0936)	0	4	4	4
Kineton, Holly Bank Road, Hook Heath, GU22 0JW	St John's Hook Heath	Full planning application (PLAN/2013/0395)	1	2	1	1
Chancery House, 30 St Johns Road, St Johns, Woking, GU21 7SA (formerly Absolute House)	St John's Hook Heath	Full planning application (PLAN/2012/1211)	0	8	8	8
Lloyds Bank, 21-23 Old Woking Road, West Byfleet, KT14 6HP	West Byfleet	Full planning permission (PLAN/2011/1112)	0	2	2	2
18 Station Approach, West Byfleet, KT14 6NF	West Byfleet	Full planning permission (PLAN/2011/0650)	0	2	2	2

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Unit 2, Pyrford House, Pyrford Road, West Byfleet, KT14 6LD	West Byfleet	Prior approval (PLAN/2013/1301)	0	2	2	2
Globe House, Lavender Park Road, West Byfleet, KT14 6ND	West Byfleet	SHLAAWB081, prior approval (PLAN/2014/0147)	0	18	18	18
11 Old Woking Road, West Byfleet, KT14 6LW	West Byfleet	Full planning permission (PLAN/2011/0406)	0	1	1	1
Car Park to east of Enterprise House, Station Approach, West Byfleet, KT14 6PA	West Byfleet	SHLAAWB014, planning permission (PLAN/2011/0945)	0	12	12	12
Berecroft, Highfield Road, West Byfleet, KT14 6QX	West Byfleet	Full planning application (PLAN/2013/1307)	0	1	1	1
Sheer House, 7 Station Approach, West Byfleet, KT14 6NG	West Byfleet	Full planning application (PLAN/2014/0020), prior approval (PLAN/2013/0552)	0	60	60	60
<b>Total</b>			<b>83</b>	<b>1954</b>	<b>1972</b>	<b>1887</b>