

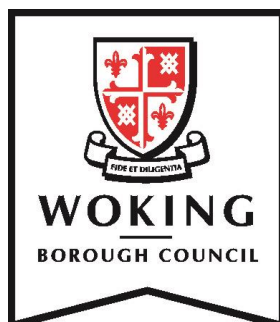
Local Development Framework

Research Report



FIVE YEAR HOUSING LAND SUPPLY

Position statement April 2016



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Executive Summary

This Housing Land Supply Position Statement sets out the deliverable housing land supply position for Woking Borough for the five-year period 2016/17 to 2020/21. It also provides information on the Borough's deliverable land supply for Gypsy and Traveller, and Travelling Showpeople, communities.

Woking Borough has a total five year housing land supply at 1 April 2016 to enable the delivery of **2,530** net additional dwellings. This compares with the Core Strategy requirement of 1,460 net additional dwellings for the five year period or the Core Strategy requirement and 5% buffer of 1,533 net additional dwellings.

This represents a surplus of 1,070 net additional dwellings against the housing requirement and an overall housing land supply of **8.7 years** between 2016/17 and 2020/21.

When historic undersupply and the 5% buffer are also taken into account, this represents a surplus of 816 net additional dwellings and an overall housing land supply of **7.7 years**.

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

Woking Borough Five Year Housing Land Supply Position Statement 2016/17

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 The latest full assessment of housing needs is the [Strategic Housing Market Assessment \(SHMA\)](#) (2015). This highlights 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 is almost double the Core Strategy's planned housing provision. The Core Strategy Examination Inspector found the level of housing provision set out in the Core Strategy to be sound, deliverable and justified by evidence to contribute towards delivering the objectively assessed housing need for the area.
- 1.5 The reasoned justification supporting Policy CS10 explains that there are sufficient specific deliverable and developable sites in the urban area to meet the housing requirement for around the first 13 years of the Plan. Additional housing potential in Woking Town Centre will arise in the latter part of the plan period from sites that have not yet been specifically identified, contributing in years 11-15. In addition, the Core Strategy requires the Council to identify further sites in the Green Belt for development later in the plan period, to meet both the national requirement for housing land supply and the nature of housing that the area needs. A [Green Belt boundary review](#) has been carried out to inform decisions to meet this requirement. The Site Allocations Development Plan Document (DPD) will allocate specific preferred urban and Green Belt sites. Public consultation on the [Draft Site Allocations DPD](#) took place in summer 2015. The next round of public consultation (Regulation 19) is expected to take place in late-2016.
- 1.6 Woking Borough Council produces an annual Five-year Housing Land Supply Position Statement, setting out the housing land supply position at 1 April. This is usually published in the summer months, after all information on scheme permissions, commencements and completions is known. Previous five year housing land supply position statements can be viewed on the Council's website at www.woking.gov.uk
- 1.7 This Housing Land Supply Position Statement sets out the deliverable housing land supply position for Woking Borough for the five-year period 2016/17 - 2020/21. 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 (PPG), provides additional 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 (PPG, 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 PPG 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 PPG (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. The Council does not have any reason to doubt that the sites identified in this statement as coming forward with planning permission will not be completed within the next five years.
- 2.6 Some development sites fall within more than one category. It is clear in Table 5 of this statement where this is the case and such sites are listed only once to avoid double-counting. An example is the Kingsmoor Park 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 (PPG, 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 increase in the number of windfall development coming forward, with around 70 dwellings over the last monitoring period. The overall trend of windfall sites coming forward is on average 36 dwellings per year (between 2006/07 and 2015/16).
- 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 (PPG, paragraph 33).

- 2.10 NPPF paragraph 159 requires the preparation of a Strategic Housing Land Availability Assessment (SHLAA). An update of the SHLAA has been prepared with a base date of 1 April 2014 - and is available at <http://www.woking.gov.uk/planning/policy/ldfresearch/shlaa>. The Council intend to update the SHLAA shortly.
- 2.11 NPPF paragraph 47 requires local planning authorities to prepare a housing trajectory. A trajectory for Woking Borough is included in the SHLAA (2014). The PPG (paragraph 33) indicates that updated evidence of supply on specific deliverable sites ought to consider the delivery of sites against the forecast trajectory, as well as the deliverability of all the sites in the five year supply. Woking Borough's performance is compared to the latest trajectory in paragraph 4.21 and Table 3 of this statement.

3.0 Methodology

- 3.1 The data in this statement is based on the information contained in the Council's development monitoring records, published evidence base such as the SHLAA and the consultation 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 and October 2011. The latest SHLAA has a base date of 1 April 2014 and is available at <http://www.woking.gov.uk/planning/policy/ldfresearch/shlaa>.
- 3.3 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. New site suggestions were also taken through the Draft Site Allocations DPD public consultation (June - July 2015). More information about these consultations can be viewed at: <http://www.woking2027.info/allocations>.
- 3.4 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.
- 3.5 A monitoring year runs 1 April - 31 March each year.
- 3.6 This statement sets out the housing land supply position for Woking Borough for the five-year period 2016/17 to 2020/21.
- 3.7 It uses the following steps to calculate five year housing land supply:
 - 1. Current five year requirement
 - 2. Add any historic shortfall or oversupply since 2006

3. Apply 5% buffer¹
 4. Calculate five year supply, informed by the SHLAA land availability information.
- 3.8 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](#)
- 3.9 The findings are provided in Section 4 of this statement.

4.0 Findings

- 4.1 Woking Borough has historically delivered housing at an average rate broadly in line with its earlier South East Plan and now Core Strategy annual housing requirement of 292 dwellings per annum. The only exceptions have been reduced returns 2010/11-2012/13 due to the economic recession, and in 2014/15 whilst construction on a number of large development sites is yet to be reflected in recorded completions.
- 4.2 In the context of this long-term pattern of historic delivery, a 5% buffer is applicable. This was confirmed by the Inspector who conducted the Core Strategy Examination ([Report of the Inspector](#), paragraph 90). For more information regarding past delivery, please see the [Annual Monitoring Reports](#).
- 4.3 In the nine-year period 2006/07 to 2015/16, 2,739 net additional dwellings were completed in Woking Borough (Table 1). 1,390 net additional dwellings were completed between 2010/11 and 2015/16.

¹ 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).

Table 1: Net additional dwellings provided in Woking Borough, 2006/07 to 2015/16

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

(Source: Annual Monitoring Report and WBC monitoring data)

Delivery against the Core Strategy housing requirement (at 1 April 2016)

- 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 six year period 2010/11 to 2015/16, **1,390 net additional dwellings** were completed in Woking Borough (Table 1). There is an **undersupply of 181** dwellings when cumulative completions are considered since 2006. This calculation is consistent with the approach supported by the Core Strategy Examination (see paragraph 3.8).

Five-year housing requirement (2015/6 – 2019/20)

- 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 requirement for annual average 292 dwellings per annum. This requirement is the same as the housing requirement from 2006-2010.

Housing requirement from April 2015 to March 2020
 = 292 dwellings per annum x 5 years = **1,460** net additional dwellings.

Requirement from April 2015 to March 2020 (including 5% buffer, using the Sedgefield method²) = 292 dwellings per annum x 5 years + 5% buffer = **1,533** net additional dwellings.

- 4.7 This five year housing land supply statement includes 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.
- 4.8 The sites likely to deliver dwellings by March 2020 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 and appropriate development within the Green Belt (for example, residential conversion of a rural building) or Green Belt development justified by special circumstances.
- 4.9 The Council previously consulted on the Draft Site Allocations Development Plan Document (DPD) in June 2015. Sites that appear in the consultation document are acknowledged in Appendix A, but only where these are likely to deliver housing within the next five years. This analysis is informed by the Strategic Housing Land Availability Assessment (SHLAA, 2014). The Site Allocations DPD confirms that these sites are likely to come forward within the next five years. The Council intends to publish the Site Allocations DPD for Regulation 19 consultation in late-2016.
- 4.10 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 recent trend averaging 36 dwellings per year. 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 Moor Lane and Brookwood Farm are currently under construction, the lead time for completions of the larger sites is evident, in particular during 2014/2015 when there was significant undersupply.
- 4.11 The following communities in Woking Borough have a designated Neighbourhood Area and/or Neighbourhood Forum, and are currently preparing a Neighbourhood Plan:
- Hook Heath (adopted neighbourhood plan)
 - Byfleet
 - Pyrford (referendum expected to take place in late-2016/early-2017)
 - West Byfleet
 - Brookwood and Bridley
- 4.12 Other communities have expressed potential interest in preparing a neighbourhood plan. The adopted and emerging neighbourhood plans at time of writing do not propose to identify development sites for allocation and delivery.

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

- 4.13 For the purposes of this schedule, dwellings are defined as Class C3³ 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).
- 4.14 The Planning Practice Guidance (PPG) now also states that: ‘Local planning authorities should count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement. The approach taken, which may include site allocations, should be clearly set out in the Local Plan’. 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 2016/17 – 2020/21 period.
- 4.15 When considering the contribution non-independent care home and nursing homes C2 uses will make to housing land supply, it is recognised that an individual bed-space may not necessarily replace an individual unit of C3 accommodation and a discount is therefore appropriate. Dividing the number of bed spaces of C2 development by the average occupancy rate of a 1 bedroom C3 unit in Woking Borough (1.4⁴) will provide a discounted contribution equivalent to the number of dwellings. Due to the specialist nature of the 20 bed space hospice at Goldsworth House this particular C2 use has been discounted and not included in Table 5 (Appendix A).

Land supply

- 4.16 Woking Borough has a total housing land supply at 1 April 2016 to enable the delivery of **2,530** net additional dwellings, compared with the Core Strategy requirement of 1,460 net additional dwellings – or 1,533 including a 5% flexibility allowance/buffer - between 2016/17 and 2020/21 (see Table 6 for specific details).
- 4.17 This represents a surplus of 1,070 net additional dwellings against the Core Strategy requirement over the five year period and an overall supply of **8.7 years**.
- 4.18 Taking into account under supply since 2006 (-181) this represents a surplus of 889 net additional dwellings or **8.0 years** housing land supply.
- 4.19 Additionally taking into account the NPPF 5% buffer, this is a surplus of 816 net additional dwellings or **7.7 years** housing land supply.

Table 2: Summary of five year housing land supply position in Woking Borough, 2016/17 to 2020/21 at 1 April 2016

	Years supply
Housing requirement (292 pa)	8.7
Housing requirement (292 pa) + current under supply (181)	8.0
Housing requirement (292 pa) + current under supply (181) + 5% flexibility allowance/buffer (14.6 pa)	7.7

- 4.20 For information about the individual sites contributing to this supply, please see Table 6, Appendix A.

³ Town and Country Planning (Use Classes) Order 1987 (as amended)

⁴ Census 2001

- 4.21 This supply position has been compared to the Council's latest published forecast [housing and previously developed land trajectory](#), that is in the SHLAA 2014, Figure 3. As forecast in the Five Year Housing Land Supply 2015, housing completions in 2015/16 have significantly increased compared with 2014/2015 as the initial development phases of large schemes such as Kingsmoor Park and Willow Reach begin to complete.
- 4.22 The more advanced key development sites have already delivered largely as forecast (New Central, Martins Press/Gresham Mill). The others have planning permission and work has started on site (the former Westfield Tip site, Brookwood Farm and Kingsmoor Park/Moor Lane). The Victoria Square Development received planning permission in March 2015 (PLAN/2014/0014). The [Annual Monitoring Report \(AMR\) 2013/14](#) provides further commentary on housing delivery in these early years of the Core Strategy plan period. The next AMR 2015/16 will be published in December 2016.
- 4.23 The Council previously consulted on the Draft 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 is anticipated to be adopted in December 2017, supporting delivery of all of the sites allocated and the Core Strategy. For these brownfield sites, their development must not be restricted until the adopted of the Site Allocations DPD if development proposals meet the requirements of the development plan.
- 4.24 The Core Strategy (paragraph 6.20) explains the robust strategy in place to address any risk of failure of sites coming forward for housing development due to difficulties of land assembly and/or housing and employment delivery falling behind the projected trajectory. It explains that, at the end of three years after the adoption of the Core Strategy, the Council will undertake a comprehensive monitoring of the performance of housing delivery. This monitoring will look at the cumulative delivery of housing. It sets out a clear series of steps that will be followed if delivery is significantly behind the projected cumulative target over this period, as set out in the housing trajectory and the Five Year Housing Land Supply Position Statements are not providing any evidence that this will be addressed in subsequent years. It is clear from monitoring that cumulative housing delivery since 2006 to March 2016 is marginally below (-18) the average annual requirements set out in the Core Strategy and is certainly due to housing delivery in 2014/2015 where there was a significant undersupply. This is due to the lead time for the completion of a number of the larger sites in the Borough. The cumulative housing delivery is therefore likely to improve as a number of the large residential schemes are currently under construction and nearing completion.

Table 3: Comparison of housing completions with SHLAA (2014) forecast housing delivery trajectory

See the next page. Paragraph 4.21 above provides a commentary.

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	Projected delivery 2014/2015		Actual delivery 2014/15	Projected delivery 2015/2016		Actual delivery 2015/16
Small sites estimate	-	-	-	-	0		29	0		33	0		21	0		35
Developable sites identified in the SHLAA	-	-	-	-	42	=	102	42	=	121	113.4	=	23	113.4	=	88
Other sites with existing permission	-	-	-	-	59.8	101.8		59.8	101.8		53.6	167		53.6	167	
Gateway (estimate, no permission in 2012)	-	-	-	-	0		0	0		0	0		0	0		0
Hoe Valley (former Westfield Tip site)	-	pp ⁵	-	-	20		0	67		0	67		0	67		69
Brookwood Farm, Knaphill	-	-	-	-	0		0	99		pp ⁶	99		9	99		58
Moor Lane, Westfield (Kingsmoor Park)	-	-	-	-	0		0	0		pp ⁷	123.67		8	123.67		145
Martins Press/Gresham Mill	-	-	-	-	88		50	0		33	0		5	0		0
New Central	-	-	-	-	175		121	166		216	0		0	0		0
High Street sites (estimate, no permission)	-	-	-	-	-		-	-		-	-		-	-		-
Sheerwater Regeneration Scheme	-	-	-	-	-		-	-		-	-		-	-		-
Victoria Square	-	-	-	-	-		-	-		-	-		pp ⁸	-		-
Total forecast and actual housing delivery	292	146	384.8	175	384.8		273	433.8		370	456.67		66	456.67		360

⁵ Planning permission decision issued in July 2010 for 154 dwellings on this site (PLAN/2010/0514) and the site is under construction.

⁶ Planning permission decision issued in April 2013 for 297 dwellings on this site (PLAN/2012/0224) and the site is under construction.

⁷ Planning permission decision issued in June 2013 for 371 dwellings on this site (PLAN/2013/0081) and the site is under construction.

⁸ Planning permission decision issued in March 2015 for 392 dwellings on this site (PLAN/2014/0014)

5.0 Traveller accommodation

Policy context

- 5.1 The Government's [Planning Policy for Traveller Sites](#) (PPTS) also requires local planning authorities to identify and update annually, a supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets (paragraph 9).
- 5.2 Where a local planning authority cannot demonstrate an up-to-date five-year supply of deliverable sites for travellers, this should be a significant material consideration in any subsequent planning decision when considering applications for the grant of temporary planning permission (paragraph 25). However, the Planning Practice Guidance clarifies that 'unmet housing need (including for traveller sites) is unlikely to outweigh the harm to the Green Belt and other harm to constitute the "very special circumstances" justifying inappropriate development on a site within the Green Belt' (paragraph: 034 Reference ID: 3-034-20141006). The absence of an up-to-date five year supply of deliverable Traveller sites would therefore not be a significant material consideration in favour of the grant of temporary permission for sites within the Green Belt. It would not be enough to justify the very special circumstances required to be demonstrated for inappropriate development in the Green Belt⁹
- 5.3 Core Strategy Policy CS14: *Gypsies, Travellers and Travelling Showpeople* establishes the local planning policy context for the supply of Gypsy and Traveller accommodation. This was informed by the [North Surrey Gypsy and Traveller Accommodation Assessment](#) (GTAA, 2007), which assessed the need between 2006 and 2016.
- 5.4 Pitch provision against the need identified in the GTAA has been met and this was recognised by the Inspector who examined the Core Strategy and acknowledged in the Core Strategy. As part of the Inspector's modifications, Policy CS14 was refined to ensure the Council undertook an up-to-date robust evidence base to cover the entire plan period and make new pitch provision in accordance with the updated assessment (i.e. 2017-2027). The Inspector prescribed the Site Allocations Development Plan Document (DPD) as the mechanism to provide the appropriate total of new pitches identified in the new evidence base. In making his recommendations, the Inspector was fully aware of the national planning policy requirements.
- 5.5 The Council has since undertaken and published an updated evidence base on this topic, the Woking Borough [Traveller Accommodation Assessment](#) (TAA, November 2013), to provide an assessment of need between 2017 and 2027. The document also includes an assessment of any retrospective need from 2012 (the base date of the TAA) to 2016 that had not been picked up by the previous GTAA. This approach does not change that the identified need will be met through the plan-led approach prescribed by the Secretary of State in his report on the Core Strategy Examination.

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

Current provision

- 5.6 Woking currently has two publicly owned Gypsy and Traveller sites at the Hatchington, Worplesdon (providing 16 pitches) as well as Ten Acres, Mayford (providing 3 pitches). There is also one privately owned site in the Borough; 13 pitches at Ten Acre Farm, Mayford.
- 5.7 The Draft Site Allocations DPD (June 2015) proposes additional pitch provision sufficient to address outstanding need to 2027 and beyond to 2040.

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 to 2015. Without attempting to meet retrospective need between 2012-2016, the Council would have met its need up to 2016.

Table 4: Net additional Traveller pitches provided in Woking Borough, 2006/07 to 2019/20

Year	Planned pitch provision	Net additional pitches delivered	Cumulative delivery (1dp)
2006/07	GTAA (2006) 1 pitch p.a. (total 6 pitches)	0	-1
2007/08		0	-2
2008/09		7	+4
2009/10		0	+3
2010/11		3	+5
2011/12		0	+4
2012/13	TAA (2013) 1.3 pitches p.a. (total 10 pitches)	0	+2.7
2013/14		-	+1.3*
2014/15		-	0*
2015/16		-	-1.3*
2016/17		tbc ¹⁰	-2.7*
2017/18		tbc	-4*
2018/19		tbc	-5.3*
2019/20		tbc	-6.6*
2020/21	tbc	-7.9	
Total	16	10	-*

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

Findings: Traveller land supply

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

5.11 The Council has a very clear mechanism in place to meet the remaining unmet requirement for pitch provision through a plan-led approach. The Council is actively seeking to deliver a five year supply through the Site Allocations DPD, as advocated by the Inspector for the Woking Borough Core Strategy Examination.

5.12 As set out in Policy CS14, the Council is taking a sequential approach to the identification of sites for Gypsies, Travellers and Travelling Showpeople

¹⁰ Anticipated adoption of Site Allocations DPD, allocating 19 additional pitches between 2015 and 2027.

through the Site Allocations DPD. This is informed by the [Green Belt boundary review](#) and will identify specific deliverable sites to ensure delivery beyond 2016. The [Draft Site Allocations DPD](#) was published June 2015 for public consultation.

- 5.13 This consultation document identifies land for additional pitch provision (see proposed Site Allocations GB2, GB3 and GB7) and for a transit site (GB2). The DPD will be subject to a second public consultation, before submission for examination and adoption. It is anticipated that the document will be adopted in 2017.
- 5.14 The [Local Development Scheme](#) provides an up to date timetable for progression of the Site Allocations DPD. This demonstrates clearly that the Site Allocations DPD will be adopted in reasonable time to allow sites to come forward to meet the needs of the entire plan period. In this regard, there are no overriding matters of significant weight to consider any speculative proposal within the Green Belt in advance of the plan-led process.
- 5.15 The Council is also committed to safeguarding land for the future delivery of pitches to meet Traveller needs between 2027 and 2040. The Draft Site Allocations DPD identifies a series of sites for safeguarding to meet future development needs in that period. The Council will identify specific site(s) to provide Traveller accommodation on safeguarded land through a future review of the Site Allocations DPD or the Core Strategy.
- 5.16 In addition, it is likely that five temporary pitches will come forward to meet any short term temporary need before the Site Allocations DPD is adopted, these will further contribute towards the supply of pitches in the short term (see Table 5).

Table 5: Temporary Traveller pitches granted planning permission

Site address	Ward	Source	Number of temporary pitches permitted	Number of years permitted
Land south of Murrays Lane, Byfleet	Byfleet and West Byfleet	Full planning permission PLAN/2016/0164	4	3
Stable Yard, Guildford Road, Mayford	Heathlands	Full planning permission PLAN/2013/0828	1	3

6.0 Overall conclusions

- 6.1 Woking Borough has a total five year housing land supply at 1 April 2016 to enable the delivery of **2,530** net additional dwellings. This compares with the Core Strategy requirement of 1,460 net additional dwellings for the five year period or the Core Strategy requirement and 5% buffer of 1,533 net additional dwellings.
- 6.2 This represents a surplus of 1,070 net additional dwellings against the housing requirement (1,460 dwellings) and an overall housing land supply of **8.7 years** between 2016/17 and 2020/21.
- 6.3 When historic undersupply and the 5% buffer are also taken into account, this represents a surplus of 816 net additional dwellings and an overall housing land supply of **7.7 years**. This position statement demonstrates a rolling supply of housing land to deliver the Borough's housing requirement between 2016/17 and 2020/21.
- 6.4 It also identifies that the Council has met its need for Traveller accommodation until 2015, or 2016 if retrospective need is discounted. The updated TAA has set the level of future need required in the Borough and this is informing the Site Allocations DPD. The Green Belt boundary review has been carried out and makes clear recommendations on how to meet the needs of Travellers and this has been taken into account when taking forward the Site Allocations DPD. The Draft Site Allocations DPD has been published for public consultation (June-July 2015); this includes proposed sites for the provision of additional Traveller pitches between 2015 and 2027.
- 6.5 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 2014 (reference shown in brackets)
Strategic site allocation	A strategic site allocated for housing in the development plan; the Core Strategy (2012) Policy CS10.
Draft site allocation	A site proposed for allocation by the Draft Site Allocations DPD (June 2015) (site reference shown in brackets)
Outline planning application	Outline (in principle) planning application for Use Class C3 (dwelling houses) development current at 1 April 2015. 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 2015 (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 2015) for change of use under the prior approval notification process. For example, change of use from Use Class B1 (offices) to C3 (dwelling houses) (reference shown in brackets). No known significant constraints (e.g. infrastructure) on site delivery.
Outline planning permission	Outline planning permission granted for Use Class C3 (dwelling houses) development between 1 April 2010 and 31 March 2015 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 2012 and 31 March 2015, 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 2012 and 31 March 2015 or the subject of a current application at 1 April 2015 (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 2015).

Table 6: Expected delivery schedule of sites within the five-year land supply (2016/17-2020/21)

Site Address	Ward	Source (see key) and reference(s)	Existing units	Proposed units	Net additional units	No. units to complete
Byfleet Beds And Furniture, 140 High Road, Byfleet, West Byfleet, Surrey, KT14 7RD	Byfleet & West Byfleet	Full planning permission PLAN/2015/1089	0	2	2	2
12 Magdalen Crescent, Byfleet, West Byfleet, Surrey, KT14 7ST	Byfleet & West Byfleet	Full planning application PLAN/2016/0759	0	1	1	1
The Clock House, 192 High Road, Byfleet, West Byfleet, Surrey, KT14 7RN	Byfleet & West Byfleet	Full planning application PLAN/2013/1270	0	1	1	1
Garage Block Of , 5 - 10 Mill Lane, Byfleet, West Byfleet, Surrey, KT14 7GN	Byfleet & West Byfleet	Full planning application PLAN/2013/1273	0	2	2	2
Garages Ro 38-44, Eden Grove Road, Byfleet, West Byfleet, Surrey	Byfleet & West Byfleet	Full planning application PLAN/2014/0922	0	2	2	2
41 Oyster Lane, Byfleet, West Byfleet, Surrey, KT14 7HS	Byfleet & West Byfleet	Full planning application PLAN/2014/0969	0	1	1	1
101 Oyster Lane, Byfleet	Byfleet & West Byfleet	Full planning permission PLAN/2011/0582, under construction	1	2	1	2
Byfleet Mill, Mill Lane	Byfleet & West Byfleet	Full planning permission PLAN/2013/0296 and PLAN/2013/0295	0	1	1	1
Land rear of 12 & 14 Rectory Lane	Byfleet & West Byfleet	Full planning permission PLAN/2015/0232	0	1	1	1
Chittenden, 106 High Road	Byfleet & West Byfleet	Full planning permission PLAN/2015/0147	0	1	1	1
Byfleet Library, High Street	Byfleet & West Byfleet	Site Allocations DPD UA1, SHLAA 2014 (SHLAABY046)	0	12	12	12
36 Chertsey Road, Byfleet, KT14 7AG	Byfleet & West Byfleet	Full planning permission PLAN/2012/1101, under construction	0	1	1	1

Site Address	Ward	Source (see key) and reference(s)	Existing units	Proposed units	Net additional units	No. units to complete
First Floor, London House, 30 - 31 Station Approach, West Byfleet, Surrey, KT14 6NF	Byfleet & West Byfleet	Prior Approval application PLAN/2016/0215	0	4	4	4
Berecroft , Highfield Road, West Byfleet, Surrey, KT14 6QX	Byfleet & West Byfleet	Full planning application PLAN/2013/1307	0	1	1	1
1 And 3 Old Woking Road, West Byfleet, Surrey, KT14 6LW	Byfleet & West Byfleet	Full planning application PLAN/2015/1362	0	5	5	5
Globe House , Lavender Park Road, West Byfleet, Surrey, KT14 6ND	Byfleet & West Byfleet	Prior Approval PLAN/2014/0147 and Full planning application PLAN/2016/0180, SHLAA 2014 (SHLAAWB081)	0	23	23	23
11 And 15 Old Woking Road, West Byfleet, Surrey, KT14 6LW	Byfleet & West Byfleet	Full planning application PLAN/2015/0615	3	6	3	3
Area Over Londis (North Block), 14 Station Approach, West Byfleet, Surrey, KT14 6NG	Byfleet & West Byfleet	Full planning application PLAN/2014/0606, Site Allocations DPD UA51 (part)	0	12	12	12
Broadoaks, Parvis Road, West Byfleet, Surrey, KT14 7AA	Byfleet & West Byfleet	Full planning application PLAN/2015/0987, Site Allocations DPD GB16	2	157	155	155
Apex Court, Camphill Road	Byfleet & West Byfleet	Prior Approval PLAN/2014/0761	0	16	16	16
Roxburghe House, Lavender Park Road	Byfleet & West Byfleet	Prior Approval PLAN/2015/0869 and Prior Approval PLAN/2014/0544	0	22	22	22
Car park to the east of Enterprise House, Station Approach, West Byfleet, KT14 6PA	Byfleet & West Byfleet	Full planning permission PLAN/2011/0945, Site Allocations DPD UA50, SHLAA 2014 (SHLAAWB014)	0	12	12	12
Unit 2, Pyrford House, Pyrford Road, West Byfleet, KT14 6LD	Byfleet & West Byfleet	Prior Approval PLAN/2013/1301	0	2	2	2
Sheer House, 7 Station Approach, West Byfleet, KT14 6NG	Byfleet & West Byfleet	Prior Approval PLAN/2013/0552, Site Allocations DPD UA51 (part), SHLAA 2014 (SHLAAWB023)	0	79	79	79

Site Address	Ward	Source (see key) and reference(s)	Existing units	Proposed units	Net additional units	No. units to complete
Goldsworth Arms PH, Goldsworth Road, Woking, Surrey, GU21 6LQ	Canalside	Full planning application PLAN/2015/0404, Site Allocations DPD UA11, SHLAA 2014 (SHLAAGE074)	0	47	47	47
8 Chertsey Road, Woking, Surrey, GU21 5AB,	Canalside	Full planning permission PLAN/2014/0846	0	4	4	4
41 Chertsey Road, Woking, Surrey, GU21 5AJ,	Canalside	Full planning permission PLAN/2015/0403	0	2	2	2
The Coign Church, 1- 5 Church Street West, 5 - 19 Oaks Road, Church Street West, Woking, Surrey, GU21 6DJ	Canalside	Site Allocations DPD UA10, SHLAA 2014 (SHLAAGE062)	7	85	78	78
Elizabeth House & The Cornerstone, Duke Street, Woking, Surrey, GU21 5AS,	Canalside	Prior Approval PLAN/2016/0423	0	70	70	70
23 - 24 High Street, Woking, Surrey, GU21 6BW,	Canalside	Full planning application PLAN/2015/1357	0	3	3	3
Church Gate, 9 - 11 Church Street West, Woking, Surrey, GU21 6DJ,	Canalside	Prior Approval PLAN/2016/0438	0	32	32	32
Goldsworth Angling Centre, 73 - 75 Goldsworth Road, Woking, Surrey, GU21 6LJ,	Canalside	Full planning permission PLAN/2015/1389	0	6	6	6
Land Adjacent To Waitrose, Goldsworth Park Centre, Woking, Surrey, GU21 3LG,	Canalside	Full planning application PLAN/2015/1441	0	2	2	2
First Floor , 23 - 24 High Street, Woking, Surrey, GU21 6BW,	Canalside	Prior Approval PLAN/2016/0579	0	8	8	8
Chester House, 76 Chertsey Road, Woking, Surrey, GU21 5BJ,	Canalside	Prior Approval application PLAN/2016/0561	0	31	31	31
22A & 24A , Chertsey Road, Woking, Surrey, GU21 5AB	Canalside	Full planning application PLAN/2012/0829	0	2	2	2
Woodsted House, 72 Chertsey Road, Woking, Surrey, GU21 5BJ,	Canalside	Outline planning application PLAN/2015/0545, Site Allocations DPD UA2	0	48	48	48
141-143 Goldsworth Road	Canalside	Full planning permission PLAN/2013/0172, SHLAA 2014 (SHLAAGE008)	0	13	13	13

Site Address	Ward	Source (see key) and reference(s)	Existing units	Proposed units	Net additional units	No. units to complete
W L Sirman and Son LTD, 145 Goldsworth Road	Canalside	Full planning permission PLAN/2013/0904, discharge of conditions (COND/2015/0012)	0	4	4	4
Barratt House, 7-9 Chertsey Road, Woking	Canalside	Prior Approval PLAN/2013/0958, under construction, Site Allocations DPD UA24, SHLAA 2014 (SHLAAGE052)	0	11	11	11
Kings Court, Church Street East	Canalside	Full planning permission PLAN/2013/0968, Site Allocations DPD UA4, SHLAA 2014 (SHLAAGE028)	0	14	14	14
Steward House, 14-18 Commercial Way	Canalside	Prior Approval application PLAN/2013/1309, SHLAA 2014 (SHLAAGE059)	0	15	15	15
Victoria Square Development, Victoria Way, Cawsey Way and Church Street West	Canalside	Full planning permission PLAN/2014/0014, Site Allocations DPD UA9, SHLAA 2014 (SHLAAGE030)	0	392	392	392
26 & 28 Monument Road	Canalside	Full planning permission PLAN/2014/0762	5	8	3	3
Spectrum House, 56 Goldsworth Road	Canalside	Prior Approval PLAN/2015/1002, Site Allocations DPD UA22, SHLAA 2014 (SHLAAGE061)	0	12	12	12
Scotia House, 66-68 Goldsworth Road	Canalside	Prior Approval PLAN/2014/0994	0	2	2	2
Flat 8, Beaufort Mews, 1-3 Kingsway	Canalside	Full planning permission PLAN/2014/0694	1	2	1	1
23-24 High Street	Canalside	Prior Approval PLAN/2015/0804	0	4	4	4
Land to the side of Beaufort Mews, 1-3 Kingsway	Canalside	Full planning permission PLAN/2014/1294	0	3	3	3
25 Mable Street, Woking, GU21 6NN	Canalside	Full planning permission PLAN/2011/0105, under construction (conditions discharge COND/2013/0008)	0	1	1	1
Anglebury, Kingsway Avenue, Woking, GU21 6NX	Canalside	Full planning permission PLAN/2013/0390, under construction	1	2	1	1
Regent House, 19-20 The Broadway, Woking, GU21 5AP	Canalside	Prior Approval PLAN/2013/0526, SHLAA 2014 (SHLAAGE057)	0	9	9	9

Site Address	Ward	Source (see key) and reference(s)	Existing units	Proposed units	Net additional units	No. units to complete
Land at Goldsworth Road and Butts Road, Woking, GU21 6DW	Canalside	Full planning permission PLAN/2014/0015, SHLAA 2014 (SHLAAGE060), under construction	0	27	27	27
Land adjacent to Greysands, 551 Woodham Lane, GU21 5SP	Canalside	Full planning permission PLAN/2011/1177, under construction (Discharge of conditions COND/2014/0095)	0	2	2	2
Marlborough House, Marlborough Road, Woking, Surrey, GU21 5JG	Canalside	Full planning application PLAN/2012/1141	0	1	1	1
Elliot Court, North Road, Woking, Surrey, ,	Canalside	Full planning permission PLAN/2015/0500, Site Allocations DPD UA37 (part)	0	9	9	9
75 Balmoral Drive, Maybury, Woking, Surrey, GU22 8EY	Canalside	Full planning permission PLAN/2014/1215	1	2	1	1
29 Eve Road, Woking, Surrey, GU21 5JS	Canalside	Prior Approval application PLAN/2016/0351	0	8	8	8
33 Bunyard Drive, Sheerwater, Woking, Surrey, GU21 5NU	Canalside	Full planning application PLAN/2015/0633	1	2	1	1
20 Windsor Way, Woking, Surrey, GU22 8DJ	Canalside	Full planning application PLAN/2015/0699	0	1	1	1
1 Bentham Avenue, Sheerwater, Woking, Surrey, GU21 5LF	Canalside	Full planning application PLAN/2015/1286	1	2	1	1
Sheerwater Estate, Albert Drive, Sheerwater, Woking, Surrey	Canalside	Full planning application PLAN/2015/1260* **	576	966	390	87
Woking Liberal Club, 23 - 27 Walton Road, Woking, Surrey, GU21 5DL,	Canalside	Full planning permission PLAN/2011/1015, SHLAA 2014 (SHLAAMS070), under construction	0	11	11	11
Garages Rear Of 10-24, Lockwood Path, Sheerwater, Woking, Surrey, ,	Canalside	Full planning application PLAN/2014/0928	0	4	4	4
8 Monument Road, Woking, Surrey, GU21 5LS	Canalside	Full planning application PLAN/2015/0568	0	3	3	3
New Bungalow , 4A Oak Lane, Woking, Surrey, GU22 8BX	Canalside	Full planning application PLAN/2015/0847	1	2	1	1
2 Beta Road, Maybury, Woking, Surrey, GU22 8EF	Canalside	Full planning application PLAN/2015/0890	0	1	1	1
Michael Smith Engineering, Oaks Road	Canalside	Full planning permission PLAN/2014/0799	0	1	1	1
A J Akehurst and Son, 1 & 2 Maybury Hill	Canalside	Full planning permission PLAN/2014/1261	0	2	2	2

Site Address	Ward	Source (see key) and reference(s)	Existing units	Proposed units	Net additional units	No. units to complete
Woking Community Furniture Project, 27 North Road	Canalside	Full planning permission PLAN/2014/1333, SHLAA 2014 (SHLAAMS084)	0	7	7	7
Land to side of 18 North Road	Canalside	Full planning permission PLAN/2014/0744	0	1	1	1
138 Walton Road	Canalside	Full planning permission PLAN/2011/0026, under construction	0	1	1	1
101-121 Chertsey Road, Woking, GU21 5BW	Canalside	Site Allocations DPD UA33, SHLAA 2014 (SHLAAMS037)	0	104	104	104
29-31 Walton Road, Woking, GU21 5DL	Canalside	Site Allocations DPD UA36, SHLAA 2014 (SHLAAMS041), Full planning permission PLAN/2009/0281 (expired)	0	10	10	10
280 Albert Drive, Sheerwater, GU21 5TX	Canalside	Full planning permission PLAN/2012/0527, under construction	1	2	1	1
75a Walton Road, Woking, GU21 5DW	Canalside	Full planning permission PLAN/2012/0372, under construction	1	2	1	1
Car park, Watercress Way, Woking, GU21 3DJ	Goldsworth Park	SHLAA 2014 (SHLAAGE020)	0	8	8	8
Brooklyns, 112 Connaught Road, Brookwood, Woking, Surrey, GU24 0AR	Heathlands	Full planning application PLAN/2015/1264	0	1	1	1
112-116 Connaught Road, Brookwood	Heathlands	Full planning application PLAN/2012/1103	0	29	29	29
Brooklyns, 112 Connaught Road	Heathlands	Full planning application PLAN/2015/0813	0	1	1	1
Unit 6, Orchard House, 118-124 Connaught Road	Heathlands	Full planning application PLAN/2010/0039, under construction	0	1	1	1
Land to rear of Bush Cottage, Mayford Green	Heathlands	Full planning permission PLAN/2014/0658, under construction	0	1	1	1
Coal Yard, Prey Heath Road	Heathlands	Full planning permission PLAN/2015/0783	0	1	1	1
Briarwood Nursery, 143 Saunders Lane, Woking, GU22 0NT	Heathlands	Full planning permission PLAN/2013/0813, under construction	0	1	1	1
Woodbank , Holly Bank Road, Woking, Surrey, GU22 0JP	Heathlands	Full planning application PLAN/2015/1064*	38	51	13	9
1&2 Pine View, Wych Hill, Woking, Surrey, GU22 0HZ	Heathlands	Full planning application PLAN/2015/1416	1	4	3	3
The Strawberry Tree , Fernhill Lane, Woking, Surrey, GU22 0DR	Heathlands	Full planning application PLAN/2016/0174	0	1	1	1

Site Address	Ward	Source (see key) and reference(s)	Existing units	Proposed units	Net additional units	No. units to complete
Tamarisk , Golf Club Road, Woking, Surrey, GU22 0LS	Heathlands	Full planning application PLAN/2013/1265	1	2	1	1
Star Yard, Wych Hill, Woking, Surrey, GU22 0EY	Heathlands	Outline planning application PLAN/2014/1359	0	1	1	1
Grey Walls, Hook Heath Road	Heathlands	Full planning permission PLAN/2013/0857, under construction	0	1	1	1
Sunningdale, Wych Hill Lane	Heathlands	Full planning permission PLAN/2010/0745, under construction	1	4	3	3
Kineton, Holly Bank Road, GU22 0JW	Heathlands	Full planning permission PLAN/2013/0395, under construction	1	2	1	1
Garages Ro, Elmbridge Lane, Kingfield, Woking, Surrey	Hoe Valley	Full planning application PLAN/2014/0927	0	7	7	7
130/130A Westfield Road, Westfield, Woking, Surrey, GU22 9QP	Hoe Valley	Prior Approval application PLAN/2016/0352	0	1	1	1
Garages 1 To 12, Bonsey Lane, Westfield, Woking, Surrey	Hoe Valley	Full planning application PLAN/2015/0385	0	11	11	11
6A Balfour Avenue, Westfield, Woking, Surrey, GU22 9NJ	Hoe Valley	Full planning application PLAN/2015/0452	0	1	1	1
Garages Ro 19-21, Hawthorn Road, Woking, Surrey	Hoe Valley	Full planning application PLAN/2015/0379	0	5	5	5
87 Westfield Road, Westfield, Woking, Surrey, GU22 9PX	Hoe Valley	Full planning application PLAN/2015/1139	0	1	1	1
Manton, 59 Westfield Road	Hoe Valley	Full planning permission PLAN/2015/0663	1	2	1	1
Land at 2 Downsview Avenue	Hoe Valley	Full planning permission PLAN/2014/0860 and PLAN/2015/0863	0	1	1	1
96 Westfield Road	Hoe Valley	Full planning permission PLAN/2014/0863	1	2	1	1
Willow Reach (Former Westfield Tip), Westfield Avenue, Woking	Hoe Valley	Full planning permission PLAN/2010/0514, SHLAA 2014 (SHLAAKW001), under construction	0	154	154	85
Kingsmoor Park (also known as Moor Lane Site), Woking	Hoe Valley	Full planning permission PLAN/2013/0081, SHLAA 2014 (SHLAAKW007), under construction	0	371	371	218
Elmbridge House, 18 Elmbridge Lane	Hoe Valley	Full planning permission PLAN/2011/0255, SHLAA 2014 (SHLAAKW022), under construction	0	10	10	10

Site Address	Ward	Source (see key) and reference(s)	Existing units	Proposed units	Net additional units	No. units to complete
Land adjacent to 23 Loop Road	Hoe Valley	Full planning permission PLAN/2011/1120, under construction	0	1	1	1
10 Campbell Avenue, Woking, GU22 9NP	Hoe Valley	Full planning permission PLAN/2013/0431	0	1	1	1
152 High Street, Old Woking, Woking, Surrey, GU22 9JH	Hoe Valley	Full planning application PLAN/2015/0528	0	2	2	2
Land To Rear Of 156 High Street, Old Woking, Woking, Surrey, GU22 9JH	Hoe Valley	Full planning application PLAN/2015/1296	0	1	1	1
Central Reservation, Rydens Way, Old Woking, Woking, Surrey	Hoe Valley	Full planning application PLAN/2015/1217	0	11	11	11
Vacant land at Westminster Court, Hipley Street	Hoe Valley	Full planning permission PLAN/2014/0825	0	4	4	4
Land rear of London House, 134 High Street	Hoe Valley	Full planning permission PLAN/2014/1411	0	6	6	6
London House, 134 High Street	Hoe Valley	Full planning permission PLAN/2014/1315	0	3	3	3
Westminster Court, Hipley Street	Hoe Valley	Prior Approval PLAN/2013/0738	0	45	45	45
30a High Street	Hoe Valley	Full planning permission PLAN/2014/1315, under construction	0	1	1	1
Cornerways, 184 High Street, Old Woking, GU22 9JH	Hoe Valley	Full planning permission PLAN/2009/1097, under construction	1	5	4	4
Old Woking Police Station, 80a Rydens Way, Old Woking, GU22 9DN	Hoe Valley	Full planning permission PLAN/2013/0749, under construction	1	2	1	1
Woodlands, Elm Road, Horsell, Woking, Surrey, GU21 4DY	Horsell	Full planning permission PLAN/2016/0160	1	2	1	1
2 Well Close, Horsell, Woking, Surrey, GU21 4PT	Horsell	Full planning application PLAN/2016/0010	1	2	1	1
Britannia Wharf, Monument Road, Woking, Surrey	Horsell	Full planning application PLAN/2015/1438*	0	82	82	59
Horsell Grange Cottage, Kettlewell Hill	Horsell	Full planning permission PLAN/2015/0848	1	3	2	2
Senate Electrics, 12 Well Lane	Horsell	Full planning permission PLAN/2015/1273	0	2	2	2
3 Horsell Moor	Horsell	Full planning permission PLAN/2015/0558	1	2	1	1
73 Horsell Moor	Horsell	Full planning permission PLAN/2015/0989, Site Allocations DPD UA27, SHLAA 2014 (SHLAAGE019b), under construction	0	34	34	34

Site Address	Ward	Source (see key) and reference(s)	Existing units	Proposed units	Net additional units	No. units to complete
Plum House, 72 High Street	Horsell	Prior Approval PLAN/2013/0716	0	2	2	2
Hemyock, Chobham Road, Woking, GU21 4AS	Horsell	Full planning permission PLAN/2012/0946, under construction	1	2	1	1
Backland garages behind 3-9 and 11-41 Pares Close, Horsell, GU21 4QL	Horsell	SHLAA 2014 (SHLAAHW030)	0	8	8	8
126-128 , High Street, Knaphill, Woking, GU21 2QH	Knaphill	Full planning application PLAN/2014/0077	2	6	4	4
40 Highclere Gardens, Knaphill, Woking, Surrey, GU21 2LR	Knaphill	Full planning application PLAN/2016/0240	0	1	1	1
Sussex Court, High Street, Knaphill, Woking, Surrey	Knaphill	Full planning application PLAN/2016/0250	0	2	2	2
50 Inkerman Road, Knaphill, Woking, Surrey, GU21 2AQ	Knaphill	Full planning permission PLAN/2015/1158	0	1	1	1
128 High Street	Knaphill	Full planning application PLAN/2014/0077 and Full planning permission PLAN/2014/0938	0	3	3	3
20 High Street	Knaphill	Full planning permission PLAN/2014/0215, SHLAA 2014 (SHLAAKN035)	0	9	9	9
142 Robin Hood Road	Knaphill	Full planning permission PLAN/2014/1195, under construction	1	3	2	2
Land at Brookwood Farm, Bagshot Road	Knaphill	Full planning permission PLAN/2012/0224, SHLAA 2014 (SHLAAKN062), under construction	0	297	297	230
Highclere House, 5 High Street	Knaphill	Prior Approval PLAN/2013/0974, SHLAA 2014 (SHLAAKN059)	0	8	8	8
Almond Villa Residential Home, 31-33 The Broadway, Knaphill, GU21 2DR	Knaphill	Full planning permission PLAN/2011/0088 and PLAN/2013/0117, SHLAA 2014 (SHLAAKN025)	0	10	10	10
Rose Lodge, Barton Close, Knaphill, GU21 2FD	Knaphill	Full planning permission PLAN/2013/0991	17	42	25	25
White Walls, Bracken Close, Woking, Surrey, GU22 7HD	Mount Hermon	Full planning application PLAN/2014/1274	0	1	1	1
196 Old Woking Road, Woking, Surrey, GU22 8HR	Mount Hermon	Outline planning application PLAN/2016/0095	0	1	1	1
Green Bank , 12 Bylands, Woking, Surrey, GU22 7LA	Mount Hermon	Full planning application PLAN/2016/0149	1	2	1	1

Site Address	Ward	Source (see key) and reference(s)	Existing units	Proposed units	Net additional units	No. units to complete
Tarrant House , 1 Friars Rise, Woking, Surrey, GU22 7JL	Mount Hermon	Full planning application PLAN/2015/1309	1	2	1	1
Roundbridge Farm Cottages, Old Woking Road	Mount Hermon	Full planning permission PLAN/2013/0137	2	5	3	3
Pine Tree Cottage, Pembroke Road, Woking, Surrey, GU22 7DS	Mount Hermon	Full planning permission PLAN/2015/0520	0	1	1	1
Holman, Hockering Road	Mount Hermon	Full planning permission PLAN/2011/0359, under construction	0	1	1	1
Tembani, Pembroke Road	Mount Hermon	Full planning permission PLAN/2011/0881, under construction	1	2	1	1
MPG Wilkins Surveyors Ltd, First Floor (part), 1 Guildford Road, Woking, Surrey, GU22 7PX	Mount Hermon	Full planning application PLAN/2015/0406	0	3	3	3
Park Cottage, Blackness Lane	Mount Hermon	Full planning permission PLAN/2015/1295	0	9	9	9
Former St Dunstons Church, White Rose Lane	Mount Hermon	Full planning permission PLAN/2012/0063, under construction, Site Allocations DPD UA44, SHLAA 2014 (SHLAAHMW030)	0	91	91	91
Sandringham, Guildford Road	Mount Hermon	Full planning permission PLAN/2012/1039, SHLAA 2014 (SHLAAMHW009), under construction	0	12	12	12
Peartree Lodge, Blackness Lane, Woking, GU22 7SB	Mount Hermon	Outline planning permission PLAN/2008/0941, under construction	0	4	4	4
25 Claremont Avenue, Woking, GU22 7SF	Mount Hermon	Full planning permission PLAN/2013/1217, Discharge of conditions COND/2015/0071	0	2	2	2
2 Linkway, Maybury, Woking, GU22 8DH	Pyrford	Full planning permission PLAN/2009/0222, under construction	1	2	1	1
Shey Copse Riding Stables, Shey Copse, Woking, Surrey, GU22 8HS	Pyrford	Full planning application PLAN/2015/0614	0	1	1	1
Marshall Parade, Coldharbour Road, Woking, Surrey	Pyrford	Full planning application PLAN/2012/1205	0	4	4	4
17 Hare Hill Close, Pyrford, Woking, Surrey, GU22 8UH	Pyrford	Outline planning application PLAN/2015/1180 and PLAN/2015/1018	0	1	1	1
Whealers Farm Barn, Warren Lane	Pyrford	Full planning permission PLAN/2014/0818	0	1	1	1

Site Address	Ward	Source (see key) and reference(s)	Existing units	Proposed units	Net additional units	No. units to complete
Oakfield School, Pyrford Road, GU22 8SJ	Pyrford	Full planning permission PLAN/2014/0071, SHLAA 2014 (SHLAAPY021), under construction	0	9	9	9
196 Hermitage Woods Crescent, St Johns, Woking, Surrey, GU21 8UJ	St John's	Full planning application PLAN/2015/0630	0	1	1	1
Ceder Ridge, St Johns Hill Road	St John's	Full planning permission PLAN/2012/0466	1	2	1	1
Padmores Yard, St Johns Mews	St John's	Full planning permission PLAN/2013/0936	0	4	4	4
St Johns Memorial Hall, St Johns Lye	St John's	Full planning permission PLAN/2009/0688, under construction	0	4	4	4
High Bank, Janoway Hill Lane	St John's	Full planning permission PLAN/2010/0745, under construction	1	2	1	1
Land to rear of 3-9 St Johns Road	St John's	Full planning permission PLAN/2012/0828	0	4	4	4
High Trees, Firbank Lane, St John's, GU21 7QS	St John's	Full planning permission PLAN/2014/0260, under construction	2	3	1	1
The Clockhouse, St John's Lye, St John's, GU21 7BQ	St John's	Prior Approval PLAN/2013/1031, under construction	0	2	2	2
Chancery House, 30 St John's Road, St John's, GU21 7SA	St John's	SHLAA 2014 (SHLAASJHH058)	0	8	8	8
TOTAL			683	3831	3148	2530

* C2 discount applied as set out in paragraph 4.15

** Anticipated number of dwellings to be delivered within next 5 years (Phase 1 of the scheme)