

RESEARCH REPORT

Local Development Framework

Research Report

Five Year Housing Supply Position Statement April 2009 – March 2014

Position at 1 April 2009



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1.0 Introduction

- 1.1 This document sets out the Council's five year housing supply position for the five year period 2009-2010 to 2013-2014, as required by Paragraph 7 of Planning Policy Statement 3: Housing (PPS3) which requires Local Authorities to identify and maintain a rolling five year supply of deliverable land for housing.
- 1.2 As defined by PPS3, sites are considered *deliverable* if they are:
 - i. Available (site is available now),
 - ii. Suitable (offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities), and
 - iii. Achievable (a reasonable prospect that housing would be delivered within five years).
- 1.3 Paragraphs 68 – 74 of PPS3 state that where a Local Authority cannot demonstrate a five year supply of deliverable sites, housing applications should be considered favourably, having regard to the other policy guidance in PPS3. Applications should also not be refused solely based on prematurity.
- 1.4 The five year housing land supply should be monitored at least annually (linked to Annual Monitoring Report process) to ensure a continuous supply. This is the second Five Year Housing Supply Position Statement to be produced by Woking Borough Council, and it replaces the first statement which was published in April 2008.
- 1.5 The information in this statement will be included in the Annual Monitoring report which will be published in December 2009.

2.0 Housing Supply Position

2.1 Woking's housing allocation is set out in the South East Plan, the Regional Spatial Strategy (RSS) for the South East, which was published on 6 May 2009. This replaced Regional Planning Guidance Note 9 for the South East (RPG9).

2.2 The South East Plan allocation is 5,840 net additional dwellings between 2006 and 2026 and therefore an annual average provision of 292 net additional dwellings. This means that Woking's housing allocation in the five year period between 1 April 2009 and 31 March 2014 is **1,460** dwellings.

2.3 In the three year period 2006-07 to 2008-09 1,087 net additional dwellings have been completed in Woking Borough (see fig 1 below). This works out at an average of 362.3 per year which is significantly ahead of both the South East Plan annual average provision and the former Surrey Structure Plan allocation of 223 net additional dwellings per annum.

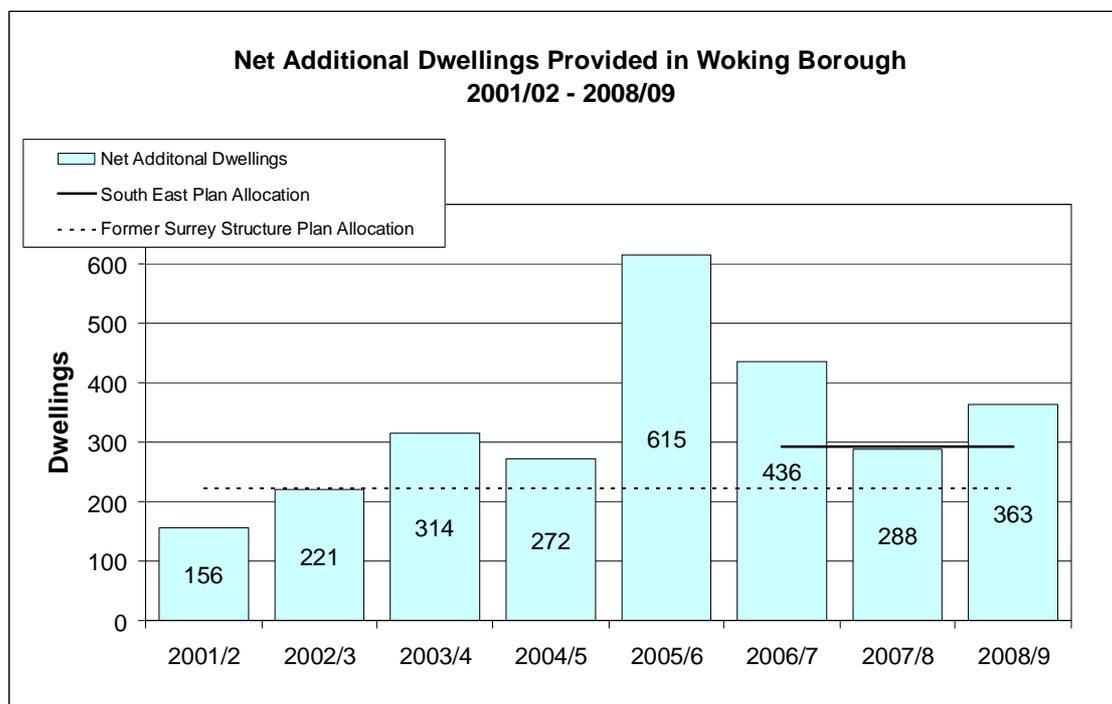


Fig 1: Net Additional Dwellings Provided in Woking Borough 2001/02 – 2008/09

2.4 Woking's housing land supply is made up of five elements:

- i. Allocations
- ii. Sites with outstanding planning permission
- iii. Sites where work has commenced
- iv. Sites with a resolution to grant planning permission
- v. Sites identified in the Housing Potential Study

Allocations

2.5 There is only one undeveloped site which remains in the Local Plan 1999:

- Maybury Allotments/ Monument Hill School playing fields = 30 units.

This site is not considered to be deliverable within the next five years so has been excluded from the calculation.

Sites with outstanding planning permission

2.6 At 1 April 2009 there was outstanding planning permission for a total of 715 new dwellings on sites which have been granted planning permission but where work has not yet commenced.

2.7 Historically Woking has experienced a very high rate of planning permission implementation at around 98%. Despite this, historic trends have not been used to assess the deliverability of sites; instead each site has been assessed individually in association with the applicant.

2.8 In April 2009, a questionnaire was sent to the applicant of each site where development has not yet started to determine the deliverability of each site in accordance with the criteria set out in paragraph 1.2 above. The response to this questionnaire and the follow-up phone calls was fairly poor. Anecdotal evidence suggests some sites have changed hands and some developers have gone out of business following the economic down-turn. 111 questionnaires were sent out and a response was only achieved from 40 applicants. Many of the responses were negative due to market conditions and uncertainty. The economic down-turn seems to have impacted confidence and many respondents stated this was the reason why they were unsure when development would go ahead on the site.

2.9 This exercise resulted in the Council finding just **68** of the 715 new dwellings to be deliverable within the next 5 years. These sites are listed in Appendix 1 (p8). This figure is very low compared with the historic trend of high rates of planning permission implementation so it is possible that more of these sites will be developed.

Sites where work has commenced

2.10 Housing completions are monitored by Woking Borough Council each month using information from NHBC and Building Control. Each individual dwelling completion is monitored so it is possible to calculate how many dwellings remain to be completed on sites where work has commenced.

2.11 At 1 April 2009 there are **821** dwellings left to complete on sites where building work has commenced. These sites are listed in Appendix 2 (p10). As work is in progress the sites have not been individually assessed for deliverability but have been assumed to be deliverable.

Sites with a resolution to grant planning permission

2.12 At 1 April 2009 the Council can identify 716 dwellings that have the potential to come forward from sites with a resolution to grant permission subject to legal agreement. **605** units are identified as deliverable through the monitoring questionnaire. Appendix 3 (p17) lists these sites, with an assessment of their availability, suitability and achievability.

Sites identified in the Housing Potential Study

2.13 The following sites were identified in the Council's Housing Potential Study 2006.

Development	No. of units
Albion House Church Path, Woking	60
Kings Court, Church Street East, 68-70 (Thomsen House), Trizancia House, Chester House, 72 Woodstead House, Chertsey Road	128
Car park to rear of 79-127 Oriental Road, Mount Hermon East	98
Car park to rear of 39-69 Oriental Road and 1-9 Oriental Close	174
Land to rear of 13-37 Oriental Road	242
Total	702

This study identified a total of 702 units on five sites which have not yet been developed. However none of the five sites are known to be deliverable within the next five years so all have been excluded from the five year housing land supply calculations.

3.0 Conclusions

- 3.1 Woking's housing land supply for the 5 year period 2009/10 to 2013/14 is made up of:
- i. Allocations = **0** of 30 remaining
 - ii. Sites with outstanding planning permission = **68** of 715 with permission
 - iii. Sites where work has commenced = **821**
 - iv. Sites with a resolution to grant planning permission subject to a legal agreement = **605** of 716 with resolution
 - v. Sites identified in the Housing Potential Study = **0** of 702 identified
- 3.2 Woking therefore has a total housing land supply of **1494** dwellings, compared with the South East Plan annual average provision of 292 dwellings x 5 years, which suggests that provision should be made for **1460** dwellings during the five year period 2009-2014. This means that there is a nominal surplus of **34** dwellings. However, as identified in paragraph 2.7, housing delivery in Woking Borough has been at a higher rate than the annual average provision of 292 dwellings, which means that if this continues; the surplus figure will be higher.
- 3.3 Given the historically high rate of planning permission implementation in Woking, it is likely that significantly more of the sites with permission will be developed and therefore there will be a further surplus of dwellings in relation to the South East Plan allocation.

Appendix 1: Sites with Outstanding Planning Permission at 1 April 2009

App No	Decision Date	Site	Address	Street	Locality	Existing Dwellings	Proposed Dwellings	Net Increase in Dwellings	Available Now?	Suitable?	Achievable Within 5 Years?
2004/1363	8/02/2005		Brookwood Farm	Bagshot Road	Knaphill	0	12	12	Yes	Yes	Yes
2005/1212	04/09/2006		Century House	Rosemount Avenue	West Byfleet	0	14	14	Yes	Yes	Yes
2007/0046	20/03/2007	Hursley	36	Bagshot Road		1	2	1	Yes	Yes	Yes
2007/0528	10/09/2007	Claremont	27	Broomhall Road	Horsell	0	7	7	Yes	Yes	Yes
2007/0757	26/10/2007		61	Old Woking Road	West Byfleet	0	3	3	Yes	Yes	Yes
2008/0858	30/09/2008		Cranford	Pond Road	Hook Heath	1	2	1	Yes	Yes	Yes
2008/0348	16/09/2008	Land Adj To	41	Coresbrook Way	Knaphill	0	2	2	Yes	Yes	Yes
2008/0365	18/02/2009		Howards Farm	Stockers Lane	Woking	0	5	5	Yes	Yes	Yes
2008/0555	04/07/2008	Land Adj To	1	Delta Road		1	2	1	Yes	Yes	Yes
2008/0697	23/09/2008		25a	Chobham Road	Knaphill	1	2	1	Yes	Yes	Yes
2008/0781	03/09/2008	Land To Front Of Stargroves	Romanella + Kingswood	Dartnell Avenue	West Byfleet	2	5	3	Yes	Yes	Yes

App No	Decision Date	Site	Address	Street	Locality	Existing Dwellings	Proposed Dwellings	Net Increase in Dwellings	Available Now?	Suitable?	Achievable Within 5 Years?
2008/0815	06/11/2008		19	Smile Place		1	2	1	Yes	Yes	Yes
2008/0834	08/10/2008	Land To R/O	31	Station Road	West Byfleet	0	6	6	Yes	Yes	Yes
2008/1130	18/12/2008		11	The Broadway		0	5	5	Yes	Yes	Yes
2009/0012	19/03/2009		Janoway Hill	Firbank Lane	St Johns	1	4	3	Yes	Yes	Yes
2009/0125	19/03/2009		Janoway Hill	Firbank Lane	St Johns	0	1	1	Yes	Yes	Yes
2008/0752	06/10/11	Lotala	4	Camphill Road	West Byfleet	1	3	2	Yes	Yes	Yes
						9	77	68			

Appendix 2: Sites where work has commenced but there are dwellings outstanding at 1 April 2009

App No	Site	Address	Street	Locality	Decision Date	Existing Dwellings	Proposed Dwellings	Net Increase in Dwellings	Number of Dwellings Completed to Date	Dwellings Remaining
2008/0336	Plum Tree Cottage	28	Abbey Road	Horsell	10/06/2008	1	2	1	0	1
2006/1130		Blackhorse Nurseries	Blackhorse Road	Brookwood	06/11/2007	1	3	2	0	2
2007/0857	Guildford Road	Land At	Bradfield Close		26/10/2007	0	449	449	0	449
2003/0540	Crown Line Computers	11-13	Broadway	Knaphill	11/06/2003	0	2	2	0	2
2007/1358		59	Camphill Road	West Byfleet	30/01/08	0	1	1	0	1
2007/0587		109-127	Church Road	Byfleet	07/12/2007	0	8	8	0	8
2007/0203		19, 21 And 21a	Claremont Avenue		10/04/2007	0	4	4	1	3
2006/1243		32-34	Claremont Avenue		27/02/2007	6	23	17	0	17
2006/0658	Land Adj To	One Way Cottage	College Lane		25/07/2006	0	1	1	0	1

App No	Site	Address	Street	Locality	Decision Date	Existing Dwellings	Proposed Dwellings	Net Increase in Dwellings	Number of Dwellings Completed to Date	Dwellings Remaining
2007/0604		Russets	College Lane	St Johns	09/08/2007	1	2	1	0	1
2008/0339	Lanterns	67	Egley Road		11/11/2008	1	3	2	0	2
2006/1209		159	Goldsworth Road		29/08/2007	1	6	5	0	5
2006/0979		45-49	Goldsworth Road	Woking	11/12/2006	0	23	23	0	23
2007/0503	Land Adj To	Links House	Golf Club Road		19/06/2007	0	1	1	0	1
2008/0691		Danesfield Adult Education Centre	Grange Road	Horsell	14/08/2008	0	5	5	0	5
2003/0759		33	Greenmeads	Mayford	01/08/2003	1	2	1	0	1
2008/0071	Land To Rear Of	Corner House	Guildford Road		19/03/2008	0	2	2	0	2
2003/1224	Land Opp Castle Green	Former NFT Warehouse	Guildford Road	Chobham	25/10/2005	0	54	54	18	36

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App No	Site	Address	Street	Locality	Decision Date	Existing Dwellings	Proposed Dwellings	Net Increase in Dwellings	Number of Dwellings Completed to Date	Dwellings Remaining
2006/0444		10	Guildford Road		05/07/2007	1	2	1	0	1
2003/0837		16	Hawthorn Close	Mount Hermon West	03/03/2004	0	1	1	0	1
2006/1236	Land R/O	153	Hawthorn Road		02/02/2007	0	4	4	0	4
2006/0814	The Clock House	192	High Road	Byfleet	03/04/2007	0	24	24	11	13
2008/1231	Byfleet Youth Club	44	High Road	Byfleet	17/02/2009	0	14	14	0	14
2008/0297	Land To Side Of	25	Loop Road	Kingfield	22/05/2008	1	2	1	0	1
2007/1050		10 & 11	Loxley Close	Byfleet	11/03/2008	0	2	2	0	2
2007/0180	Former Home	Smile House	Maybury Hill		23/05/2007	0	19	19	12	7
2007/0538		St Peters Convent	Maybury Hill		21/02/2008	0	54	54	0	54

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App No	Site	Address	Street	Locality	Decision Date	Existing Dwellings	Proposed Dwellings	Net Increase in Dwellings	Number of Dwellings Completed to Date	Dwellings Remaining
2004/1036		Wyndhams & Loxley House	Maybury Hill	Maybury	29/10/2004	2	6	4	1	3
2007/1188		146	Maybury Road		13/12/2007	1	2	1	0	1
2007/0510		56-58	Maybury Road		30/11/2007	3	14	11	0	11
2006/1057	Woodhayes	105	Old Woking Road	West Byfleet	02/01/2007	1	12	11	7	4
2008/0285		33	Old Woking Road	West Byfleet	20/05/2008	0	3	3	0	3
2007/0580		53	Old Woking Road	West Byfleet	25/07/2007	1	2	1	0	1
2007/0112		Chile Pine	Onslow Crescent		10/12/2007	1	5	4	0	4
2007/1076		13	Oriental Road		15/11/2007	1	2	1	0	1

App No	Site	Address	Street	Locality	Decision Date	Existing Dwellings	Proposed Dwellings	Net Increase in Dwellings	Number of Dwellings Completed to Date	Dwellings Remaining
2007/1367		9	Ormonde Road	Horsell	30/01/2008	1	2	1	0	1
2005/1115		54-56	Oyster Lane	Byfleet	03/11/2005	0	1	1	0	1
2006/0131		24/26 And Adj	Parvis Road	West Byfleet	11/04/2006	2	14	12	11	1
2003/0017		23	Portugal Road		11/03/2003	0	6	6	0	6
2006/1313		Clousta	Ridgway	Pyrford	08/02/2007	1	2	1	0	1
2007/1151		Former Modo House & Rlc House	Rosemount Avenue And Pyrford Road	West Byfleet	22/04/2008	0	58	58	15	43
2006/1146		1	Shackleford Road	Old Woking	21/12/2006	1	2	1	0	1
2006/0033		Uad Padmore & Sons Workshops	St Johns Mews	St Johns	02/11/2007	0	5	5	3	2

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App No	Site	Address	Street	Locality	Decision Date	Existing Dwellings	Proposed Dwellings	Net Increase in Dwellings	Number of Dwellings Completed to Date	Dwellings Remaining
2007/0516	Post Office	9	St Johns Road	St Johns	14/08/2007	0	1	1	0	1
2006/1302		2	The Grove	Horsell	31/01/2007	0	1	1	0	1
2003/0958		5	Turnoak Avenue		31/10/2003	1	2	1	0	1
2005/0956		115 - 119	Vale Farm Road		19/10/2005	3	15	12	0	12
2007/0588		151	Walton Road		07/08/2007	1	2	1	0	1
2006/1124		55-59	Walton Road		19/01/2007	0	21	21	0	21
2005/1297	Loampits Farm	99	Westfield Road	Westfield	10/07/2006	0	46	46	0	46
2002/1098		26	White Rose Lane		01/11/2002	1	2	1	0	1
2007/0143	Keel Cottage	10	Woodham Road	Horsell	26/10/07	1	2	1	1	1
2006/1232		6	Wilbury Road		02/04/2007	1	4	3	0	3

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App No	Site	Address	Street	Locality	Decision Date	Existing Dwellings	Proposed Dwellings	Net Increase in Dwellings	Number of Dwellings Completed to Date	Dwellings Remaining
2006/0347		Lad Adj The Vicarage	Wilson Way	Horsell	24/05/2006	0	1	1	0	1
2004/0892		Aberdeen House	Wych Hill		17/06/2004	1	2	1	0	1
2007/0568		121	York Road		02/08/2007	0	3	3	0	3
						38	951	913	80	834

Appendix 3: Sites with a resolution to grant planning permission

App No	Address	Street	Locality	Decision Date	Existing Dwellings	Proposed Dwellings	Net Increase in Dwellings	Available now?	Suitable?	Achievable within 5 years?
2006/0399	The Moor Lane Site	Moor Lane	Westfield	20/06/06	0	447	447	Yes	Yes	Yes
2006/1237	Former Westfield Tip	Westfield Ave		09/07/07	0	153	153	Yes	Yes	Yes
2006/0790	Cornerways, 184	High Street	Old Woking	26/09/06	1	6	5	Yes	Yes	Yes
						Total	605			

Appendix 4: Example Questionnaire



Woking Borough Council Five Year Housing Supply Position Pro-Forma

	Application
1) Is this site available for development now? i.e. development is physically and legally capable of commencing within one month of the date of this letter.	
2) If not, what are your reasons for it not commencing within one month?	
3) Have there been any changes in circumstances that may mean that the site is no longer suitable for residential development?	
4) Is it likely that the site will be developed within 5 years from the date of this letter?	
5) If the site is not likely to be developed within the next 5 years, what is the anticipated timescale for development?	
6) Are you intending to develop the site yourself or is development dependant on a third party?	
7) In view of the current housing market situation, are you actively considering alternative types of development? Please explain.	
8) Do you have any additional comments to make regarding the planning application or the current housing market?	
9) Would you be interested in being actively involved in assisting the Council in developing its evidence base and future planning policies? Are there any particular policy areas you are interested in e.g. housing, employment, infrastructure).	

Please return completed forms to:

Planning Policy, Woking Borough Council, Civic Offices, Gloucester Square, Woking, Surrey, GU21 6YL, or email: planningpolicy@woking.gov.uk