

Local Development Framework

Research Report



FIVE YEAR HOUSING LAND SUPPLY

Position statement April 2015



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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 2015/16 - 2019/20. 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 2015 to enable the delivery of **2,045** 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 585 net additional dwellings against the housing requirement and an overall housing land supply of **7 years** between 2015/16 and 2019/20.

When historic undersupply and the 5% buffer are also taken into account, this represents a surplus of 423 net additional dwellings and an overall housing land supply of **6.4 years**.

This statement also identifies that the Council has met its need for Traveller accommodation to 2015. 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 2015/16

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 \(SHMA\)](#) (2009). This 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. The Site Allocations Development Plan Document (DPD) will allocate the preferred urban area and Green Belt sites. Public consultation on the [Draft Site Allocations DPD](#) takes place 18 June to 5pm on 31 July 2015.
- 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 2015/16 - 2019/20. 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 trend averaging 40 dwellings per year. No windfall allowance has been included in this five-year housing land supply statement.
- 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 recently been prepared - with a base date of 1 April 2014 - and is available at <http://www.woking.gov.uk/planning/policy/ldfresearch/shlaa>

2.11 NPPF paragraph 47 requires local planning authorities to prepare a housing trajectory. An up to date trajectory for Woking Borough is included in the SHLAA. 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 are also being 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 2015/16 to 2019/20.

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 eight-year period 2006/07 to 2014/15, 2,379 net additional dwellings were completed in Woking Borough (Table 1). 1,030 net additional dwellings were completed between 2010/11 and 2014/15.

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 2014/15

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	-89

(Source: Annual Monitoring Report 2014/15 and monitoring data)

Delivery against the Core Strategy housing requirement (at 1 April 2015)

- 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 five year period 2010/11 to 2014/15, 1,030 net additional dwellings were completed in Woking Borough (Table 1). There is an undersupply of 89 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.

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).

- 4.7 This five year housing land supply statement includes the following identified sites:
- Former greenfield sites identified by the Core Strategy – Moor Lane, Westfield, and Brookwood Farm.
 - 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.
- 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 countryside (for example, residential conversion of a rural building).
- 4.9 At the time of writing (July 2015), the Council is consulting on the Draft Site Allocations Development Plan Document (DPD). 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 will confirm that these sites are likely to come forward within the next five years.
- 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 40 dwellings per year. No windfall allowance has been included in this five-year housing land supply statement, in accordance with the approach approved by the Core Strategy Inspector. This 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](#)).
- 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 (referendum to take place in October 2015)
 - Byfleet
 - Pyrford (consultation on draft plan took place May-June 2015)
 - West Byfleet
 - Brookwood and Bridley
- 4.12 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.
- 4.13 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

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

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 2015/16 – 2019/20 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. The only C2 use identified during preparation of this statement is the 20 bed space hospice at Goldsworth House, due to commence on site in 2015. Due to the specialist nature of this particular C2 use, this development has not been discounted and included in Table 5 (Appendix A).

Land supply

- 4.16 Woking Borough has a total housing land supply at 1 April 2015 to enable the delivery of **2,045** 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 2015/16 and 2019/20.
- 4.17 This represents a surplus of 585 net additional dwellings against the Core Strategy requirement over the five year period and an overall supply of **7 years**.
- 4.18 Taking into account under supply since 2006 this represents a surplus of 496 net additional dwellings or **6.7 years** housing land supply.
- 4.19 Additionally taking into account the NPPF 5% buffer, this is a surplus of 423 net additional dwellings or **6.4 years** housing land supply.

Table 2: Summary of five year housing land supply position in Woking Borough, 2015/16 to 2019/20 at 1 April 2015

	Years supply
Housing requirement (292 pa)	7
Housing requirement (292 pa) + current under supply (89)	6.7
Housing requirement (292 pa) + current under supply (89) + 5% flexibility allowance/buffer (14.6 pa)	6.4

- 4.20 For information about the individual sites contributing to this supply, please see Table 5, Appendix A.
- 4.21 This supply position has been compared to the Council’s latest published forecast [housing and previously developed land trajectory](#), that in the SHLAA 2014, Figure 3.

⁴ Census 2001

Table 3 next shows an initial year on year increase in completions, before a lag between actual delivery and that projected this year. This is expected to be a temporary dip only before completions on a number of larger sites currently under construction begin to show in the 2015/16 monitoring records. No action is need at present; the position will be reviewed again in light of housing completions April 2015 – March 2016.

- 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 2014/15 will be published in December 2015.
- 4.23 The Council is consulting 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 2016, supporting delivery of all of the sites allocated and the Core Strategy.
- 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.

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
Small sites estimate	-	-	-	-	0	29	0	33	0	21
Developable sites identified in the SHLAA	-	-	-	-	42	102	42	121	113.4	23
Other sites with existing permission	-	-	-	-	59.8		59.8		53.6	
Gateway (estimate, no permission in 2012)	-	-	-	-	0	0	0	0	0	0
Hoe Valley (former Westfield Tip site)	-	- (pp ⁵)	-	-	20	0	67	0	67	0
Brookwood Farm, Knaphill	-	-	-	-	0	0	99	0 (pp ⁶)	99	9
Moor Lane, Westfield (Kingsmoor Park)	-	-	-	-	0	0	0	0 (pp ⁷)	123.67	8
Martins Press/Gresham Mill	-	-	-	-	88	50	0	33	0	5

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 June 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.

New Central	-	-	-	-	175	121	166	216	0	0
Total forecast and actual housing delivery	292	146	384.8	175	384.8	273	433.8	370	456.67	66

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. It would not be enough to justify the very special circumstances required to be demonstrated for inappropriate development in the Green Belt⁸
- 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.

⁸ [Consultation: planning and travellers](#): proposed changes to planning policy and guidance (CLG, September 2014)

Current provision

- 5.6 Woking currently has one publicly owned Gypsy and Traveller site at the Hatchington, Worplesdon providing 16 pitches. There are also two privately owned locations 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 at Five Acres for two temporary pitches, as part of a subdivision of an existing pitch (PLAN/2013/0062). Subject to meeting necessary policy tests, it is likely that these two pitches would be suitable on a permanent basis and would therefore contribute to the Council's overall pitch provision.
- 5.8 The Draft Site Allocations DPD (June 2015) proposes additional pitch provision sufficient to address outstanding need to 2027.

Current need

- 5.9 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.
- 5.10 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 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 2019/20

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 10 pitches)	-	0*
2015/16		-	-1.3*
2016/17		tbc ⁹	-2.7*
2017/18		tbc	-4*
2018/19		tbc	-5.3*
2019/20		tbc	-6.6*
Total	16	10	-*

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

Findings: Traveller land supply

- 5.11 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.
- 5.12 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.
- 5.13 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 is informed by the [Green Belt boundary review](#) and will identify specific deliverable sites to ensure delivery

⁹ Anticipated adoption of Site Allocations DPD, allocating 19 additional pitches between 2015 and 2027.

beyond 2015/16. The [Draft Site Allocations DPD](#) was published June 2015 for public consultation.

- 5.14 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 and adoption. It is anticipated that the document will be adopted in 2016.
- 5.15 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.
- 5.16 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.
- 5.17 In addition, 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.

6.0 Overall conclusions

- 6.1 Woking Borough has a total five year housing land supply at 1 April 2015 to enable the delivery of **2,045** 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 585 net additional dwellings against the housing requirement (1,460 dwellings) and an overall housing land supply of **7 years** between 2015/16 and 2019/20.
- 6.3 When historic undersupply and the 5% buffer are also taken into account, this represents a surplus of 423 net additional dwellings and an overall housing land supply of **6.4 years**. This position statement demonstrates a rolling supply of housing land to deliver the Borough's housing requirement between 2015/16 and 2019/20.
- 6.4 It also identifies that the Council has met its need for Traveller accommodation until 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 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 5 (next): Expected delivery schedule of sites within the five-year land supply (2015/16-2019/20)

Site address	Ward	Source (see key) and reference(s)	Existing units	Proposed units	Net added units	No. units to complete
Unit 6, Orchard House, 118-124 Connaught Road, Brookwood, GU24 0AT	Brookwood	Planning permission (PLAN/2010/0039), under construction	0	1	1	1
112-126 Connaught Road, Brookwood, GU24 0AR	Brookwood	SHLAA 2014 (SHLAABR032), planning permission (PLAN/2012/1103), under construction	0	29	29	29
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 permission (PLAN/2011/0582), under construction	1	2	1	1
14 Rectory Lane, Byfleet, KT14 7LR (former police station)	Byfleet	Full planning permission (PLAN/2012/0693)	0	1	1	1
First floor, 80-82A High Road, Byfleet, KT14 7QW	Byfleet	Prior approval (PLAN/2013/0818), under construction	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
Library, 71 High Road, Byfleet, KT14 7QN	Byfleet	SHLAA 2014 (SHLAABY046), draft site allocation (UA1)	0	12	12	12
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

Site address	Ward	Source (see key) and reference(s)	Existing units	Proposed units	Net added units	No. units to complete
The Clock House, 192 High Road, Byfleet, KT14 7BT	Byfleet	Full planning application (PLAN/2013/1270)	0	1	1	1
41 Oyster Lane, Byfleet, KT14 7HS	Byfleet	Full planning application (PLAN/2014/0969)	0	1	1	1
Byfleet Mill, Mill Lane, Byfleet, KT14 7RR	Byfleet	Full planning permission (PLAN/2013/0295)	0	1	1	1
Steward House, 14 – 18 Commercial Way, Woking, GU21 6ET	Goldsworth East	SHLAA 2014 (SHLAAGE059), prior approval (PLAN/2013/1309), draft site allocation (part UA8)	0	15	15	15
Car Park, Watercross Way, Woking, GU21 3DJ	Goldsworth East	SHLAA 2014 (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), under construction (conditions discharge COND/2013/0008)	0	1	1	1
22A-24A Chertsey Road, Woking, GU21 5AB	Goldsworth East	Full planning application (PLAN/2012/0829)	0	2	2	2
Anglebury, Kingsway Avenue, Woking, GU21 6NX	Goldsworth East	Full planning permission (PLAN/2013/0390)	1	2	1	1
Regent House, 19-20 The Broadway, Woking, GU21 5AP	Goldsworth East	SHLAA 2014 (SHLAAGE057), prior approval (PLAN/2013/0526)	0	9	9	9
141-143 Goldsworth Road, Woking, GU21 6LS	Goldsworth East	SHLAA 2014 (SHLAAGE008), planning permissions (PLAN/2013/0172), under construction	0	13	13	13
Land at Goldsworth Road and Butts Road, Woking, GU21 6DW	Goldsworth East	SHLAA 2014 (SHLAAGE060), full planning application (PLAN/2014/0015), under construction	0	27	27	27

Site address	Ward	Source (see key) and reference(s)	Existing units	Proposed units	Net added units	No. units to complete
6 Chertsey Road, Woking, GU21 5AB (Leaders Property Services)	Goldsworth East	Prior approval (PLAN/2014/0134), under construction	0	5	5	5
Kings Court, Church Street East, Woking, GU21 6HA	Goldsworth East	SHLAA 2014 (SHLAAGE028), full planning permission (PLAN/2013/0968), draft site allocation (UA4)	0	14	14	14
Former ICV Trizancia House and Chester House, Chertsey Road, Woking, GU21 5BJ	Goldsworth East	SHLAAGE006, outline planning application (PLAN/2014/0759), draft site allocation (part UA2 and UA3)	0	64	64	64
Coign Baptist Church, 1-5 Church Street West and 5-19 Oaks Road, Woking, GU21 6DJ	Goldsworth East	SHLAA 2014 (SHLAAGE062), full planning application (PLAN/2014/0941), draft site allocation (UA10)	4	85	81	81
The former Goldsworth Arms PH, Goldsworth Road, Woking, GU21 6LQ	Goldsworth East	SHLAA 2014 (SHLAAGE074), draft site allocation (UA11)	0	33	33	33
Spectrum House, 56 Goldsworth Road, Woking, GU21 6LE	Goldsworth East	SHLAA 2014 (SHLAAGE061), prior approval (PLAN/2014/0144), draft site allocation (UA22)	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
Victoria Square Development, Church Street West, Woking, GU21 6HD	Goldsworth East	SHLAA 2014 (SHLAAGE030), full planning permission (PLAN/2014/0014), draft site allocation (UA9)	0	392	392	392
8-12 High Street, Woking, GU21 6BG	Goldsworth East	Full planning permission (PLAN/2011/1113), draft site allocation (part UA7)	0	1	1	1

Site address	Ward	Source (see key) and reference(s)	Existing units	Proposed units	Net added units	No. units to complete
28 and 2 High Street and Commercial Way, Woking, GU21 6BW	Goldsworth East	Full planning permission (PLAN/2012/0789), draft site allocation (part UA7)	0	6	6	6
8 Chertsey Road, Woking, GU21 5AB	Goldsworth East	Full planning application (PLAN/2014/0846)	0	4	4	4
7-9 Chertsey Road, Woking, GU21 5AB (Barratt House)	Goldsworth East	SHLAA 2014 (SHLAAGE052), prior approval (PLAN/2013/0958), prior approval (PLAN/2014/0546), draft site allocation (UA24)	0	14	14	14
Scotia House, 66-68 Goldsworth Road, Woking, GU21 6LQ	Goldsworth East	Prior approval (PLAN/2014/0994)	0	2	2	2
Goldsworth Park Depot, Wishbone Way, Woking, GU21 3RT	Goldsworth West	SHLAA 2014 (SHLAAGW001), planning permission (PLAN/2013/0804)	0	12	12	12
158 Hermitage Road, Woking, GU21 8XH	Hermitage Knaphill South	Full planning permission (PLAN/2012/0885)	1	2	1	1
Land adjacent Greysands, 551 Woodham Lane, Woking, GU21 5SP	Horsell East Woodham	Full planning permission (PLAN/2011/1177), under construction (discharge conditions COND/2014/0095)	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	SHLAA 2014 (SHLAAHEW015), planning permission (PLAN/2013/1106), under construction	2	14	12	12

Site address	Ward	Source (see key) and reference(s)	Existing units	Proposed units	Net added units	No. units to complete
Durnford Farm, Martyrs Lane, Woodham, Woking, GU21 5NJ	Horsell East Woodham	Full planning permission (PLAN/2010/0610), under construction	0	1	1	1
Bridge House, Chobham Road, Woking, GU21 4AA	Horsell East Woodham	Full planning permission (PLAN/2010/0743), under construction	2	6	4	4
Backland garage site behind 3-9 and 11-41 Pares Close, Horsell, GU21 4QL	Horsell West	SHLAA 2014 (SHLAAHW030)	0	8	8	8
Plum House, 72 High Street, Horsell, GU21 4SZ	Horsell West	Full planning permission (PLAN/2013/0716), under construction	0	2	2	2
Garages adjacent to 51 Elmbridge Lane, Kingfield, Woking, GU22 9AN	Kingfield Westfield	Full planning application (PLAN/2014/0927)	0	7	7	7
Land adjacent to 23 Loop Road, Kingfield, Woking, GU22 9BQ	Kingfield Westfield	Full planning permission (PLAN/2011/1120)	0	1	1	1
122 Hawthorn Road, Woking, GU22 0BG	Kingfield Westfield	Full planning permission (PLAN/2012/1058), under construction	1	2	1	1
Westfield Avenue, Woking, GU22 9PG (former Westfield Tip)	Kingfield Westfield	SHLAA 2014 (SHLAAKW001), planning permission (PLAN/2010/0514), under construction	0	154	154	146
Oaklands Nursery and Land adjacent to Westfield Way (Moor Lane site), GU22 9RB	Kingfield Westfield	SHLAA 2014 (SHLAAKW007), planning permission (PLAN/2013/0081), under construction, strategic site allocation	0	371	371	363
Elmbridge House, 18 Elmbridge Lane, Kingfield, Woking, GU22 9AW	Kingfield Westfield	SHLAA 2014 (SHLAAKW022), planning permission (PLAN/2011/0255), under construction, draft site allocation (UA30)	0	10	10	10

Site address	Ward	Source (see key) and reference(s)	Existing units	Proposed units	Net added units	No. units to complete
10 Campbell Avenue, Woking, GU22 9NP	Kingfield Westfield	Full planning permission (PLAN/2013/0431)	0	1	1	1
Former Library, 20 High Street, Knaphill, GU21 2PE	Knaphill	SHLAA 2014 (SHLAAKN035), full planning permission (PLAN/2014/0215)	0	9	9	9
Highclere House, 5 High Street, Knaphill, GU21 2PG	Knaphill	SHLAA 2014 (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
Almond Villa Residential Home, 31-33 The Broadway, Knaphill, GU21 2DR	Knaphill	SHLAA 2014 (SHLAAKN025), full planning permission (PLAN/2011/0088, PLAN/2013/0117)	0	10	10	10
Land at Brookwood Farm, Bagshot Road, Brookwood, GU21 2RP	Knaphill	SHLAA 2014 (SHLAAKN062, previously SHLAABR017), planning permission (PLAN/2012/0224), under construction, strategic site allocation	0	297	297	285
Rose Lodge, Barton Close, Knaphill, GU21 2FD	Knaphill	Full planning permission (PLAN/2013/0991)	17	42	25	25
2 Linkway, Maybury, Woking, GU22 8DH	Maybury Sheerwater	Full planning permission (PLAN/2009/0222), under construction	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
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

Site address	Ward	Source (see key) and reference(s)	Existing units	Proposed units	Net added units	No. units to complete
27 North Road, Woking, GU21 5DT	Maybury Sheerwater	SHLAA 2014 (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
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	SHLAA 2014 (SHLAAMS064), full planning permission (PLAN/2013/0776)	0	12	12	12
29-31 Walton Road, Woking, GU21 5DL	Maybury Sheerwater	SHLAA 2014 (SHLAAMS041), draft site allocation (UA36)	4	14	10	10
Woking Liberal Club, 23-27 Walton Road, Woking, GU21 5DL	Maybury Sheerwater	SHLAA 2014 (SHLAAMS070), planning permission (PLAN/2011/1015)	0	11	11	11
138 Walton Road, Woking, GU21 5DU	Maybury Sheerwater	Full planning permission (PLAN/2011/0026), under construction	0	1	1	1
Briarwood Nursery, 143 Saunders Lane, Woking, GU22 0NT	Mayford Sutton Green	Full planning application (PLAN/2013/0813), under construction	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
40 East Hill, Woking, GU22 8DN	Mount Hermon East	Full planning permission (PLAN/2012/0714)	1	2	1	1
Temhani, 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), under construction	0	1	1	1
Peartree Lodge, Blackness Lane, Woking, GU22 7SB	Mount Hermon West	Outline planning permission (2008/0941), reserved matters permission (PLAN/2012/1127), under construction (discharge conditions COND/2014/0042)	1	4	3	3
Sandringham, Mount Hermon Road, Woking, GU22 7QL	Mount Hermon West	SHLAA 2014 (SHLAAMHW009), planning permission (PLAN/2012/1039), under construction	0	12	12	12
25 Claremont Avenue, Woking, GU22 7SF	Mount Hermon West	Full planning application (PLAN/2013/1217)	0	2	2	2
Former St Dunstons Church, White Rose Lane, Woking, GU22 7AG	Mount Hermon West	Full planning permission (PLAN/2012/0063), draft site allocation (UA44)	0	91	91	91
Cardinal Place (formerly known as New Central), Guildford Road, Woking, GU22 7LR	Mount Hermon West	Full planning permission (PLAN/2014/0407)	0	4	4	4
Cornerways, 184 High Street, Old Woking, GU22 9JH	Old Woking	Full planning permission (PLAN/2009/1097), under construction (condition discharge COND/2012/0125)	1	5	4	4
Land forming part of 134 High Street (London House), Old Woking, GU22 9JN	Old Woking	Full planning permissions (PLAN/2014/1411, PLAN/2011/0809)	0	6	6	6

Site address	Ward	Source (see key) and reference(s)	Existing units	Proposed units	Net added units	No. units to complete
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	SHLAA 2014 (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
Westminster Court, Hipley Street, Old Woking, GU22 9LQ	Old Woking	Full planning application (PLAN/2014/0825)	0	4	4	4
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	SHLAA 2014 (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 to side of Verlands, Pond Road, Hook Heath, Woking, GU22 0JY	St John's Hook Heath	Full planning permission (PLAN/2010/0757), under construction (condition discharge COND/2013/0062, COND/2013/0080)	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

Site address	Ward	Source (see key) and reference(s)	Existing units	Proposed units	Net added units	No. units to complete
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
Kinton, Holly Bank Road, Hook Heath, GU22 0JW	St John's Hook Heath	Full planning application (PLAN/2013/0395), under construction	1	2	1	1
Chancery House, 30 St Johns Road, St Johns, Woking, GU21 7SA (formerly Absolute House)	St John's Hook Heath	SHLAA 2014 (SHLAASJHH058), full planning application (PLAN/2012/1211)	0	8	8	8
196 Hermitage Woods Crescent, St Johns, Woking, GU21 8UJ	St John's Hook Heath	Full planning application (PLAN/2014/1032)	0	1	1	1
Lloyds Bank, 21-23 Old Woking Road, West Byfleet, KT14 6HP	West Byfleet	Full planning permission (PLAN/2011/1112)	0	2	2	2
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	SHLAA 2014 (SHLAAWB081), prior approval (PLAN/2014/0147), draft site allocation (part UA51)	0	18	18	18

Site address	Ward	Source (see key) and reference(s)	Existing units	Proposed units	Net added units	No. units to complete
Roxburghe House, Lavender Park Road, West Byfleet, KT14 6LD	West Byfleet	SHLAAWB078, prior approval (PLAN/2014/0544), draft site allocation (part UA51)	0	14	14	14
Car Park to east of Enterprise House, Station Approach, West Byfleet, KT14 6PA	West Byfleet	SHLAA 2014 (SHLAAWB014), planning permission (PLAN/2011/0945), draft site allocation (UA50)	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	Prior approval (PLAN/2013/0552), full planning application (PLAN/2014/0606), draft site allocation (part UA51)	0	60	60	60
Apex Court, Camphill Road, West Byfleet, KT14 6EW	West Byfleet	Prior approval (PLAN/2014/0761)	0	16	16	16
Total			84	2143	2059	2045