

Local Development Framework

Research Report



FIVE YEAR HOUSING LAND SUPPLY

Position statement at 1 April 2013



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Woking Borough Five Year Housing Land Supply Position Statement 2013/14

1.0 Introduction

- 1.1 Woking Borough Council is preparing the [Woking 2027 Local Development Framework](#) (LDF) to guide planning and development in the Borough until 2027. The key components of the LDF are Local Development Documents (LDD). The Core Strategy is the Council's first LDD, 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 homes.
- 1.4 It should be noted that local evidence set out in the [Strategic Housing Market Assessment \(SHMA\)](#) (2009) 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 acknowledges there is also a need 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 is presently being carried out to meet this requirement.
- 1.6 Woking Borough Council produces a five-year Housing Land Supply Position Statement, setting out the housing land supply position at 1 April each year. This document is usually published in the summer months, after all information on scheme permissions, commencements and completions is known. Previous position statements can be viewed on the Council's website at <http://www.woking.gov.uk/planning/policy/ldfresearch/hlsps>
- 1.7 This Housing Land Supply Position Statement sets out the housing land supply position for Woking Borough for the five-year period 2013/14 – 2017/18. It also provides information on the Borough's 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.
- 2.2 An additional buffer of 5%, moved forward from later in the plan period, is required to ensure choice and competition in the market for land.
- 2.3 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 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.
- 2.6 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.
- 2.7 NPPF paragraph 159 requires the preparation of a Strategic Housing Land Availability Assessment (SHLAA).

3.0 Methodology

- 3.1 The data in this statement is based on the information contained in the Council's development monitoring records, published evidence base and in unpublished work towards the next SHLAA assessment and the forthcoming Development Delivery development plan document (DPD).
- 3.2 The Council's first SHLAA was published in July 2009 and had a base date of

1 April 2009. An updated SHLAA with a base date of 1 April 2010 was published in November 2010. The latest SHLAA (2011) has a base date of 1 April 2011. See <http://www.woking.gov.uk/planning/policy/ldfresearch/shlaa>

- 3.3 Details of the SHLAA and methodology can be viewed on the Council's website:
<http://www.woking.gov.uk/council/planningservice/ldf/ldfresearch/shlaa>.
- 3.4 Whilst a SHLAA was not prepared in 2012, a Provisional Housing Land Supply Position Statement 2011/12 with a base date of 1 April 2012 was published to inform the Core Strategy examination. See <http://www.woking.gov.uk/planning/policy/ldfresearch/hlsps>. A new SHLAA will be prepared this year.
- 3.5 Engagement with the development industry is key to determining that the housing land supply identified is deliverable; that sites are suitable, available and achievable (including viable). During May and June 2013, the Council contacted planning agents, developers and landowners and other interested parties requesting sites for assessment to inform preparation of the Development Delivery DPD. Housing sites put forward through this 'call for sites' are also being assessed to inform the SHLAA update. More information about this consultation can be viewed on line at:
<http://www.woking2027.info/allocations>.
- 3.6 Core Strategy policy CS10 adopts a base year of 2010 for the purposes of monitoring housing provision. A monitoring year runs 1 April - 31 March each year.
- 3.7 This Housing Land Supply Position Statement sets out the housing land supply position for Woking Borough for the five-year period 2013/14 to 2017/18.

4.0 Findings

- 4.1 Woking Borough has historically delivered housing at an average rate slightly higher than its South East Plan and now the Core Strategy annual housing requirement of 292 dwellings per annum. The only exceptions have been the reduced returns in 2010/11 and 2011/12 and, to a lesser extent 2012/13, due to the impacts of the economic recession. A 5% buffer is therefore applicable and this was confirmed by the Inspector who conducted the Core Strategy Examination ([Report of the Inspector](#), paragraph 90). For more information regarding past delivery, please refer to the [Annual Monitoring Reports](#).
- 4.2 In the seven-year period 2006/07 to 2012/13, 1971 net additional dwellings were completed in Woking Borough (Table 1).

Table 1 - Net additional dwellings provided in Woking Borough, 2006/07 to 2012/13

Year		Planned housing provision	Net additional dwellings delivered	Cumulative delivery
2006/07	Completions before Core Strategy period	South East Plan 292 dwellings pa	440	+148
2007/08			290	+146
2008/09			365	+219
2009/10			280	+207
2010/11	Core Strategy period (to 2027)	Core Strategy 292 dwellings pa	149	+64
2011/12			175	-53
2012/13			272	-73

Delivery against the Core Strategy housing requirement (at 1 April 2013)

- 4.3 Core Strategy policy CS10 requires provision of at least 4,964 net additional dwellings in the Borough between 2010 and 2027.
- 4.4 In the three-year period 2010/11 - 2012/13, 596 net additional dwellings were completed in Woking Borough (Table 1). This represents an under-supply of 280 net additional dwellings, during the recession since 2010. However, taking into account earlier supply against the South East Plan housing target 2006/07 - 2009/10, total delivery was just 73 dwellings under the Core Strategy annual average housing provision.

Five-year housing requirement (2013/14 – 2017/18)

- 4.5 This gives a requirement for the five-year period 2013/14 to 2017/18 as follows:

Housing requirement from April 2013 to March 2018
 = 292 dwellings per annum x 5 years = **1460** net additional dwellings.

Requirement from April 2013 to March 2018 (including current under supply using the 'Sedgefield' approach¹) = 292 dwellings per annum x 5 years + 73 dwellings = **1533** net additional dwellings.

Requirement from April 2013 to March 2018 (including current under supply and 5% buffer = 292 dwellings per annum x 5 years + 73 dwellings + 5% buffer = **1610** net additional dwellings.

¹ 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).

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

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

These are sites likely to deliver dwellings by March 2018 in the broad locations established by the Core Strategy: Woking Town Centre, West Byfleet District Centre, infill development in the Local Centres, infill development in the rest of urban area, and appropriate development within the Green Belt countryside (for example, residential conversion of a rural building).

4.7 No windfall allowance has been included in the five-year housing land supply statement.

4.8 A number of communities in Woking Borough have expressed interest in preparing a neighbourhood plan. Although discussions with these neighbourhoods are underway, and consultation has taken place regarding applications for designation of the Hook Heath neighbourhood area and forum, these emerging plans have not yet reached a stage where sites have been identified for allocation and delivery.

4.9 For the purposes of this schedule, dwellings are defined as Class C3² residential developments, plus and other dwellings delivered as part of Class C2 retirement village developments that are assisted living self-contained apartments including kitchen, bathroom and toilet facilities behind a single door and allowing residents independent living (but with the benefit of on-site services such as social, domestic, catering and medical facilities). Non-independent care home and nursing home accommodation are not included.

Land supply

4.10 Woking Borough has a total housing land supply at 1 April 2013 to enable the delivery of **1772** net additional dwellings, compared with the Core Strategy requirement (including 5% buffer) of 1610 net additional dwellings between 2013/14 and 2017/18.

4.11 This represents a surplus of **162** net additional dwellings against the requirement over that period and an overall supply of **6.1 years**.

4.12 Taking into account the current under supply this represents 5.8 years supply. Additionally taking into account the NPPF 5% buffer, this represents 5.5 years supply.

² Town and Country Planning (Use Classes) Order 1987 (last amended 2010)
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	Years supply
Housing Requirement	6.1
Housing requirement + current under supply	5.8
Housing requirement + current under supply + 5% buffer	5.5

4.13 For more information about the sites contributing to this supply, please refer to Appendix A, Table 3.

5.0 Traveller accommodation - please note this section updated December 2013 to reflect the latest Traveller Accommodation Assessment

Requirement to maintain a five-year Traveller land supply

- 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).
- 5.3 Core Strategy policy CS14 establishes the local planning policy context for the supply of Gypsy and Traveller accommodation, informed by the [North Surrey Gypsy and Traveller Accommodation Assessment](#) (GTAA, 2007), which assessed the need between 2006 and 2016.
- 5.4 The Council has published an updated GTAA (<http://www.woking.gov.uk/planning/policy/ldfresearch/taa>), the Woking Borough Council Traveller Accommodation Assessment (TAA) November 2013, to provide an assessment of need between 2012 and 2027. The document also includes an assessment of any retrospective need from 2012 (base date of the TAA) to 2016 that had not been picked up by the previous GTAA.

Methodology

- 5.5 Woking Borough currently has one publicly owned Gypsy and Traveller site, providing 16 pitches, and two privately owned sites, providing 13 permanent pitches and three permanent pitches respectively. There are also two other pitches, on an existing site, in the Borough with temporary planning permission.
- 5.6 The TAA (2013) identified a need to provide 19 pitches between 2012 and 2027, at a net annual average provision of 1.26 pitches. This is in addition to the GTAA (2007) identified need to provide an additional one pitch per annum between 2006 and 2012 (a total of 6 pitches). Therefore a total of 25 pitches are required between 2006 and 2027.

- 5.7 Seven of these pitches have already been provided through an extension of the privately owned Brookwood site. Planning permission for an additional three pitches on the Brookwood site is currently being implemented and the pitches are occupied. The Council has therefore met its identified need for additional pitches in the Borough up to 2015, as shown in Table 2 below.
- 5.8 Sites to meet the need for necessary additional pitches between 2015 and 2027 will be identified through the Development Delivery Development Plan Document (DPD), which is scheduled to be adopted by July 2015. For more information on the timetable for preparing the Development Delivery DPD, see the [Local Development Scheme](#) (2013).

Table 2 - Net additional pitches provided in Woking Borough, 2006/07 to 2017/18

Year	Planned pitch provision	Net additional pitches delivered	Cumulative delivery (1dp)
2006/07	GTA (2006)	0	-1
2007/08	1 pitch p.a.	0	-2
2008/09		7	+4
2009/10		0	+3
2010/11		3	+5
2011/12		0	+4
2012/13		TAA (2013)	0
2013/14	1.26 pitches p.a.	-	+1.5*
2014/15		-	0.2*
2015/16		-	-1.1*
2016/17		-	-2.3*
2017/18		-	-3.6*

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

Findings

- 5.9 The Council has met its need until 2015, fulfilling two of the five years supply.
- 5.10 The updated TAA has set the level of future need required in the Borough and this will feed into the Development Delivery DPD, informed by the Green Belt Boundary Review processes. The Council is actively seeking to identify a five-year supply through a plan-led process and the final three years of the

five-year supply will be delivered through the Development Delivery DPD process.

- 5.11 The Development Delivery DPD is underway and is to be adopted by 2015. This work is in progress: the Council ran a 'call for sites' May - July 2013.
- 5.12 The Council is confident that the pitch requirement for the remaining three years can be delivered within the five-year timeline. This fulfils the Council's requirement to identify a five-year supply of deliverable sites.
- 5.13 Table 4 (Appendix A) summarises the Traveller land supply position.

6.0 Overall conclusions

- 6.1 Woking Borough has a total housing land supply at 1 April 2013 to enable the delivery of **1772** net additional dwellings, compared with the Core Strategy requirement (plus 5% buffer) of 1610 net additional dwellings between 2013/14 and 2017/18.
- 6.2 This represents a surplus of **162** net additional dwellings against the requirement over that period and an overall supply of between **5.5 and 6.1 years**.
- 6.3 This position statement demonstrates a rolling supply of housing land to deliver the Borough's housing requirement between 2013/14 and 2017/18. It also identifies that the Council has met its Traveller accommodation need until 2015, fulfilling two of the five years supply. The Council is actively identifying a five-year Traveller land supply through a plan-led process and the final three years of the five-year supply will be delivered through the Development Delivery DPD process.

Appendix A

Table 3: expected delivery schedule of sites within the five-year land supply (2013/14-2017/18)

Key to information sources

SHLAA	Development site is sourced from the latest Strategic Housing Land Availability Assessment (SHLAA 2011) and unpublished research towards the SHLAA update this year and preparation of the Development Delivery DPD (informed by the call for sites 2013).
Planning application	Development is the subject of a current planning application at the time of preparing this position statement (reference shown in brackets)
Planning permission	Full planning permission granted for the development between 1 April 2010 and 31 March 2013, which is not yet commenced (reference shown in brackets). Includes applications pending completion of a section 106 legal agreement.
Outline permission	Outline (in principle) planning permission granted between 1 April 2008 and 31 March 2013, reserved matters application awaited (reference shown in brackets). Includes applications pending completion of a section 106 legal agreement.
Under construction	Development currently being built (at time of preparing this position statement)
Strategic site allocation	Allocated in the Core Strategy
Prior notification	Developments the subject of a current or approved prior notification for change of use from Use Class B1 to C3.
C2 Use Class independent dwellings	Developments including independent Use Class C2 dwellings (for more information see paragraph 4.9).

Site address	Core Strategy area/zone	CS subzone	Source (see key) and reference(s)	Existing units	Proposed units	Net additional units	No. units to complete
112-116 Connaught Road, Brookwood, GU24 0AR	Brookwood Neighbourhood Centre		Planning application (PLAN/2012/1103), SHLAA (SHLAABR032)	0	30	30	30
Land rear of 89 Chertsey Road, Byfleet, KT14 7AX	Byfleet Employment Area		Under construction (PLAN/2011/0959), SHLAA (SHLAABY070)	0	10	10	10
84 High Road, Byfleet, KT14 7QW	Byfleet Local Centre		Planning permission (PLAN/2011/0394)	0	1	1	1
Library, 71 High Road, Byfleet	Byfleet Local Centre		SHLAA (SHLAABY046)	0	12	12	12
Vanners Parade, High Road, Byfleet	Byfleet Local Centre		Under construction (PLAN/2010/1203), SHLAA (SHLAABY005)	5	7	2	2
Land to the rear of Waitrose supermarket, Bampton Way, Woking	Goldworth Park Local Centre		SHLAA (SHLAAGE033)	0	24	24	24
Bennetts Farm, Lock Lane, Pyrford	Green Belt		Planning permission (PLAN/2012/0016), SHLAA (SHLAAPY017)	0	1	1	1
Botany Barns (Garden Centre), Barrs Lane, Knaphill, GU21 2JW	Green Belt		Under construction (PLAN/2009/0155), SHLAA (SHLAAKN037)	0	5	5	2
Botany Barns Garden Centre, Barrs Lane, Knaphill, GU21 2JW	Green Belt		Under construction (PLAN/2009/0958), SHLAA (SHLAAKN037)	0	1	1	1

Site address	Core Strategy area/zone	CS subzone	Source (see key) and reference(s)	Existing units	Proposed units	Net additional units	No. units to complete
Cornerways, 184 High Street, Old Woking, GU22 9JH	Green Belt		Planning permission (PLAN/2009/1097), SHLAA (SHLAAOW003)	1	5	4	4
Durnford Farm, Martyrs Lane, Woodham, Horsell	Green Belt		SHLAA (SHLAAHEW017)	0	1	1	1
Gresham Mill (formerly Martins Press), High Street, Old Woking, GU22 9LH	Green Belt		Under construction (PLAN/2010/0234), SHLAA (SHLAAOW004)	0	88	88	39
Pyrford Golf Club, Warren Lane, Pyrford, GU22 8XR	Green Belt		Planning permission (PLAN/2012/0127)	1	0	-1	-1
Verlands, Pond House, Hook Heath, GU22 0JY	Green Belt		Planning permission (PLAN/2010/0757), SHLAA (SHLAASJHH052)	0	1	1	1
Land rear of Bush Cottage, Mayford Green, Mayford, GU22 0NL	Green Belt	Mayford Settlement Area	Planning application (PLAN/2012/0955), SHLAA (SHLAAMSG032)	0	1	1	1
Backland garage site behind 3-9 and 11-41 Pares Close, Horsell	Horsell Local Centre		SHLAA (SHLAAHW030)	0	8	8	8
Former public library, 20 High Street, Knaphill	Knaphill Local Centre		Planning application (PLAN/2008/0816), SHLAA (SHLAAKN035)	0	6	6	6
Byfleet Beds and Furniture, 140 High Road, Byfleet, KT14 7RD	LBYF		Planning permission (PLAN/2012/0295), SHLAA (SHLAABY058)	0	2	2	2
London House, 134 High Street, Old Woking, GU22 9JN	Old Woking Neighbourhood Centre		Planning permission (PLAN/2011/0809), SHLAA (SHLAAOW011)	0	2	2	2

Site address	Core Strategy area/zone	CS subzone	Source (see key) and reference(s)	Existing units	Proposed units	Net additional units	No. units to complete
The White Hart, 150 High Street, Old Woking, GU22 9JH	Old Woking Neighbourhood Centre		Planning application (PLAN/2012/0937), SHLAA (SHLAAOW019)	0	9	9	9
Marshall Parade, Coldharbour Road, Woking	Pyrford Neighbourhood Centre		Planning application (PLAN/2012/1205), SHLAA (SHLAAPY018)	0	4	4	4
100 Inkerman Road, Knaphill, GU21 2AQ	Rest of Urban Area		Planning permission (PLAN/2011/0179), SHLAA (SHLAAHK032)	0	1	1	1
101 Oyster Lane, Byfleet, KT14 7JF	Rest of Urban Area		Planning application (PLAN/2011/0582), SHLAA (SHLAABY059)	1	2	1	1
11 Camphill Road, West Byfleet, KT14 6EG	Rest of Urban Area		Under construction (PLAN/2011/0249), SHLAA (SHLAAWB069)	1	3	2	2
12 Ashley Road, Woking, GU21 8SR	Rest of Urban Area		Planning permission (PLAN/2011/0933), SHLAA (SHLAAHK033)	1	4	3	3
128 Maybury Road, Woking, GU21 5JR	Rest of Urban Area	High Density Residential Area	Planning application (PLAN/2012/0997), SHLAA (SHLAAMS081)	1	2	1	1
15 Albert Drive, Sheerwater, GU21 5LA	Rest of Urban Area	Priority Place	Planning permission (PLAN/2011/0572), SHLAA (SHLAAMS065)	1	2	1	1
158 Hermitage Road, Woking, GU21 8XH	Rest of Urban Area		Planning permission (PLAN/2012/0885), SHLAA (SHLAAHK034)	1	2	1	1
2 Linkway, Maybury, GU4 8BY	Rest of Urban Area		Under construction (PLAN/2009/0222), SHLAA (SHLAAMS048)	1	2	1	1

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Site address	Core Strategy area/zone	CS subzone	Source (see key) and reference(s)	Existing units	Proposed units	Net additional units	No. units to complete
20 Omega Road, Woking, GU21 5DZ	Rest of Urban Area	High Density Residential Area	Under construction (PLAN/2012/0143), SHLAA (SHLAAMS080)	1	2	1	1
22 Omega Road, Woking, GU21 5DZ	Rest of Urban Area	High Density Residential Area	Planning permission (PLAN/2011/0385), SHLAA (SHLAAMS062)	1	2	1	1
22 Portugal Road, Woking, GU21 5JE	Rest of Urban Area	High Density Residential Area	Under construction (PLAN/2010/0637), SHLAA (SHLAAMS057)	0	2	2	2
248 Old Woking Road, Woking, GU22 8JL	Rest of Urban Area		Planning permission (PLAN/2011/0767), SHLAA (SHLAAOW012)	1	2	1	1
25 Mabel Street, Woking, GU21 6NN	Rest of Urban Area		Planning permission (PLAN/2011/0105), SHLAA (SHLAAGE045)	0	1	1	1
25A Chobham Road, Knaphill, GU21 2SX	Rest of Urban Area		Planning permission (PLAN/2011/0515), SHLAA (SHLAAKN045)	1	2	1	1
28 Parvis Road, West Byfleet	Rest of Urban Area		SHLAA (SHLAAWB059)	1	2	1	1
280 Albert Drive, Sheerwater, GU21 5TX	Rest of Urban Area		Planning permission (PLAN/2012/0527), SHLAA (SHLAAMS063)	1	2	1	1
31 Oak Tree Road, Knaphill, GU21 2RW	Rest of Urban Area		Planning permission (PLAN/2010/1200), SHLAA (SHLAAKN053)	1	2	1	1
36 Chertsey Road, Byfleet	Rest of Urban Area		Planning permission (PLAN/2012/1101)	0	1	1	1
4 Beaufort Road, Woking, GU22 8BY	Rest of Urban Area		Planning permission (PLAN/2010/1160), SHLAA	1	2	1	1

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Site address	Core Strategy area/zone	CS subzone	Source (see key) and reference(s)	Existing units	Proposed units	Net additional units	No. units to complete
			(SHLAAMS055)				
4 Lambourne Crescent, Woking, GU21 4DP	Rest of Urban Area		Planning application (PLAN/2013/0120)	1	2	1	1
40 East Hill, Woking, GU22 8DN	Rest of Urban Area		Planning permission (PLAN/2012/0714), SHLAA (SHLAAMHE041)	1	2	1	1
42 Arnold Road, Woking, GU21 5JU	Rest of Urban Area		Planning application (PLAN/2012/1185), SHLAA (SHLAAMS082)	0	1	1	1
5 Portugal Road, Woking, GU21 5HB	Rest of Urban Area	Priority Place, High Density Residential Area	Planning application (PLAN/2010/0845), SHLAA (SHLAAMS079)	1	2	1	1
51 Monument Road, Woking, GU21 5LU	Rest of Urban Area	Priority Place	Planning permission (PLAN/2010/1232), SHLAA (SHLAAMS078)	1	2	1	1
58 Chobham Road, Knaphill, GU21 2SX	Rest of Urban Area		Planning permission (PLAN/2012/0286), SHLAA (SHLAAKN057)	0	1	1	1
63 Orchard Drive, Woking, GU21 4BS	Rest of Urban Area		Planning application (PLAN/2012/1190), SHLAA (SHLAAHEW026)	1	2	1	1
75A Walton Road, Woking, GU21 5DW	Rest of Urban Area		Planning permission (PLAN/2012/0372), SHLAA (SHLAAMS074)	1	2	1	1
80 Kingsway, Woking	Rest of Urban Area		Planning permission (PLAN/2010/0367), SHLAA	1	2	1	1

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Site address	Core Strategy area/zone	CS subzone	Source (see key) and reference(s)	Existing units	Proposed units	Net additional units	No. units to complete
			(SHLAAGE046)				
Absolute House, 30 St Johns Road, St Johns, GU21 7SA	Rest of Urban Area		Planning application (PLAN/2012/1211), SHLAA (SHLAASJHH058)	0	8	8	8
Anglebury, Kingway Road, Woking, GU21 6NX	Rest of Urban Area	High Density Residential Area	Planning permission (PLAN/2010/0346), SHLAA (SHLAAMHE028)	1	2	1	1
Beaufort Mews, Kingsway, Woking	Rest of Urban Area		SHLAA (SHLAAGE039)	1	5	4	4
Bolberry Cottage, Ridgway Road, Pyrford, GU22 8PR	Rest of Urban Area		Under construction (PLAN/2012/0212), SHLAA (SHLAAPY013)	0	1	1	1
Bridge House, Chobham Road, Woking, GU21 4AA	Rest of Urban Area		Planning permission (PLAN/2010/0743), SHLAA (SHLAAHEW004)	2	6	4	4
Bunyard Drive, Sheerwater, Woking	Rest of Urban Area		SHLAA (SHLAAMS060)	41	36	-5	-5
Car park, Watercress Way	Rest of Urban Area		SHLAA (SHLAAGE020)	0	8	8	8
Cedar Ridge, St John's Hill Road, Woking, GU21 7RG	Rest of Urban Area		Planning application (PLAN/2012/0466), SHLAA (SHLAASJHH056)	1	2	1	1
Cliftons, 15 High Street, Knaphill, GU21 2QA	Rest of Urban Area	Local Centre	Under construction (PLAN/2010/0085), SHLAA (SHLAAKN005)	1	12	11	11
Depot, Wishbone Way, Woking	Rest of Urban Area		Planning application (PLAN/2011/0883), SHLAA (SHLAAGW001)	0	7	7	7

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Site address	Core Strategy area/zone	CS subzone	Source (see key) and reference(s)	Existing units	Proposed units	Net additional units	No. units to complete
Dunmow House, 20 Rectory Lane, Byfleet	Rest of Urban Area		Under construction (PLAN/2011/1006)	25	16	-9	-9
Elmbridge House, 18 Elmbridge Lane, Kingfield, GU33 9LS	Rest of Urban Area		Planning permission (PLAN/2011/0255), SHLAA (SHLAAKW022)	0	10	10	10
Existing garage site adjacent to 55 and 57 Hart Road, Byfleet	Rest of Urban Area		SHLAA (SHLAABY066)	0	4	4	4
Former Westfield Tip, Westfield Avenue, Westfield, Woking	Rest of Urban Area	High Density Residential Area	Under construction (PLAN/2010/0514), SHLAA (SHLAAKW001)	0	154	154	154
Garage site adjacent to 23 and 24 Waterers Rise, Knaphill	Rest of Urban Area		SHLAA (SHLAAKN054)	0	2	2	2
Garage site adjacent to 24 and 26 Lockwood Path, Sheerwater	Rest of Urban Area		SHLAA (SHLAAMS061)	0	2	2	2
Garage site adjacent to 40 and 44 Eden Grove Road, Byfleet	Rest of Urban Area		SHLAA (SHLAABY067)	0	6	6	6
Garage site adjacent to 49 and 51 Elmbridge Lane, Kingfield	Rest of Urban Area		SHLAA (SHLAAKW039)	0	4	4	4
Garages rear of 22 and 23 Huntingdon Road, Goldsworth Park	Rest of Urban Area		SHLAA (SHLAAGE047)	0	2	2	2
Greysands, 551 Woodham Lane, Woking, GU21 5SP	Rest of Urban Area		Planning permission (PLAN/2011/1177), SHLAA (SHLAAHEW008)	0	2	2	2

Site address	Core Strategy area/zone	CS subzone	Source (see key) and reference(s)	Existing units	Proposed units	Net additional units	No. units to complete
Holman, Hockering Road, Woking, GU22 7HG	Rest of Urban Area		Planning permission (PLAN/2011/0359), SHLAA (SHLAAMHE040)	0	1	1	1
Howards Farm, Stockers Lane, Kingfield, GU22 9DB	Rest of Urban Area		Under construction, planning permission (PLAN/2010/0627), SHLAA (SHLAAKW034)	0	5	5	2
Hursley, 36 Bagshot Road, Woking	Rest of Urban Area		Under construction (PLAN/2010/0197), SHLAA (SHLAAKN041)	1	2	1	1
Kinton, Holly Bank Road, Woking, GU22 0JW	Rest of Urban Area		Planning permission (PLAN/2011/0775), SHLAA (SHLAASJHH053)	1	12	11	11
Land adjacent 41 Coresbrook Way, Knaphill, GU21 2RN	Rest of Urban Area		Planning permission (PLAN/2009/0410), SHLAA (SHLAAKN046)	0	2	2	2
Land adjacent to 23 Loop Road, Kingfield, GU22 9BQ	Rest of Urban Area		Planning permission (PLAN/2011/1120), SHLAA (SHLAAKW044)	0	1	1	1
Land adjacent to Belle View, 1 Derry Down, Woking, GU22 0LD	Rest of Urban Area		Planning permission (PLAN/2010/0912), SHLAA (SHLAASJHH040)	0	1	1	1
Land adjacent White Walls, Bracken Close, Woking	Rest of Urban Area		Planning permission (PLAN/2011/0605), SHLAA (SHLAAMHE024)	0	1	1	1
Land at Rydens Way, Old Woking	Rest of Urban Area		Under construction (PLAN/2011/0103), SHLAA (SHLAAHEW005)	0	42	42	42
Land rear of 188 St John's Road, St Johns, GU21 7PE	Rest of Urban Area		Planning permission (PLAN/2011/0617), SHLAA	0	1	1	1

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Site address	Core Strategy area/zone	CS subzone	Source (see key) and reference(s)	Existing units	Proposed units	Net additional units	No. units to complete
			(SHLAAGE040)				
Land rear of 34-40 Well Lane, Gregory Close, Horsell	Rest of Urban Area		Planning permission (PLAN/2011/1110), SHLAA (SHLAAHW037)	0	1	1	1
Land to rear of 22 Woodham Road, Horsell	Rest of Urban Area		Under construction (PLAN/2008/0909), SHLAA (SHLAAHEW005)	0	2	2	2
Land to the rear of 143 Old Woking Road, West Byfleet, GU22 8PD	Rest of Urban Area		Planning application (PLAN/2012/0763), SHLAA (SHLAAPY015)	0	2	2	2
Langmans, Langmans Lane, St Johns, GU21 7PY	Rest of Urban Area		Under construction (PLAN/2009/0668), SHLAA (SHLAAGE043)	0	1	1	1
Limerick House, Heathside Park Road	Rest of Urban Area		Under construction (PLAN/2011/0063)	0	1	1	1
Littlemoor, 26 East Hill, Woking, GU22 8DN	Rest of Urban Area		Planning permission (PLAN/2010/0684), SHLAA (SHLAAMHE036)	1	6	5	5
Maybury Lodge Hotel, 83-84 Maybury Road, Woking, GU21 5JH	Rest of Urban Area		Planning permission (PLAN/2011/0445), SHLAA (SHLAAMS064)	0	12	12	12
Orchard House, 118-124 Connaught Road, Brookwood	Rest of Urban Area		Under construction (PLAN/2010/0039), SHLAA (SHLAABR028)	0	1	1	1
Pear Tree Lodge, Blackness Lane, Woking, GU22 7SB	Rest of Urban Area		Outline permission (PLAN/2008/0941), SHLAA (SHLAAMHW025)	1	4	3	3
Police Station, 14 Rectory Lane, Byfleet, KT14 7LR	Rest of Urban Area		Planning permission (PLAN/2012/0693), SHLAA	0	1	1	1

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Site address	Core Strategy area/zone	CS subzone	Source (see key) and reference(s)	Existing units	Proposed units	Net additional units	No. units to complete
			(SHLAABY072)				
Primrose, Coley Avenue, Woking, GU22 7BT	Rest of Urban Area		Under construction (PLAN/2012/0036), SHLAA (SHLAAMHE002)	0	2	2	2
Southover, 34 Woodham Road, Horsell, GU21 4DP	Rest of Urban Area		Planning permission (PLAN/2009/1010), SHLAA (SHLAAHEW021)	1	2	1	1
St Thomas Mores Church, 32 Binfield Road, Byfleet, KT14 7PN	Rest of Urban Area		Under construction (PLAN/2011/0998), SHLAA (SHLAABY040)	0	8	8	8
Summerly, Heathside Park Road, Woking, GU22 7JF	Rest of Urban Area		Planning permission (PLAN/2010/1066), SHLAA (SHLAAMHE039)	1	2	1	1
Sunningdale, Wych Hill Lane, Woking, GU22 0AH	Rest of Urban Area		Under construction (PLAN/2010/0745), SHLAA (SHLAASJHH048)	1	4	3	3
Tembani, Pembroke Road, Woking, GU22 7DP	Rest of Urban Area		Under construction (PLAN/2011/0881), SHLAA (SHLAAMHE035)	1	2	1	1
Tudor Glen and Ambleside, Kingfield Road, Woking, GU22 9AA	Rest of Urban Area		Under construction (PLAN/2011/0705), SHLAA (SHLAAKW043)	2	6	4	4
Westfield Social Club, 33 Westfield Road, Woking, GU22 9NG	Rest of Urban Area		Planning permission (PLAN/2011/1062), SHLAA (SHLAAKW038)	0	9	9	9
White Cottage and Cypress, Mount Hermon Road, Woking, GU22 7TT	Rest of Urban Area	High Density Residential Area	Planning permission (PLAN/2011/0721), SHLAA (SHLAAMHW017)	2	12	10	10

Site address	Core Strategy area/zone	CS subzone	Source (see key) and reference(s)	Existing units	Proposed units	Net additional units	No. units to complete
Willows and Coom Lodge, Sheerwater Road, Woking	Rest of Urban Area		Planning permission (PLAN/2008/0318), SHLAA (SHLAAHEW015)	2	14	12	12
Wisteria Cottage, Onslow Crescent, Woking, GU22 7AU	Rest of Urban Area		Under construction (PLAN/2010/0082), SHLAA (SHLAAMHE038)	1	2	1	1
24 College Road, Woking, GU22 8BU	Rest of Urban Area		Planning permission (PLAN/2009/0432), SHLAA (SHLAAMHE033)	2	6	4	4
25 Claremont Avenue, Woking, GU22 7SF	Rest of Urban Area	High Density Residential Area	Under construction (PLAN/2009/0592), SHLAA (SHLAAMHW042)	1	9	8	8
Brookwood Farm, Bagshot Road, Brookwood	Safeguarded Site		Strategic site allocation (policy CS10), planning application (PLAN/2012/0224), SHLAA (SHLAABR017)	0	297	297	297
Land bounded by Moor Lane facing Quartermaine Avenue to south, Westfield, Woking	Safeguarded Site		Strategic site allocation (policy CS10), planning application (PLAN/2013/0081), SHLAA (SHLAAKW007)	0	371	371	371
17 St Johns Road, St Johns, GU21 7SQ	St John Local Centre		Planning permission (PLAN/2009/0619), SHLAA (SHLAASJHH050)	1	2	1	1
8 St John's Road, St Johns, GU21 7QH	St John Local Centre		Under construction (PLAN/2010/0652), SHLAA (SHLAASJHH051)	0	1	1	1

Site address	Core Strategy area/zone	CS subzone	Source (see key) and reference(s)	Existing units	Proposed units	Net additional units	No. units to complete
Land to the rear of 3-9 St John's Road, St Johns, GU21 7QH	St John Local Centre	Local Centre	Planning application (PLAN/2012/0828), SHLAA (SHLAASJHH057)	0	4	4	4
Post Office, 9 St John's Road, St Johns	St Johns Local Centre		Planning permission (PLAN/2010/0866), SHLAA (SHLAAJH036)	0	4	4	4
29-31 Walton Road, Woking, GU21 5DL	Walton Road Neighbourhood Centre	Priority Place, High Density Residential Area	Planning permission (PLAN/2009/0281), SHLAA (SHLAAMS041)	4	14	10	10
Walton Road Youth Centre, Walton Road, Woking	Walton Road Neighbourhood Centre		SHLAA (SHLAAMS039)	0	21	21	21
Woking Liberal Club, 23-27 Walton Road, Woking, GU21 5DL	Walton Road Neighbourhood Centre	High Density Residential Area	Planning permission (PLAN/2011/1015), SHLAA (SHLAAMS070)	0	11	11	11
11-13 Old Woking Road, West Byfleet, KT14 6LW	West Byfleet District Centre		Planning permission (PLAN/2011/0680), SHLAA (SHLAAWB072)	0	1	1	1
18 Station Approach, West Byfleet, KT14 6NF	West Byfleet District Centre		Planning permission (PLAN/2011/0650)	0	2	2	2
61 Old Woking Road, West Byfleet	West Byfleet District Centre		SHLAA (SHLAAWB047)	0	3	3	3
Beacon House, Pyrford Road, Woking, KT14 6LD	West Byfleet District Centre	West Byfleet Primary Shopping Area	Planning permission (PLAN/2009/0225), SHLAA (SHLAAWB064)	0	14	14	14

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Site address	Core Strategy area/zone	CS subzone	Source (see key) and reference(s)	Existing units	Proposed units	Net additional units	No. units to complete
Car park to east of Enterprise House, Station Approach, West Byfleet	West Byfleet District Centre		SHLAA (SHLAAWB014)	0	12	12	12
Land adjacent social club, Station Approach, West Byfleet	West Byfleet District Centre	West Byfleet Primary Shopping Area	Planning permission (PLAN/2011/0945), SHLAA (SHLAAWB073)	0	12	12	12
Lloyds Bank, 21-23 Old Woking Road, West Byfleet, KT14 6HP	West Byfleet District Centre	Woking Town Centre Primary Shopping Frontage	Planning permission (PLAN/2011/1112), SHLAA (SHLAAWB074)	0	2	2	2
Phoenix House, Pyrford Road, West Byfleet	West Byfleet District Centre		Planning permission (PLAN/2010/1116), SHLAA (SHLAAWB008)	0	14	14	14
Sheer House, 7 Station Approach, West Byfleet, Surrey KT14 6NG	West Byfleet District Centre	West Byfleet Primary Shopping Area	Prior approval offices to dwelling(s) (PLAN/2013/0552)	0	40	40	40
20 High Street, Woking, GU21 6BW	Woking Town Centre		Planning permission (PLAN/2010/0204)	0	4	4	4
Former St Dunstan's Church, White Rose Lane, Knaphill, GU22 7AG	Woking Town Centre		Outline permission (PLAN/2012/0063), SHLAA (SHLAAMHW030)	0	91	91	91
Guildford Road, land at Bradfield Close, Woking (New Central Development)	Woking Town Centre	High Density Residential Area	Under construction (PLAN/2007/0857), SHLAA (SHLAAMHW011)	0	445	445	221

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Site address	Core Strategy area/zone	CS subzone	Source (see key) and reference(s)	Existing units	Proposed units	Net additional units	No. units to complete
Block L, New Central Development, Guildford Road, Woking	Woking Town Centre		Planning application (PLAN/2012/1129), SHLAA (SHLAAMHW011)	0	13	13	7
Thali Thali, 33 Chertsey Road, Woking, GU21 5AJ	Woking Town Centre		Planning permission (PLAN/2012/0171), SHLAA (SHLAAGE034)	0	4	4	4
22A and 24A Chertsey Road, Woking, GU21 5AB	Woking Town Centre	Woking Town Centre Primary Shopping Frontage	Planning application (PLAN/2012/0829), SHLAA (SHLAAGE054)	0	2	2	2
23 & 25 Chertsey Road, Woking, GU21 5AB	Woking Town Centre	Woking Town Centre Secondary Shopping Frontage	Under construction (PLAN/2012/0377), SHLAA (SHLAAGE050)	0	4	4	4
2 Commercial Way and 28 High Street, Woking, GU21 6BW	Woking Town Centre	Woking Town Centre Primary Shopping Frontage	Planning permission (PLAN/2012/0789), SHLAA (SHLAAGE055)	0	6	6	6
8-12 High Street, Woking, GU21 6BG	Woking Town Centre	Woking Town Centre Secondary Shopping Frontage	Planning permission (PLAN/2011/1113)	0	1	1	1

Site address	Core Strategy area/zone	CS subzone	Source (see key) and reference(s)	Existing units	Proposed units	Net additional units	No. units to complete
Former Esso Petroleum Service Station, 131-139 Goldsworth Road, Woking	Woking Town Centre	High Density Residential Area	Planning permission (PLAN/2011/0822), SHLAA (SHLAAGE049)	0	14	14	14
Greenward, 12A White Rose Lane, Woking, GU22 7JX	Woking Town Centre	High Density Residential Area	Under construction (PLAN/2012/0737), SHLAA (SHLAAMHW028)	1	2	1	1
Guildford Road, land at Bradfield Close, Woking (New Central Development)	Woking Town Centre	High Density Residential Area	Planning application (PLAN/2012/0720), SHLAA (SHLAAMHW011)	0	11	11	11
Regent House, 19-20 The Broadway, Woking, Surrey GU21 5AP	Woking Town Centre	Woking Primary Shopping Area	Prior approval offices to dwelling(s) (PLAN/2013/0526)	0	9	9	9
Sandringham, Guildford Road, Woking, GU22 7QL	Woking Town Centre	High Density Residential Area	Planning application (PLAN/2012/1039), SHLAA (SHLAAMHW009)	0	12	12	12
23 Monument Road, Woking, GU21 5LR		Walton Road Village Centre	Planning permission (PLAN/2011/0336), SHLAA (SHLAAMS059)	1	2	1	1
Site address	Core Strategy area/zone	CS subzone	Source (see key) and reference(s)	Existing units	Proposed units	Net additional units	Five-year supply
				126	2183	2057	1772

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Table 4: expected delivery schedule of traveller sites within the five-year land supply (2013/14-2017/18)

Site address	Core Strategy area/zone	CS subzone	Source (see key) and reference(s)	Existing units	Proposed units	Net additional units
Additional pitches will be provided in line with need identified by the Gypsy Traveller Accommodation Assessment and sites for 2015/16 to 2017/18 will be allocated through the Development Delivery DPD.	Green Belt		See Local Development Scheme (2013) for timetable for preparation of the Development Delivery DPD.		tbc	tbc