

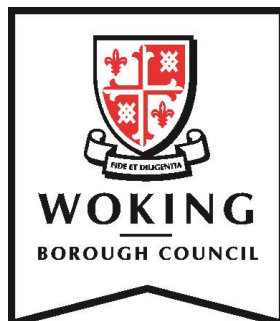
# Local Development Framework

## Research Report



# FIVE YEAR HOUSING LAND SUPPLY

Position statement April 2017



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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 2017/18 to 2021/22, using a base date for all data of 1 April 2017. It also provides information on the Borough's deliverable land supply for Gypsy and Traveller, and Travelling Showpeople, communities. The statement follows the same format and methodology as previous such statements for Woking Borough Council, since the new system of confirmed annual position statements established by the revised NPPF (24.07.18) and PPG (as revised 13.09.18) will only come into force for statements submitted to the Planning Inspectorate by 31 July 2019.

Woking Borough has a total five year housing land supply at 1 April 2017 to enable the delivery of **2,909** net additional dwellings. This compares with the Core Strategy requirement of 1,460 net additional dwellings for the five year period or the Core Strategy requirement and 5% buffer of 1,533 net additional dwellings.

This represents a surplus of 1,449 net additional dwellings against the housing requirement and an overall housing land supply of **10.0 years** between 2017/18 and 2021/22.

When historic undersupply and the 5% buffer are also taken into account, this represents a surplus of 1,302 net additional dwellings and an overall housing land supply of **9.2 years**.

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

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

### 1.0 Introduction

- 1.1 Woking Borough Council is preparing the [Woking 2027 Local Development Documents](#) (LDD) to guide planning and development in the Borough until 2027. A key component of the LDDs is the Core Strategy, adopted in October 2012.
- 1.2 The [National Planning Policy Framework](#) (NPPF) requires the Council through its LDDs to plan for at least 15 years of housing delivery from the date of adoption of the Core Strategy. In accordance with the NPPF, the [Woking Core Strategy](#) identifies the level and broad distribution of housing provision in the Borough.
- 1.3 Core Strategy Policy CS10: *Housing provision and distribution* makes provision for at least 4,964 net additional dwellings in the Borough between 2010 and 2027. This is an annual average provision of 292 dwellings.
- 1.4 The latest full assessment of housing needs is the [Strategic Housing Market Assessment \(SHMA\)](#) (2015). This highlights a need for an additional 375 new affordable homes every year in the Borough, and a total of 517 new homes every year when also taking into account the demand for market housing. This is almost double the Core Strategy's planned housing provision. The Core Strategy Examination Inspector found the level of housing provision set out in the Core Strategy to be sound, deliverable and justified by evidence to contribute towards delivering the objectively assessed housing need for the area; at that time the assessed housing need was even higher, at 499 affordable homes per annum and 594 homes per annum overall (taking into account demand)..
- 1.5 The reasoned justification supporting Policy CS10 explains that there are sufficient specific deliverable and developable sites in the urban area to meet the housing requirement for around the first 13 years of the Plan. Additional housing potential in Woking Town Centre will arise in the latter part of the plan period from sites that have not yet been specifically identified, contributing in years 11-15. In addition, the Core Strategy requires the Council to identify further sites in the Green Belt for development later in the plan period, to meet both the national requirement for housing land supply and the nature of housing that the area needs. A [Green Belt boundary review](#) has been carried out to inform decisions to meet this requirement. The Site Allocations Development Plan Document (DPD) will allocate specific preferred urban and Green Belt sites. Public consultation on the [Draft Site Allocations DPD](#) took place in summer 2015. The next round of public consultation (Regulation 19) is expected to take place in 2018 (dates to be confirmed).
- 1.6 Woking Borough Council (WBC) 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](http://www.woking.gov.uk)
- 1.7 This Housing Land Supply Position Statement sets out the deliverable housing land supply position for Woking Borough for the five-year period 2016/17 - 2020/21. It also provides information on the Borough's deliverable land supply for Gypsy and Traveller, and Travelling Showpeople communities.

## **2.0 Requirement to maintain a five-year housing land supply**

- 2.1 Paragraph 73 of the revised NPPF requires local planning authorities (such as WBC) to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirements, or against their local housing need where the strategic policies are more than five years old and have not been reviewed. The national Planning Practice Guidance (PPG), provides additional advice on these requirements. Since Woking's Core Strategy has recently been reviewed, the requirement in the Core Strategy is used in this housing supply position statement.
- 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. A buffer of 10% should be used where the local planning authority wishes to demonstrate a five year housing land supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year. Delivery of below 85% of the housing required under the Housing Delivery Test will trigger a need for a 20% buffer.
- 2.3 The glossary to the NPPF 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 that are not major development, and sites with detailed 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 glossary, page 66). Sites with outline permission should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.
- 2.5 PPG ('Housing and Economic Land Availability Assessment', paragraph 030) states that, in demonstrating a 5 year supply of deliverable housing sites, authorities can use evidence such as a SHLAA, which will identify sites which may be suitable, available and achievable for housing development and also provide some evidence as to their deliverability. 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 was also under construction as of the base date for this report.
- 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). This has been noted for the

Sheerwater Regeneration Scheme where development is likely to be phased over a 6-10 year period.

- 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 will 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 70). Evidence was put forward to the Core Strategy Examination to demonstrate the certainty of windfall sites coming forward to the tune of 42 dwellings per year. The latest monitoring data shows a recent increase in the number of windfall development coming forward, with around 38 dwellings over the last monitoring period. The overall trend of windfall sites coming forward is on average 31 dwellings per year (between 2006/07 and 2016/17).
- 2.9 The policies that are most important for determining an application involving the provision of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites, with the appropriate buffer. 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 11).
- 2.10 NPPF paragraph 67 requires the preparation of a Strategic Housing Land Availability Assessment (SHLAA). An update of the SHLAA has been prepared with a base date of 1 April 2017 - and is available at [www.woking2027.info/ldfresearch](http://www.woking2027.info/ldfresearch).
- 2.11 NPPF paragraph 73 requires local planning authorities to prepare a housing trajectory. A trajectory for Woking Borough is included in the SHLAA (2017). 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 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, October 2011 and April 2014. The latest SHLAA has a base date of 1 April 2017 and is available at [www.woking2027.info/ldfresearch](http://www.woking2027.info/ldfresearch).
- 3.3 The system of annual position statements on five year housing land supply established by the revised NPPF (24.07.18) and PPG (as revised 13.09.18) will effectively come into operation for statements of which the Planning Inspectorate receives notice by 1 April 2019, which are submitted to the Inspectorate by 31 July 2019, and which the Inspectorate will confirm (if appropriate) in October 2019. Woking Borough Council will therefore consider using the new system for its 2019 Five Year Housing Land Supply Annual Position Statement. This would include a 10% buffer on top of the housing requirement.
- 3.4 In the meantime, however, Five Year Housing Land Supply Statements will still be needed to assist the Council's decision making up until October 2019. The methodology followed in such statements will be that used in previous years. It is considered that this requires only a 5% buffer on top of the housing requirement.

However, in addition to a 5% buffer, the effect on housing land supply of applying a 10% buffer will also be shown for illustrative purposes.

- 3.5 Engagement with the development industry is key to determining that the housing land supply identified is deliverable; that sites are suitable, available and achievable (including viable). During May and June 2013 and March and May 2014, the Council contacted planning agents, developers and landowners and other interested parties requesting sites for assessment to inform preparation of the Site Allocations DPD. Housing sites put forward by developers and others through the 'call for sites' in 2017 have also been assessed to inform this statement and the latest SHLAA. New site suggestions were also taken through the Regulation 18 Draft Site Allocations DPD public consultation (June - July 2015). More information about these consultations can be viewed at: <http://www.woking2027.info/allocations>.
- 3.6 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.
- 3.7 A monitoring year runs 1 April - 31 March each year.
- 3.8 This statement sets out the housing land supply position for Woking Borough for the five-year period 2017/18 to 2021/22.
- 3.9 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% buffer<sup>1</sup> and, for illustrative purposes, 10% buffer
  4. Calculate five year supply, informed by the SHLAA land availability information.
- 3.10 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](#)
- 3.11 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-

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<sup>1</sup> 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).

2012/13 due to the economic recession, and in 2014/15 when construction on a number of large development sites had not yet yield housing 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 The Housing Delivery Test, introduced by the 2018 revision to the NPPF, is only applicable to calculations with a base date of 2018 onwards. However, even if the test were to be applied retrospectively for illustrative purposes, it is clear from the delivery figures in Table 1 below that there was not a significant under-delivery of housing in the three years prior to 1 April 2017. Even in this illustrative case there would therefore be no need to apply a 20% buffer to the housing requirement.
- 4.4 In the ten-year period 2006/07 to 2016/17, 3,138 net additional dwellings were completed in Woking Borough (Table 1). 1,789 net additional dwellings were completed between 2010/11 and 2016/17.

**Table 1: Net additional dwellings provided in Woking Borough, 2006/07 to 2016/17**

Year		Planned housing provision	Net additional dwellings delivered	Cumulative delivery since 2006
2006/07	Pre-Core Strategy	South East Plan 292 dwellings pa	436	+144
2007/08			288	+140
2008/09			362	+210
2009/10			263	+181
2010/11	Core Strategy period (to 2027)	Core Strategy 292 dwellings pa	146	+35
2011/12			175	-82
2012/13			273	-101
2013/14			370	-23
2014/15			66	-249
2015/16			360	-181
2016/17			399	-74

(Source: Annual Monitoring Report and WBC monitoring data)

**Delivery against the Core Strategy housing requirement (at 1 April 2017)**

- 4.5 Core Strategy Policy CS10 requires provision of at least 4,964 net additional dwellings in the Borough between 2010 and 2027.

- 4.6 There is an **undersupply of 74** 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 (2017/18 – 2021/22)**

- 4.7 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 2017 to March 2022  
= 292 dwellings per annum x 5 years = **1,460** net additional dwellings.

Requirement from April 2017 to March 2022 (including 5% buffer, using the Sedgefield method<sup>2</sup>) = 292 dwellings per annum x 5 years + 5% buffer = **1,533** net additional dwellings.

Illustrative requirement if a 10% buffer is used = **1,606** net additional dwellings.

- 4.8 This five year housing land supply statement includes residential development sites currently benefitting from planning permission or prior approval (housing commitment sites), a Planning Committee resolution that planning permission be granted subject to a Section 106/Legal agreement and applications that were pending consideration on 1 April 2017.
- 4.9 The sites likely to deliver dwellings by March 2022 will be the broad locations established by the Core Strategy: Woking Town Centre, West Byfleet District Centre, infill development in the Local Centres, infill development in the rest of urban area and appropriate development within the Green Belt (for example, residential conversion of a rural building) or Green Belt development justified by special circumstances.
- 4.10 The Council previously consulted on the Draft Site Allocations Development Plan Document (DPD) in June 2015. Sites that appear in the consultation document are acknowledged in Appendix A, but only where these are likely to deliver housing within the next five years. This analysis has also been informed by the latest Strategic Housing Land Availability Assessment (SHLAA, 2017). The Site Allocations DPD confirms that these sites are likely to come forward within the next five years. The Council intends to publish the Site Allocations DPD for Regulation 19 consultation in due course and a date is yet to be agreed.
- 4.11 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 31 dwellings per year. The Core Strategy Inspector acknowledged that small sites and windfalls 'should be seen as supplementing the Council's housing provision rather than necessarily replacing particular identified sites' and that the 'leeway that such small sites provide would... appear capable of compensating for any delay in the housing which is anticipated to be delivered from, for example, Moor Lane or Brookwood Farm' (paragraph 91, [Core](#)

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<sup>2</sup> 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).



[Strategy Inspector's Report](#)). Whilst both Moor Lane and Brookwood Farm are currently under construction, the lead time for completions of the larger sites is evident, in particular during 2014/2015 when there was significant undersupply.

4.12 The following communities in Woking Borough have a designated Neighbourhood Area and a Neighbourhood Forum, and have prepared or begun preparing a Neighbourhood Plan:

- Hook Heath (adopted neighbourhood plan)
- Byfleet
- Pyrford (adopted neighbourhood plan)
- West Byfleet (adopted neighbourhood plan)
- Brookwood and Bridley

4.13 Other communities have expressed potential interest in preparing a neighbourhood plan. The adopted and emerging neighbourhood plans at time of writing do not identify development sites for allocation and delivery.

4.14 For the purposes of this schedule, dwellings are defined as Class C3<sup>3</sup> residential developments, plus any other dwellings delivered as part of Class C2 retirement village or similar developments that are assisted living self-contained apartments including kitchen, bathroom and toilet facilities behind a single door and allowing residents independent living (but with the benefit of on-site services such as social, domestic, catering and medical facilities).

4.15 The Planning Practice Guidance (PPG) now also states that: 'Local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement.' 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 2017/18 – 2021/22 period.

4.16 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 (1.4<sup>4</sup>) will provide a discounted contribution equivalent to the number of dwellings.

### Land supply

4.17 Woking Borough has a total housing land supply at 1 April 2017 to enable the delivery of **2,909** 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 2017/18 and 2021/22 (see Table 6 for specific details).

4.18 This represents a surplus of 1,449 net additional dwellings against the Core Strategy requirement over the five year period and an overall supply of **10.0 years**.

4.19 Taking into account under supply since 2006 (-74) this represents a surplus of 1,375 net additional dwellings or **9.7 years** housing land supply.

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<sup>3</sup> Town and Country Planning (Use Classes) Order 1987 (as amended)

<sup>4</sup> Census 2001

- 4.20 Additionally taking into account the NPPF 5% buffer, this is a surplus of 1,302 net additional dwellings or **9.2 years** housing land supply.
- 4.21 For illustrative purposes only, the supply has also been calculated with a 10% buffer. In this case there would be a surplus of 1,229 net additional dwellings, or **8.8 years** housing land supply.

**Table 2: Summary of five year housing land supply position in Woking Borough, 2017/18 to 2021/22 at 1 April 2017**

	Years supply
Housing requirement (292 pa)	<b>10.0</b>
Housing requirement (292 pa) + current under supply (74)	<b>9.7</b>
Housing requirement (292 pa) + current under supply (74) + 5% flexibility allowance/buffer (14.6 pa)	<b>9.2</b>
Housing requirement (292 pa) + current under supply (74) + illustrative 10% flexibility allowance/buffer (29.2 pa)	<b>8.8</b>

- 4.22 For information about the individual sites contributing to this supply, please see Table 6, Appendix A.
- 4.23 This supply position has been compared to the Council's latest published forecast [housing and previously developed land trajectory](#), that is in the SHLAA 2017, Figure 3. As forecast in the Five Year Housing Land Supply 2017, housing completions in 2016/17 have significantly increased compared with 2014/2015 as the initial development phases of large schemes such as Kingsmoor Park and Willow Reach begin to complete.
- 4.24 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) and is also under construction. The [Annual Monitoring Report \(AMR\) 2016/17](#) provides further commentary on housing delivery in these early years of the Core Strategy plan period. The next AMR 2017/18 will be published in December 2018.
- 4.25 The Council previously consulted on the Draft Site Allocations Development Plan Document (DPD) to support delivery of additional sites, including a number of those in this five year housing land supply position statement. The DPD is anticipated to be adopted in early 2020, supporting delivery of all of the sites allocated and the Core Strategy. For these brownfield sites, their development will not be restricted in principle until the adoption of the Site Allocations DPD if development proposals meet the requirements of the development plan.
- 4.26 The Core Strategy (paragraph 6.20) explains the robust strategy in place to address any risk of failure of sites coming forward for housing development due to difficulties of land assembly and/or housing and employment delivery falling behind the projected trajectory. It explains that, at the end of three years after the adoption of the Core Strategy, the Council will undertake a comprehensive monitoring of the performance of housing delivery. This monitoring will look at the cumulative delivery of housing. It sets out a clear series of steps that will be followed if delivery is significantly behind the projected cumulative target over this period, as set out in the housing trajectory and the Five Year Housing Land Supply Position Statements are not providing any

evidence that this will be addressed in subsequent years. It is clear from monitoring that cumulative housing delivery since 2006 to March 2017 is marginally below (-74) the average annual requirements set out in the Core Strategy and is certainly due to housing delivery in 2014/2015 where there was a significant undersupply. This is due to the lead time for the completion of a number of the larger sites in the Borough. The cumulative housing delivery is therefore likely to improve as a number of the large residential schemes are currently under construction and several are nearing completion.

**Table 3: Comparison of housing completions with SHLAA (2017) forecast housing delivery trajectory**

See the next page. Paragraphs 4.23-4.24 above provide a commentary.

Source	Projected delivery 2010/11	Actual delivery 2010/11	Projected delivery 2011/12	Actual delivery 2011/12	Projected delivery 2012/13	Actual delivery 2012/13	Projected delivery 2013/14	Actual delivery 2013/14	Projected delivery 2014/15	Actual delivery 2014/15	Projected delivery 2015/16	Actual delivery 2015/16	Projected delivery 2016/17	Actual delivery 2016/17
Small sites estimate	-	-	-	-	0	29	0	33	0	21	0	35	0	38
Developable sites identified in the SHLAA	-	-	-	-	42	102	42	121	113.4	23	113.4	88	113.4	63
Other sites with existing permission	-	-	-	-	59.8		59.8		53.6		53.6		53.6	
Gateway (estimate, no permission)	-	-	-	-	0	0	0	0	0	0	0	0	0	0
Hoe Valley (Willow Reach)	-	pp <sup>5</sup>	-	-	20	0	67	0	67	0	67	69	67	49
Brookwood Farm, Knaphill	-	-	-	-	0	0	99	pp <sup>6</sup>	99	9	99	58	99	101
Moor Lane (Kingsmoor Park)	-	-	-	-	0	0	0	pp <sup>7</sup>	123.67	8	123.67	145	123.67	148
Gresham Mill	-	-	-	-	88	50	0	33	0	5	0	0	0	0
New Central	-	-	-	-	175	121	166	216	0	0	0	0	0	0
High Street sites (estimate, no permission)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sheerwater Regeneration Scheme	-	-	-	-	-	-	-	-	-	-	-	-	0	pp <sup>8</sup>
Victoria Square	-	-	-	-	-	-	-	-	-	pp <sup>9</sup>	-	-	130.66	0
Total forecast and actual housing delivery	292	146	384.8	175	384.8	273	433.8	370	456.67	66	456.67	360	456.67	399

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

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

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

<sup>8</sup> Planning permission decision issued in July 2016 for 408 dwellings (net additional) on this site (PLAN/2015/1260).

<sup>9</sup> Planning permission decision issued in March 2015 for 392 dwellings on this site (PLAN/2014/0014), revised application (PLAN/2017/0006) for 390 dwellings – Resolution to grant subject to S106 Agreement. Development is under construction.

## 5.0 Traveller accommodation

### Policy context

- 5.1 The Government's [Planning Policy for Traveller Sites](#) (PPTS) also requires local planning authorities to identify and update annually, a supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets (paragraph 9).
- 5.2 Where a local planning authority cannot demonstrate an up-to-date five-year supply of deliverable sites for travellers, this should be a significant material consideration in any subsequent planning decision when considering applications for the grant of temporary planning permission (paragraph 25). However, the Planning Practice Guidance clarifies that 'unmet housing need (including for traveller sites) is unlikely to outweigh the harm to the Green Belt and other harm to constitute the "very special circumstances" justifying inappropriate development on a site within the Green Belt' (paragraph: 034 Reference ID: 3-034-20141006). The absence of an up-to-date five year supply of deliverable Traveller sites would therefore not be a significant material consideration in favour of the grant of temporary permission for sites within the Green Belt. It would not be enough to justify the very special circumstances required to be demonstrated for inappropriate development in the Green Belt<sup>10</sup>
- 5.3 Core Strategy Policy CS14: *Gypsies, Travellers and Travelling Showpeople* establishes the local planning policy context for the supply of Gypsy and Traveller accommodation. This was informed by the [North Surrey Gypsy and Traveller Accommodation Assessment](#) (GTAA, 2007), which assessed the need between 2006 and 2016.
- 5.4 Pitch provision against the need identified in the GTAA has been met and this was recognised by the Inspector who examined the Core Strategy and acknowledged in the Core Strategy. As part of the Inspector's modifications, Policy CS14 was refined to ensure the Council undertook an up-to-date robust evidence base to cover the entire plan period and make new pitch provision in accordance with the updated assessment (i.e. 2017-2027). The Inspector prescribed the Site Allocations 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.

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<sup>10</sup> [Consultation: planning and travellers](#): proposed changes to planning policy and guidance (CLG, September 2014)

### Current provision

- 5.6 As of 1 April 2017, Woking had one main publicly owned Gypsy and Traveller sites, the Hatchington, Worplesdon (providing 16 pitches). There is also one privately owned site in the Borough; 13 pitches at Five Acre Farm, Brookwood.
- 5.7 The Draft Site Allocations DPD (June 2015) proposes additional pitch provision sufficient to address outstanding need to 2027 and beyond to 2040. Land is being allocated to enable the delivery of 27 net allocated pitches by 2027. The delivery of the pitches will be managed to meet need.

### Current need

- 5.8 The TAA (2013) identified a need to provide 19 new pitches between 2012 and 2027, with an annual average provision of 1.3 recurring pitches. Given that 3 pitches have been lost through the redevelopment of Ten Acre Farm for an alternative use, the overall need up to 2027 now stands at 22 pitches.
- 5.9 As outlined in Table 4 below, the Council has met its identified need for additional pitches in the Borough to 2015. Without attempting to meet retrospective need between 2012-2016, the Council would have met its need up to 2016.

**Table 4: Net additional Traveller pitches provided in Woking Borough, 2006/07 to 2021/22**

Year	Planned pitch provision	Net additional pitches delivered	Cumulative delivery (1dp)
2006/07	GTAA (2006) 1 pitch p.a. (total 6 pitches)	0	-1
2007/08		0	-2
2008/09		7	+4
2009/10		0	+3
2010/11		3	+5
2011/12		0	+4
2012/13		TAA (2013) 1.3 pitches p.a. (total 10 pitches)	0
2013/14	-		+1.3
2014/15	-		0
2015/16	-		-1.3
2016/17	tbc		-2.7
2017/18	tbc		-4*
2018/19	tbc		-5.3*
2019/20	tbc <sup>11</sup>		-6.6*
2020/21	tbc		-7.9*
2021/22	tbc		-9.2*
Total	16	10	-*

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

### Findings: Traveller land supply

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

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

<sup>11</sup> Anticipated adoption of Site Allocations DPD (early 2020), allocating 19 additional pitches between 2015 and 2027.

- 5.12 As set out in Policy CS14, the Council is taking a sequential approach to the identification of sites for Gypsies, Travellers and Travelling Showpeople through the Site Allocations DPD. This is informed by the [Green Belt boundary review](#) and will identify specific deliverable sites to ensure delivery beyond 2016. The [Draft Site Allocations DPD](#) was published June 2015 for public consultation. Revisions to this document are currently being prepared.
- 5.13 The draft Site Allocations DPD will identify land for additional pitch provision (see proposed Site Allocations GB2 and GB13) and for a transit site (part of GB2). The DPD will be subject to a second public consultation, before submission for examination and adoption. It is anticipated that the document will be adopted in early 2020.
- 5.14 The [Local Development Scheme](#) provides an up to date timetable for progression of the Site Allocations DPD. This demonstrates clearly that the Site Allocations DPD will be adopted in reasonable time to allow sites to come forward to meet the needs of the entire plan period. In this regard, there are no overriding matters of significant weight to consider any speculative proposal within the Green Belt in advance of the plan-led process.
- 5.15 The Council is also committed to safeguarding land for the future delivery of pitches to meet Traveller needs between 2027 and 2040. The Draft Site Allocations DPD identifies a series of sites for safeguarding to meet future development needs in that period. The Council will identify specific site(s) to provide Traveller accommodation on safeguarded land through a future review of the Site Allocations DPD or the Core Strategy.
- 5.16 In addition, it is likely that five temporary pitches will come forward to meet any short term temporary need before the Site Allocations DPD is adopted, these will further contribute towards the supply of pitches in the short term (see Table 5). The latest draft of the Site Allocations DPD will also propose that these sites be made permanent.

**Table 5: Temporary Traveller pitches granted planning permission as of 01.04.2017**

Site address	Ward	Source	Number of temporary pitches permitted	Number of years permitted
Land south of Murrays Lane, Byfleet	Byfleet and West Byfleet	Full planning permission PLAN/2016/0164	4	3
Stable Yard, Guildford Road, Mayford	Heathlands	Full planning permission PLAN/2013/0828	1	3
Land south of Gabriel Cottage, New Lane, Sutton Green	Heathlands	Full planning permission PLAN/2015/0821	1	3



## **6.0 Overall conclusions**

- 6.1 Woking Borough has a total five year housing land supply at 1 April 2017 to enable the delivery of **2,909** net additional dwellings. This compares with the Core Strategy requirement of 1,460 net additional dwellings for the five year period or the Core Strategy requirement and 5% buffer of 1,533 net additional dwellings.
- 6.2 This represents a surplus of 1,449 net additional dwellings against the housing requirement (1,460 dwellings) and an overall housing land supply of **10.0 years** between 2017/18 and 2021/22.
- 6.3 When historic undersupply and the 5% buffer are also taken into account, this represents a surplus of 1,302 net additional dwellings and an overall housing land supply of **9.2 years**. This position statement demonstrates a rolling supply of housing land to deliver the Borough's housing requirement between 2017/18 and 2021/22.
- 6.4 It also identifies that the Council has met its need for Traveller accommodation until 2015, or 2016 if retrospective need is discounted. The updated TAA has set the level of future need required in the Borough and this is informing the Site Allocations DPD. The Green Belt boundary review has been carried out and makes clear recommendations on how to meet the needs of Travellers and this has been taken into account when taking forward the Site Allocations DPD. The Draft Site Allocations DPD has been published for public consultation (June-July 2015); this includes proposed sites for the provision of additional Traveller pitches between 2015 and 2027.
- 6.5 The Council is actively progressing the Site Allocations DPD, which will be published for Regulation 19 consultation in November 2018. 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.

All definitions refer to the situation as at 1 April 2017.

<b>SHLAA</b>	Development site is sourced from the latest Strategic Housing Land Availability Assessment 2017 (reference shown in brackets)
<b>Strategic site allocation</b>	A strategic site allocated for housing in the development plan; the Core Strategy (2012) Policy CS10.
<b>Draft site allocation</b>	A site proposed for allocation by the Draft Site Allocations DPD (June 2015) (site reference shown in brackets)
<b>Outline planning application</b>	Outline (in principle) planning application for Use Class C3 (dwelling houses) development current at 1 April 2017. No known significant constraints (e.g. infrastructure) on site delivery.
<b>Full planning application</b>	Use Class C3 (dwelling houses) development the subject of a current full planning application on 1 April 2017 (reference shown in brackets). No known significant constraints (e.g. infrastructure) on site delivery.
<b>Prior approval notification</b>	Developments the subject of a current prior approval notification 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.
<b>Outline planning permission</b>	Outline planning permission granted for Use Class C3 (dwelling houses) development between 1 April 2014 and 31 March 2017 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.
<b>Full planning permission</b>	Full planning permission granted for Use Class C3 (dwelling houses) development between 1 April 2014 and 31 March 2017, 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.
<b>Prior approval</b>	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.
<b>C2 current/approval</b>	Development providing Use Class C2 independent dwellings, approved between 1 April 2014 and 31 March 2017 or the subject of a current application at 1 April 2017 (for more information see paragraph 4.11). Unless otherwise stated, not yet started.
<b>Under construction</b>	Development comprising Use Class C3 (dwelling houses) and Use Class C2 (independent dwellings) currently being built.

**Table 6: Expected delivery schedule of sites within the five-year land supply (2017/18-2021/22)**

Address	Ward	Source Combined	Existing Units	Proposed Units	Net additional units	No. units to complete
The Clock House, 192 High Road, Byfleet, West Byfleet, Surrey, KT14 7RN	Byfleet and West Byfleet	Full planning application PLAN/2013/1270	0	1	1	1
Garage Block Of 5 - 10 Mill Lane, Byfleet, West Byfleet, Surrey, KT14 7GN	Byfleet and West Byfleet	Full planning application PLAN/2013/1273	0	2	2	2
Garages Ro 38-44, Eden Grove Road, Byfleet, West Byfleet, Surrey	Byfleet and West Byfleet	Full planning application PLAN/2014/0922	0	2	2	2
41 Oyster Lane, Byfleet, West Byfleet, Surrey, KT14 7HS	Byfleet and West Byfleet	Full planning application PLAN/2014/0969	0	1	1	1
30 Parvis Road, West Byfleet, Surrey, KT14 6HA	Byfleet and West Byfleet	Full planning application PLAN/2017/0366	1	2	1	1
11 And 15 Old Woking Road, West Byfleet, Surrey, KT14 6LW	Byfleet and West Byfleet	Full planning application PLAN/2016/1019	0	2	2	2
Broadoaks, Parvis Road, West Byfleet, Surrey, KT14 7AA	Byfleet and West Byfleet	Full planning application PLAN/2016/1003	2	157	155	155
Globe House, Lavender Park Road, West Byfleet, Surrey, KT14 6ND	Byfleet and West Byfleet	Full planning application PLAN/2016/0990	0	6	6	6
Land To The North Of Old Woking Road And East Of Station Approach, West Byfleet, Woking, Surrey, KT14 6NG	Byfleet and West Byfleet	Outline planning application PLAN/2017/0128	0	225	225	225
Byfleet Mill Lane, Byfleet, KT14 7RR	Byfleet and West Byfleet	Full planning permission PLAN/2013/0295 and PLAN/2013/0296	0	1	1	1
Berecroft Highfield Road, West Byfleet, KT14 6QX	Byfleet and West Byfleet	Full planning permission PLAN/2013/1307	0	1	1	1
Apex Court Camphill Road, West Byfleet,	Byfleet and West Byfleet	Prior Approval PLAN/2014/0761	0	16	16	16
1-3 Old Woking Road, Woking, KT14 6LW	Byfleet and West Byfleet	Full planning permission PLAN/2015/1362, under construction	0	5	5	5
12 & 14 Rectory Lane, Byfleet, KT14 7LL	Byfleet and West Byfleet	Full planning permission PLAN/2015/0232	0	1	1	1

Address	Ward	Source Combined	Existing Units	Proposed Units	Net additional units	No. units to complete
11 & 15 Old Woking Road, West Byfleet, KT14 6LW	Byfleet and West Byfleet	Full planning permission PLAN/2015/0615	3	6	3	3
Land To The South Of Murrays Lane, Byfleet,	Byfleet and West Byfleet	Full planning permission PLAN/2016/0164, under construction	0	4	4	4
Roxburghe House Lavender Park Road, West Byfleet,	Byfleet and West Byfleet	Prior Approval PLAN/2015/0869, under construction	0	22	22	22
Roxburghe House Lavender Park Road, West Byfleet, KT14 6NA	Byfleet and West Byfleet	Full planning permission PLAN/2016/0045	0	5	5	5
140 High Road, Byfleet, KT14 7RD	Byfleet and West Byfleet	Full planning permission PLAN/2015/1089	0	2	2	2
Land North Of Berry's Lane, Byfleet, KT14 7AU	Byfleet and West Byfleet	Full planning permission PLAN/2016/0748	0	5	5	5
28 Godley Road, Byfleet, KT14 7EW	Byfleet and West Byfleet	Full planning permission PLAN/2016/1217	0	1	1	1
18 Station Approach, West Byfleet, KT14 6NF	Byfleet and West Byfleet	Full planning permission PLAN/2016/0522	0	3	3	3
30-31 Station Approach, West Byfleet, KT14 6NF	Byfleet and West Byfleet	Full planning permission PLAN/2016/0235	0	2	2	2
30-32 Station Approach, Woking, KT14 6NF	Byfleet and West Byfleet	Prior Approval PLAN/2015/0570	0	13	13	13
Car park to the east of Enterprise House, Station Approach, West Byfleet, KT14 6PA	Byfleet and West Byfleet	Full planning permission PLAN/2011/0945	0	12	12	12
22A & 24A, Chertsey Road, Woking, Surrey, GU21 5AB	Canalside	Full planning application PLAN/2012/0829	0	2	2	2
26 And 28 Monument Road, Woking, Surrey, GU21 5LT	Canalside	Full planning application PLAN/2013/0574 and PLAN/2014/0762	5	8	3	3
Woodsted House, 72 Chertsey Road, Woking, Surrey, GU21 5BJ	Canalside	Outline planning application PLAN/2015/0545	0	48	48	48

Address	Ward	Source Combined	Existing Units	Proposed Units	Net additional units	No. units to complete
Garages Rear Of 10-24, Lockwood Path, Sheerwater, Woking, Surrey, GU21 5RH	Canalside	Full planning application PLAN/2014/0928	0	4	4	4
Parrington Autos, Workshop Rear Of 12 Portugal Road, Woking, Surrey, GU21 5JE	Canalside	Full planning application PLAN/2016/0412	3	18	15	15
New Bungalow, 4A Oak Lane, Woking, Surrey, GU22 8BX	Canalside	Full planning application PLAN/2015/0847	1	2	1	1
2 Beta Road, Maybury, Woking, Surrey, GU22 8EF	Canalside	Full planning application PLAN/2015/0890	0	1	1	1
35 Chertsey Road, Woking, Surrey, GU21 5AB	Canalside	Full planning application PLAN/2017/0167	1	0	-1	-1
Olympic Court, Marlborough Road, Woking, Surrey, GU21 5JG	Canalside	Full planning application PLAN/2017/0179	0	1	1	1
20 - 32 Goldsworth Road, Woking, Surrey, GU21 6JT	Canalside	Full planning application PLAN/2016/0742	0	560	560	560
75A Walton Road, Woking, Surrey, GU21 5DW	Canalside	Full planning application PLAN/2016/1087	0	1	1	1
Former Goldsworth Arms PH, Goldsworth Road, Woking, Surrey, GU21 6LQ	Canalside	Full planning application PLAN/2016/0927	0	43	43	43
77 Goldsworth Road, Woking, Surrey, GU21 6LJ	Canalside	Full planning application PLAN/2016/1293	0	1	1	1
Spectrum House, 56 Goldsworth Road, Woking, Surrey, GU21 6LE	Canalside	Full planning application PLAN/2016/1422 and Prior Approval PLAN/2016/1331	0	29	29	29
Land To East Of No.14 Woodham Way, Woodham, Woking, Surrey, GU21 5SW	Canalside	Full planning application PLAN/2016/1419	0	1	1	1
Colbourne Garages, 74 - 76 Maybury Road, Woking, Surrey, GU21 5JD	Canalside	Full planning application PLAN/2016/1192	0	38	38	38

Address	Ward	Source Combined	Existing Units	Proposed Units	Net additional units	No. units to complete
29-31 Walton Road, Woking, Surrey, GU21 5DL	Canalside	Full planning application PLAN/2017/0146	4	14	10	10
23-27 Walton Road, Woking, Surrey, GU21 5DL	Canalside	Full planning application PLAN/2016/0105	0	10	10	10
185 And 187 Walton Road, Woking, Surrey, GU21 5DX	Canalside	Full planning application PLAN/2017/0321	2	4	2	2
Kings Court Church Street East, Woking, GU21 6HA	Canalside	Full planning permission PLAN/2013/0968	0	14	14	14
Victoria Way, Cawsey Way & Church Street West, Woking, GU21 6DD	Canalside	Full planning permission PLAN/2014/0014, under construction	0	390	390	390
56 Goldsworth Road, Woking, GU21 6LE	Canalside	Prior Approval PLAN/2014/0144 and 2015/1002	0	12	12	12
7-9 Chertsey Road, Woking, GU21 5AB	Canalside	Prior Approval PLAN/2014/0546	0	14	14	14
73/75 Oaks Road, Woking, GU21 6PH	Canalside	Full planning permission PLAN/2014/0799	0	1	1	1
1 Bentham Avenue, Sheerwater, GU21 5LF	Canalside	Full planning permission PLAN/2015/1286, under construction	1	2	1	1
8 Chertsey Road, Woking, GU21 3PW	Canalside	Full planning permission PLAN/2014/0846	0	4	4	4
33 Bunyard Drive, Sheerwater, GU21 5NU	Canalside	Full planning permission PLAN/2015/0633	1	2	1	1
66-68 Goldsworth Road, Woking,	Canalside	Prior Approval PLAN/2014/0994	0	2	2	2
29 Eve Road, Woking, GU21 5JS	Canalside	Prior Approval PLAN/2015/0101	0	5	5	5
41 Chertsey Road, Woking, GU21 5AJ	Canalside	Full planning permission PLAN/2015/0403, under construction	5	2	-3	-3

Address	Ward	Source Combined	Existing Units	Proposed Units	Net additional units	No. units to complete
Elliot Court North Road, Woking, GU21 5HS	Canalside	Full planning permission PLAN/2015/0500, under construction, Site Allocations DPD UA37	0	9	9	9
1 & 2 Maybury Hill, Woking, GU22 8AL	Canalside	Full planning permission PLAN/2014/1261	0	2	2	2
Woking Community Furniture Project, 27 North Road, Woking, GU21 5DT	Canalside	Outline planning permission PLAN/2014/1333	0	7	7	7
18 North Road, Woking, GU21 5DA	Canalside	Full planning permission PLAN/2014/0744, under construction	0	1	1	1
Elizabeth House And The Cornerstone Duke Street, Woking, GU21 5AS	Canalside	Prior Approval PLAN/2016/0423 and PLAN/2016/1433	0	158	158	158
23-24 High Street, Woking, GU21 6BW	Canalside	Full planning permission PLAN/2015/1357 and Prior Approval PLAN/2016/0579	0	11	11	11
Sheerwater Estate Albert Drive, Sheerwater,	Canalside	Full planning permission PLAN/2015/1260 * **	576	966	390	136
75 Balmoral Drive, Woking, GU22 8EY	Canalside	Full planning permission PLAN/2014/1215, under construction	1	2	1	1
Regent House , Woking, GU21 5AP	Canalside	Prior Approval PLAN/2016/1131	0	12	12	12
204 Albert Drive, Woking, GU21 5TY	Canalside	Full planning permission PLAN/2016/1086	0	1	1	1
132 Maybury Road, Woking, GU21 5JR	Canalside	Full planning permission PLAN/2016/0963, under construction	1	7	6	6
45-49 Goldsworth Road, Woking, GU21 6JY	Canalside	Full planning permission PLAN/2014/0340	0	4	4	4
Church Gate, 9-11 Church Street West, Woking, GU21 6DJ	Canalside	Prior Approval PLAN/2016/0438	0	32	32	32

Address	Ward	Source Combined	Existing Units	Proposed Units	Net additional units	No. units to complete
Premier House, 15-19 , Church Street West, Woking, GU21 6DJ	Canalside	Prior Approval PLAN/2017/0165	0	29	29	29
161 Knightswood, Woking, Surrey, GU21 3PX	Goldsworth Park	Full planning permission PLAN/2016/0540 and application PLAN/2017/0189, under construction	0	1	1	1
Tamarisk, Golf Club Road, Woking, Surrey, GU22 0LS	Heathlands	Full planning application PLAN/2013/1265	1	2	1	1
Star Yard, Wych Hill, Woking, Surrey, GU22 0EY	Heathlands	Outline planning application PLAN/2014/1359	0	1	1	1
1&2 Pine View, Wych Hill, Woking, Surrey, GU22 0HZ	Heathlands	Full planning application PLAN/2015/1416	1	4	3	3
1 Hawthorn Road, Woking, Surrey, GU22 0BA	Heathlands	Full planning application PLAN/2017/0001	0	2	2	2
Azalea Farm, Whitmoor Lane, Sutton Green, Surrey, GU4 7QB	Heathlands	Prior Approval application PLAN/2017/0314	0	1	1	1
Land South Of St Edwards, Field 4756, Sutton Park, Sutton Green, Surrey, GU4 7QN	Heathlands	Full planning application PLAN/2016/1308	0	1	1	1
Wheelsgate, Wych Hill Way, Woking, Surrey, GU22 0AE	Heathlands	Full planning application PLAN/2016/1054	1	2	1	1
Whitmoor Farm Whitmoor Lane, Woking, GU4 7QB	Heathlands	Full planning permission PLAN/2013/0566	0	2	2	2
143 Saunders Lane, Woking, GU22 0NT	Heathlands	Full planning permission PLAN/2013/0813	0	1	1	1
Grey Walls Hook Heath Road, Woking, GU22 0QD	Heathlands	Full planning permission PLAN/2013/0857	0	1	1	1
Woodbank Holly Bank Road, Woking, GU22 0JP	Heathlands	Full planning permission PLAN/2015/1064*	38	51	13	9



Address	Ward	Source Combined	Existing Units	Proposed Units	Net additional units	No. units to complete
Westdene Mount Road, Woking, GU22 0PY	Heathlands	Full planning permission PLAN/2015/0623, under construction	0	1	1	1
Brooklyns, 112 Connaught Road, Brookwood, GU24 0AR	Heathlands	Full planning permission PLAN/2015/0813	0	1	1	1
Coal Yard Prey Heath Road, Mayford, GU22 0RW	Heathlands	Full planning permission PLAN/2015/0783, under construction	0	1	1	1
96 Westfield Road, Westfield, GU22 9QP	Heathlands	Full planning permission PLAN/2014/0863, under construction	1	2	1	1
Land adj Gorse Hill Training Centre Hook Heath Road, Woking, GU22 0DP	Heathlands	Full planning permission PLAN/2016/0868	0	1	1	1
The Strawberry Tree Fernhill Lane, Woking, GU22 0DR	Heathlands	Full planning permission PLAN/2016/0174	0	1	1	1
112-126, Connaught Road, Brookwood, GU24 0AR	Heathlands	Full planning permission PLAN/2012/1103	0	29	29	29
Garages 1 To 12, Bonsey Lane, Westfield, Woking, Surrey, GU22 9PP	Hoe Valley	Full planning application PLAN/2015/0385	0	11	11	11
6A Balfour Avenue, Westfield, Woking, Surrey, GU22 9NJ	Hoe Valley	Full planning application PLAN/2015/0452	0	1	1	1
Garages Ro 19-21, Hawthorn Road, Woking, Surrey, GU22 9PT	Hoe Valley	Full planning application PLAN/2015/0379	0	5	5	5
Central Reservation, Rydens Way, Old Woking, Woking, Surrey, GU22 9DL	Hoe Valley	Full planning application PLAN/2015/1217	0	11	11	11
87 Westfield Road, Westfield, Woking, Surrey, GU22 9PX	Hoe Valley	Full planning application PLAN/2015/1139	0	1	1	1
28 Farm Road, Old Woking, Woking, Surrey, GU22 9HL	Hoe Valley	Outline planning application PLAN/2017/0304	1	2	1	1

Address	Ward	Source Combined	Existing Units	Proposed Units	Net additional units	No. units to complete
Dormer Cottage, Bonsey Lane, Westfield, Woking, Surrey, GU22 9PP	Hoe Valley	Full planning application PLAN/2016/0530	1	2	1	1
The Old Brew House, 130 - 132 High Street, Old Woking, Woking, Surrey, GU22 9JN	Hoe Valley	Full planning application PLAN/2017/0139	0	6	6	6
The White Cottage, Kingfield Green, Woking, Surrey, GU22 9BD	Hoe Valley	Full planning application PLAN/2016/0845	0	2	2	2
J E Ellesley Builder And Contractor, 34 High Street, Old Woking, Woking, Surrey, GU22 9ER	Hoe Valley	Full planning application PLAN/2016/0929	0	1	1	1
Cherrytrees, 15 - 17 Claremont Avenue, Woking, Surrey, GU22 7SF	Hoe Valley	Full planning application PLAN/2017/0155	0	4	4	4
Ian Allan Motors, 63 - 65 High Street, Old Woking, Woking, Surrey, GU22 9LN	Hoe Valley	Outline planning application PLAN/2017/0153	0	24	24	24
Land adjacent to London House, 134 High Street, Old Woking, GU22 9JN	Hoe Valley	Full planning permission PLAN/2014/1411	0	6	6	6
134 High Street, Old Woking, GU22 9NJ	Hoe Valley	Full planning permission PLAN/2014/1315 and PLAN/2016/0756	0	3	3	3
59 Westfield Road, Westfield, GU22 9NQ	Hoe Valley	Full planning permission PLAN/2015/0663	1	2	1	1
Grosvenor Court Hipley Street, Old Woking, GU22 9LP	Hoe Valley	Prior Approval PLAN/2017/0017	0	18	18	18
Moor Lane facing Quartermaine Avenue to the south, GU22 9RB	Hoe Valley	Full planning permission PLAN/2013/0081	0	371	371	73
Former Westfield Tip, Westfield Avenue, GU22 9PG	Hoe Valley	Full planning permission PLAN/2010/0514	0	154	154	35
April Cottage, South Road, Horsell, Woking, Surrey, GU21 4JW	Horsell	Full planning application PLAN/2006/1260	1	2	1	1
Land At Sythwood Reserved For Bypass, Sythwood, Woking, Surrey, GU21 3BE	Horsell	Full planning application PLAN/2017/0122	0	10	10	10

Address	Ward	Source Combined	Existing Units	Proposed Units	Net additional units	No. units to complete
12 Well Lane, Horsell, GU21 4PX	Horsell	Full planning permission PLAN/2015/1273	0	2	2	2
73 Horsell Moor, Horsell, GU21 4NL	Horsell	Full planning permission PLAN/2015/0989, under construction	0	34	34	34
Horsell Grange Cottage Kettlewell Hill, Horsell, GU21 4JA	Horsell	Full planning permission PLAN/2016/0104, under construction	1	3	2	2
Woodlands Elm Road, Woking, GU21 4DY	Horsell	Full planning permission PLAN/2016/0160	1	2	1	1
45 Horsell Moor, Woking, GU21 4NJ	Horsell	Full planning permission PLAN/2016/0551, under construction	1	2	1	1
Horsell Lodge Residential Care Home Kettlewell Hill, Horsell, GU21 4JA	Horsell	Full planning permission PLAN/2016/0877	46	70	24	24
Britannia Wharf, Monument Road, Woking, Surrey, GU21 5LW	Horsell East and Woodham	Full planning application PLAN/2016/1204 and PLAN/2015/1438 *	0	82	82	59
40 Highclere Gardens, Knaphill, Woking, Surrey, GU21 2LR	Knaphill	Full planning application PLAN/2016/1366	0	1	1	1
20 High Street, Knaphill, GU21 2PE	Knaphill	Full planning permission PLAN/2014/0215, under construction	0	9	9	9
126 High Street, Knaphill, GU21 2QH	Knaphill	Full planning permission PLAN/2015/0959	0	1	1	1
50 Inkerman Road, Knaphill, GU21 2AQ	Knaphill	Full planning permission PLAN/2015/1158, under construction	1	2	1	1
1-2 Anchor Crescent, Knaphill, GU21 2PD	Knaphill	Full planning permission PLAN/2015/0438, under construction	0	2	2	2
31 Oak Tree Road, Knaphill, GU21 2RW	Knaphill	Full planning permission PLAN/2016/0559	1	3	2	2
25A Chobham Road, Knaphill, GU21 2SX	Knaphill	Full planning permission PLAN/2016/1201	1	2	1	1

Address	Ward	Source Combined	Existing Units	Proposed Units	Net additional units	No. units to complete
64-66 High Street, Knaphill, GU21 2PY	Knaphill	Full planning permission PLAN/2016/1309	0	1	1	1
29 & 29A High Street, Knaphill, GU21 2PP	Knaphill	Full planning permission PLAN/2014/1127	0	1	1	1
Daydawn Nurseries Deep Pool Lane, Milford Green, GU24 8AS	Knaphill	Prior Approval PLAN/2016/0746	0	1	1	1
Land at Brookwood Farm, Bagshot Road, GU21 2RP	Knaphill	Full planning permission PLAN/2012/0224	0	297	297	129
Highclere House, 5, High Street, Knaphill, GU21 2PG	Knaphill	Prior Approval PLAN/2013/0974	0	8	8	8
Acacia House, Shaftesbury Road, Woking, Surrey, GU22 7DT	Mount Hermon	Full planning application PLAN/2017/0259	0	1	1	1
Dunvegan, Pembroke Road, Woking, Surrey, GU22 7DS	Mount Hermon	Full planning application PLAN/2016/1145	0	1	1	1
7 York Road, Woking, Surrey, GU22 7QD	Mount Hermon	Full planning application PLAN/2016/0834	0	46	46	46
St Dunstons Church, White Rose Lane, Woking, Surrey, GU22 7AG	Mount Hermon	Full planning application PLAN/2016/1064	0	107	107	107
Foxcroft, 7 Friars Rise, Woking, Surrey, GU22 7JL	Mount Hermon	Full planning application PLAN/2016/1350	0	1	1	1
Land To The Rear Of, 36 East Hill, Woking, Surrey, GU22 8DN	Mount Hermon	Full planning application PLAN/2017/0356	0	1	1	1
Roundbridge Farm Cottages Old Woking Road, Woking, GU22 8JH	Mount Hermon	Full planning permission PLAN/2013/0137	2	5	3	3
23 - 25 Claremont Avenue, Woking, GU22 7SF	Mount Hermon	Full planning permission PLAN/2013/1217, under construction	0	2	2	2
Park Cottage Blackness Lane, Woking, GU22 7SB	Mount Hermon	Full planning permission PLAN/2015/1295, under construction	0	9	9	9
1 Friars Rise, Woking, GU22 7JL	Mount Hermon	Full planning permission PLAN/2015/1309	1	2	1	1
Pine Tree Cottage Pembroke Road, Woking, GU22 7DS	Mount Hermon	Full planning permission PLAN/2015/0520	0	1	1	1

Address	Ward	Source Combined	Existing Units	Proposed Units	Net additional units	No. units to complete
White Trees White Rose Lane, Woking, GU22 7JH	Mount Hermon	Full planning permission PLAN/2015/0375, under construction	1	2	1	1
153 York Road, Woking, GU22 7XR	Mount Hermon	Full planning permission PLAN/2015/0412	3	1	-2	-2
Olympian Heights, Guildford Road, Woking, GU22 7NJ	Mount Hermon	Full planning permission PLAN/2016/0562, under construction	0	7	7	7
Cardinal Place Guildford Road, Woking, GU22 7LR	Mount Hermon	Full planning permission PLAN/2015/0732	0	3	3	3
196 Old Woking Road, Woking, GU22 8HR	Mount Hermon	Reserved Matters permission PLAN/2016/1013, under construction	0	1	1	1
First Floor 1 Guildford Road, Woking, GU22 7PX	Mount Hermon	Full planning permission PLAN/2015/0406, under construction	0	3	3	3
196 Old Woking Road, Old Woking, GU22 8HR	Mount Hermon	Full planning permission PLAN/2016/0095, under construction	0	1	1	1
Owen House and The Crescent, Heathside Crescent, Woking, GU22 7AG	Mount Hermon	Site Allocations DPD UA45, SHLAA SHLAAMHM009	0	20	20	20
Marshall Parade, Coldharbour Road, Woking, Surrey, GU22 8SW	Pyrford	Full planning application PLAN/2015/0908	0	4	4	4
Land Between Invermark And Greenhayes, Oakcroft Road, West Byfleet, Surrey, KT14 6JG	Pyrford	Full planning application PLAN/2017/0170	0	1	1	1
Croft Cottage, Old Woking Road, West Byfleet, Surrey, GU22 8PQ	Pyrford	Full planning application PLAN/2017/0308	0	1	1	1
Whealers Farm Barn Warren Lane, Pyrford, GU22 8XQ	Pyrford	Full planning permission PLAN/2014/0818	0	1	1	1

Address	Ward	Source Combined	Existing Units	Proposed Units	Net additional units	No. units to complete
Winchcombe Elmstead Road, West Byfleet, KT14 6JB	Pyrford	Full planning permission PLAN/2016/1212	0	1	1	1
4 & 5 Farmhouse Close, Pyrford, GU22 8LR	Pyrford	Full planning permission PLAN/2016/0572	0	1	1	1
W L Sirman, 145 Goldsworth Road, Woking, Surrey, GU21 6LS	St Johns	Full planning application PLAN/2016/1194 and Full Planning Permission PLAN/2013/0904	0	5	5	5
Friar House, Copse Road, St Johns, Woking, Surrey, GU21 8ST	St Johns	Prior Approval application PLAN/2017/0324	0	8	8	8
1-3 Kingsway, Woking, GU21 6EH	St Johns	Full planning permission PLAN/2014/0694	1	2	1	1
196 Hermitage Woods Crescent, St Johns, GU21 8UJ	St Johns	Full planning permission PLAN/2015/0630	0	1	1	1
Land R/O 143 Goldsworth Road, Woking, GU21 6LS	St Johns	Full planning permission PLAN/2015/0446	0	8	8	8
201A Goldsworth Road, Woking, GU21 6NG	St Johns	Full planning permission PLAN/2015/0149, under construction	1	2	1	1
The Grange 28 St Johns Road, St Johns, GU21 7SA	St Johns	Full planning permission PLAN/2015/0265, under construction	0	1	1	1
Beaufort Mews 1-3 Kingsway, Woking, GU21 6EH	St Johns	Full planning permission PLAN/2014/1294	10	13	3	3
26 St Johns Road, St John, GU21 7SA	St Johns	Full planning permission PLAN/2016/0684	0	1	1	1
			724	4,499	3,775	2,909

\* C2 discount applied as set out in paragraph 4.15

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