

RESEARCH REPORT

Local Development Framework

Research Report

Housing Supply Position Statement

Position at 1 April 2010



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1.0 Introduction

- 1.1 The housing requirement for Woking is set out in the South East Plan, the Regional Spatial Strategy (RSS) for the South East, which was published on 6 May 2009.
- 1.2 The South East Plan requires Woking Borough Council to make provision for 5,840 net additional dwellings between 2006 and 2026, an annual average provision of 292.
- 1.3 Woking Borough Council is in the process of preparing a new Local Development Framework (LDF). The Core Strategy will be the first LDF document and, in accordance with Planning Policy Statement 3: Housing (PPS3) it will set out how the Council will ensure delivery of the housing requirement.
- 1.4 PPS3 requires local authorities, through their LDFs, to plan for at least 15 years of housing delivery from the date of adoption of the Core Strategy. The Core Strategy is scheduled for adoption in 2012, and therefore it must plan for housing delivery until 2027. The assumption has been made that the annual requirement will be carried forward post 2026 and therefore the Council is planning for provision of **6,132** net additional dwellings between 2006 and 2027.
- 1.5 In the four year period 2006/07 to 2009/10 **1,355** net additional dwellings have been completed in Woking Borough (see fig 1 below). This represents an over supply of 187 dwellings and is an average of 338.7 per year which is significantly ahead of the South East Plan annual average provision.

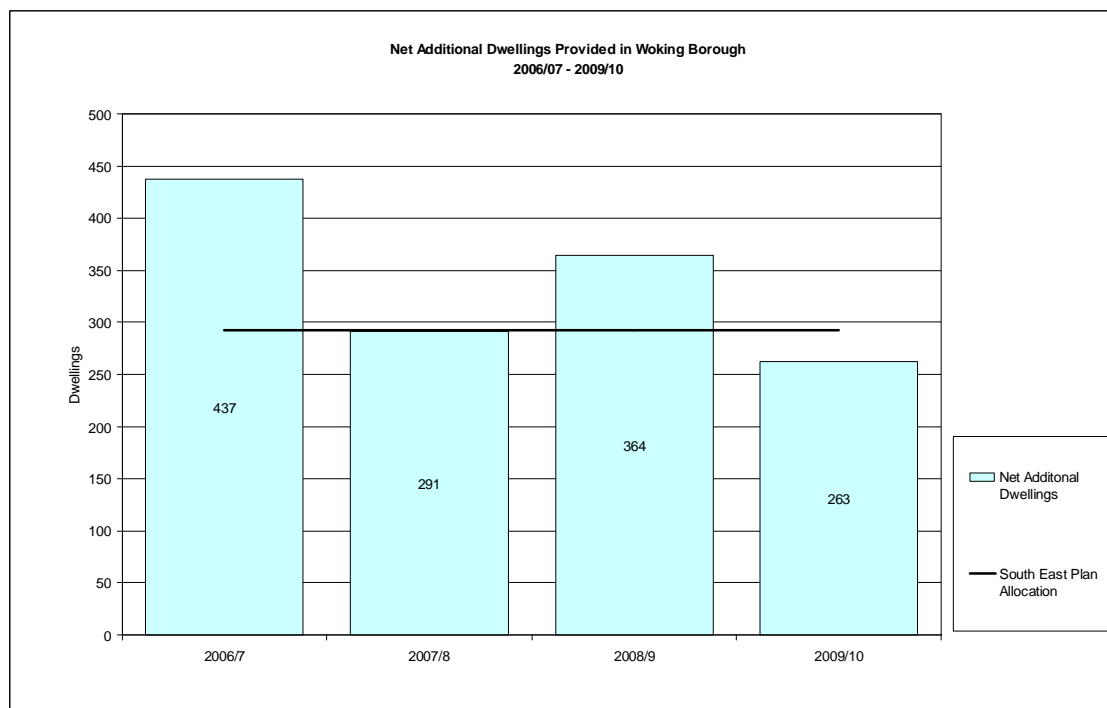


Fig 1: Net Additional Dwellings Provided in Woking Borough 2006/07– 2009/10

Requirement to maintain a five year supply

- 1.6 Paragraph 7 of PPS3 specifically requires local authorities to identify and maintain a rolling five year supply of deliverable land for housing. As defined by PPS3, sites are considered *deliverable* if they are:
- i. Available (the site is available now),
 - ii. Suitable (the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities), and
 - iii. Achievable (there is a reasonable prospect that housing would be delivered within five years).
- 1.7 Paragraphs 68 – 74 of PPS3 state that where a local authority cannot demonstrate a five year supply of deliverable sites, housing applications should be considered favourably, having regard to the other policy guidance in PPS3. Applications should not be refused on the basis of prematurity.
- 1.8 Although PPS3 requires local authorities to identify and maintain a five year supply of deliverable sites, due to the date of adoption of the Core Strategy being 2012 (i.e. in two years time), it is considered worthwhile to demonstrate a seven year supply, which will include:
- Two years of supply between 2010/11 – 2011/12 (known as the 'Pre Plan' period)
 - Five years of supply between 2012/13 – 2016/17 (a five year supply from the date of adoption of the Core Strategy).
- 1.9 Woking's housing requirement for the next seven year period (2010/11 – 2016/17) is therefore **2,044** net additional dwellings (292x7).

2.0 Methodology

- 2.1 In order to enable local authorities to demonstrate that there is sufficient deliverable and developable land available to meet housing requirements and to assist in the demonstration of a rolling five year housing land supply, PPS3 requires the preparation of a Strategic Housing Land Availability Assessment (SHLAA).
- 2.2 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 will be published in July 2010. The data in this statement is based on the information contained in the unpublished 2010 study.
- 2.3 The methodology for the preparation of the Council's SHLAA is complex and it is not intended to repeat it in this document. The SHLAA documents are available on the Council's website:
<http://www.woking.gov.uk/council/planningservice/ldf/ldfresearch/shlaa>
- 2.4 As set out in paragraph 1.6 the Council must demonstrate that the housing land supply is *deliverable* (i.e. suitable, available and achievable). Key to being able to determine this is engagement with the development industry. In April 2010 the Council contacted planning agents, developers and landowners using the proforma included at Appendix 3 to this document to ascertain the likelihood of development coming forward on sites that have planning permission as well as those that were identified through the SHLAA process.

3.0 Findings and conclusions

3.1 Woking's housing land supply is set out in the table below.

	South East Plan Requirement	Net additional dwellings as evidenced in SHLAA	Surplus/ deficit
Pre Plan period (2010/11 – 2011/12)	584	285	-299
Plan years 0 -5 (2012/13 – 2016/17)	1,460	1,795	335
Total	2,044	2,080	36

3.2 Woking therefore has a total housing land supply to enable the delivery of **2,080** net additional dwellings, compared with the South East Plan requirement of 2,044 between 2010/11 and 2016/17. This represents a surplus of 36 net additional dwellings against the requirement over that period.

3.3 There is likely to be a shortfall of 299 units in the Pre Plan period. This is due to the current economic climate. Evidence from the SHLAA, however, shows that implementation of planning permissions will pick up during the Pre Plan period and that the level of completions will increase during the first five years of the Plan.

3.4 It should be noted that, as set out in paragraph 1.5, housing delivery in Woking has taken place at a higher rate than the annual average requirement of 292 which will lead to a higher surplus figure by 2016/17 if this continues.

3.5 It can therefore be concluded that the Council can demonstrate evidence of a rolling supply of housing land to deliver the Borough's housing requirement between 2010/11 – 2016/17.

3.6 The information in this statement is based on the Council's Strategic Housing Land Availability Assessment (SHLAA) and will be included in the Annual Monitoring Report which will be submitted to GOSE and published in December 2010.

Appendix 1: Deliverable sites in the Pre Plan period 2010/11 – 2011/12

SHLAA site reference	Planning App No	Address	Source of site	Site Area (ha)	Density to be applied	No of existing units on site	Potential Yield	Net Gain	No of units left to complete
SHLAABR020	2004/1363	Brookwood Farm Buildings, Bagshot Road	Planning Permission	0.68	18	0	14	14	14
SHLAABR025	2006/1130	Blackhorse Nurseries, Blackhorse Road, Brookwood	PP and Under Construction	2.2	1.5	1	3	2	2
SHLAABR029	2009/0861	Yuruk, 157 Connaught Road, Brookwood.	Planning Permission	0.02	46	1	2	1	1
SHLAABY011a	2005/1275 & 09/0294	31 and Land rear of 29 & 33 Winern Glebe	PP and Under Construction	0.40	45	1	10	9	9
SHLAAHEW015	2008/0318	The Willows & Coom Lodge Sheerwater Road,	Planning Permission	0.21	67	2	14	12	12
SHLAAHW002	2003/1224	Former NFT Site, Guildford Road	PP and Under Construction	1.41	38	0	54	54	31
SHLAAHW031	2007/1006	Land adj to Donamour, Well Lane, Horsell	Planning Permission	0.20	5	0	1	1	1
SHLAAHW033	2007/1367	9 Ormonde Road, Horsell	PP and Under Construction	0.1	20	1	2	1	1
SHLAAHW036	2010/0100	Land adjacent 60 Horsell Moor, Horsell	Planning Permission	0.08	25	0	2	2	1
SHLAAHW039	2010/0020	Denovo, Ormonde Road, Horsell, Woking.	Planning Application	0.06	33	1	2	1	1

SHLAA site reference	Planning App No	Address	Source of site	Site Area (ha)	Density to be applied	No of existing units on site	Potential Yield	Net Gain	No of units left to complete
SHLAAKN037	2009/0155	Botany Barns, Barrs Lane, Knaphill	Planning Permission	0.99	5	0	5	5	5
SHLAAKN040	2008/1204	Land to the rear of Haroldene and Hillside, Anchor Hill	Planning Permission	0.04	25	0	1	1	1
SHLAAKN041	2007/0046	Hursley, 36 Bagshot Road, Knaphill	Expired Permission	0.1	18	1	2	1	1
SHLAAKN052	2009/0780	62-66 Robin Hood Road, St Johns.	Planning Permission	0.19	43	3	8	5	5
SHLAAKW027	2008/0339	Lanterns, 67 Egley Road, Woking	PP and Under Construction	0.12	25	1	3	2	2
SHLAAKW031	2007/1001	Happidais, Kingfield Road, Kingfield	PP and Under Construction	0.11	18	1	2	1	1
SHLAAKW034	2008/0365	Howards Farm, Stockers Lane, Woking	Planning Permission	0.14	36	0	5	5	5
SHLAAMHE022	2007/0538	St Peters Convent, Maybury Hill, Woking	PP and Under Construction	1.27	43	0	54	54	44
SHLAAMHE023	2007/1076	13 Oriental Road, Woking	PP and Under Construction	0.27	8	1	2	1	1
SHLAAMHE034	2009/0800	Land adj. To The Denes, Shaftesbury Road, Woking.	Planning Permission	0.16	14	0	1	1	1

SHLAA site reference	Planning App No	Address	Source of site	Site Area (ha)	Density to be applied	No of existing units on site	Potential Yield	Net Gain	No of units left to complete
SHLAAMHE037	2009/1128	Pevenil, Pembroke Road, Woking.	Planning Permission	0.11	20	1	2	1	1
SHLAAMHE038	2010/0082	Wisteria Cottage, Onslow Crescent, Woking.	Planning Permission	0.2	10	1	2	1	1
SHLAAMHW002	2008/1023	Former United Reform Church, York Road	PP and Under Construction	0.19	47	0	9	9	9
SHLAAMHW036	2008/0071	Land to rear of Corner House & Southlands, Guildford Road, Woking	PP and Under Construction	0.06	31	0	2	2	2
SHLAAMHW040	2007/0568	121 York Road, Woking	PP and Under Construction	0.05	59	0	3	3	3
SHLAAMHW041	2009/0198	15-17 Claremont Avenue, Woking.	Planning Permission	0.02	100	0	2	2	2
SHLAAMHW042	2009/0592	25 Claremont Avenue, Woking.	Planning Permission	0.11	86	1	9	8	8
SHLAAMS005	2007/0206	51 - 55 Maybury Road	Planning Permission	0.20	165	5	33	28	28
SHLAAMS040	2007/0510	56-58 Maybury Road, Woking	PP and Under Construction	0.13	108	3	14	11	11
SHLAAMS048	2009/0222	2 Linkway, Maybury, Woking.	Planning Permission	0.06	16	0	1	0	0

SHLAA site reference	Planning App No	Address	Source of site	Site Area (ha)	Density to be applied	No of existing units on site	Potential Yield	Net Gain	No of units left to complete
SHLAAOW002	2008/0438	Queens Head PH, 40 - 42 High Street	Planning Permission	0.11	80	0	9	9	9
SHLAAOW003	2009/1097	Cornerways, 184 High Street	Planning Permission	0.14	36	1	5	4	4
SHLAAOW005	2008/1191	Central Reservation, Rydens Way, Old Woking	Previous Refusal	1.13	30	0	42	42	42
SHLAAOW009	2007/1122	Land to rear of 156 & The Cloisters, High Street, Old Woking	Planning Permission	0.04	25	0	1	1	1
SHLAAPY014	2009/0132	Land adj. To Chipstead, Blackdown Avenue, Pyrford	Planning Permission	0.12	8	0	1	1	1
SHLAASJHH001	2009/0012	Janoway Hill, Firbank Lane	Planning Permission	1.46	3	1	4	3	1
SHLAASJHH036	2007/0516	Post Office, 9 St Johns Road, St Johns	PP and Under Construction	0.11	10	0	1	1	1
SHLAASJHH040	2007/0189	Land adjacent to 1 Derrydown, St Johns	Planning Permission	0.10	10	0	1	1	1
SHLAASJHH043	2008/0858	Cranford, Pond Road, Hook Heath	PP and Under Construction	0.23	9	1	2	1	1
SHLAASJHH048	2009/0229	Sunningdale, Wych Hill Lane, Woking.	Planning Permission	0.08	50	1	4	3	3
SHLAASJHH049	2009/0525	4 St Johns Road, St Johns, Woking.	Planning Permission	0.03	100	0	3	3	3

SHLAA site reference	Planning App No	Address	Source of site	Site Area (ha)	Density to be applied	No of existing units on site	Potential Yield	Net Gain	No of units left to complete
SHLAAWB018	2008/0834	Land to rear of 31 Station Road, West Byfleet	Planning Permission	0.14	40	0	6	6	6
SHLAAWB049	2008/0536	Pinegarth, 13 Parvis Road, West Byfleet	PP and Under Construction	0.10	60	1	6	5	5
SHLAAWB053	2008/0752	5 Camphill Road, West Byfleet	PP and Under Construction	0.06	54	1	3	2	2
SHLAAWB059	2007/1089	Land at 28 Parvis Road, West Byfleet	PP and Under Construction	0.10	20	1	2	1	1
						32	354	321	285

Appendix 2: Deliverable sites in the first five years of the Plan 2012/13 – 2016/17

SHLAA site reference	Planning App No	Address	Source of Site	Site Area (ha)	Density to be applied	No of existing units on site	Potential Yield	Net Gain	No of units left to complete
SHLAABR017	2006/0586	Land at Brookwood Farm, Bagshot Road	Safeguarded Land, previous planning application withdrawn	6.66	43	0	287	287	287
SHLAABY005	2008/1366	Vanners Parade, High Road	Planning Application	0.23		7	14	7	7
SHLAABY040	2009/0361, 1120	St Thomas More's Catholic Church, Binfield Road	Desktop Survey	0.21	45	0	11	11	11
SHLAABY046		Library, 71 High Road, Byfleet	Proposed by Stakeholder	0.13	90	0	12	12	12
SHLAABY048		Kings Head PH, Chertsey Road	Desktop Survey	0.14	75	0	11	11	11
SHLAABY053		Dunmow House, 20 Rectory Lane	Desktop Survey	0.2256		23	23	0	0
SHLAABY057	2008/0681	23A High Road, Byfleet	Planning Permission	0.02	50	0	1	1	1
SHLAABY058	2006/0564	140 High Road, Byfleet	Expired Permission	0.50	43	0	2	2	2
SHLAABY059	2008/0305	101 Oyster Lane, Byfleet	Planning Permission	0.04	56	1	2	1	1

SHLAA site reference	Planning App No	Address	Source of Site	Site Area (ha)	Density to be applied	No of existing units on site	Potential Yield	Net Gain	No of units left to complete
SHLAABY060	2007/0850	Elmstead, 1 Sanway Road, Byfleet	Planning Permission	0.03	61	1	2	1	1
SHLAABY063		land at rear of 93-95 Church Road, Byfleet.	Planning Permission	0.06	33	0	2	2	2
SHLAAGE004	2008/1130	11 The Broadway	Planning Permission	0.02	315	0	5	5	5
SHLAAGE020		Car Park, Watercress Way	Desktop Survey	0.10	75	0	8	8	8
SHLAAGE028	2007/0892	Kings Court, Church Street East	Planning Permission	0.17	82	0	14	14	14
SHLAAGE033		Land to rear of Waitrose Supermarket, Bampton Way, Woking	Proposed by Stakeholder	0.15	160	0	24	24	24
SHLAAGE034	2008/1054	33 Chertsey Road, Woking	Planning Permission	0.02	200	0	4	4	4
SHLAAGE039	2004/0610	Beaufort Mews, Kingsway, Woking	Expired Permission	0.02	100	1	5	4	3
SHLAAGE040	2008/0182	Land rear of Bungalow, 188 St Johns Road	Planning Permission	0.06	33	1	2	1	1
SHLAAGE043	2009/0668	Langmans, Langmans Lane, St Johns.	Planning Application	0.41	25	0	1	1	1
SHLAAGW001	2006/0474	Goldsworth Park Depot, Wishbone Way, Woking	PFI/Planning Permission	0.15	40	0	6	6	6

SHLAA site reference	Planning App No	Address	Source of Site	Site Area (ha)	Density to be applied	No of existing units on site	Potential Yield	Net Gain	No of units left to complete
SHLAAHEW017	2004/1281	Durnford Farm, Martyrs Lane, Woodham	Planning Permission	0.24	4	0	1	1	1
SHLAAHEW021	2009/1010	Southover, 34 Woodham Road, Horsell, Woking.	Planning Permission	0.10	19	1	2	1	1
SHLAAHK027		Cranstock Day Centre, 18, Hermitage Road, St Johns	Proposed by Stakeholder	0.30	75	0	22	22	22
SHLAAHK028	2008/1140	12 Ashely Road	Planning Permission	0.07	43	1	3	2	2
SHLAAHK029	2008/0093	62 - 66 Robin Hood Road	Planning Permission	0.184	38	3	7	4	4
SHLAAHK030	2008/1321	54 Hermitage Road, Woking	Planning Permission	0.07	30	1	2	1	0
SHLAAHW006	2009/0058	27 Broomhall Road	Planning Permission	0.13	54	1	10	9	9
SHLAAHW030	2008/0870	Backland Garage Site behind 3-9 & 11-41 Pares Close	PFI/Planning Permission	0.20	45	0	10	10	10
SHLAAHW037	2008/1195	Land to rear of 34 - 40 Well Lane, Horsell	Planning Permission	0.05	20	0	1	1	1
SHLAAKN005	2010/0085	15 High Street, Knaphill	Planning Application	0.03		0	12	12	12
SHLAAKN035	2008/0816	Former Library at 20 High Street Knaphill	Planning Permission	0.07	80	0	6	6	6

SHLAA site reference	Planning App No	Address	Source of Site	Site Area (ha)	Density to be applied	No of existing units on site	Potential Yield	Net Gain	No of units left to complete
SHLAAKN038	2004/0574	Whitfield Court, Littlewick Road, Knaphill	Planning Permission	0.42	5	0	1	1	1
SHLAAKN043	2008/0929	160 Broadway, Knaphill	Planning Permission	0.04	50	1	2	1	1
SHLAAKN045	2008/0697	25a Chobham Road, Knaphill	Planning Permission	0.07	30	1	2	1	1
SHLAAKN046	2008/0348	Land adjacent to 41 Coresbrook Way, Knaphill	Planning Permission	0.15	14	0	2	2	2
SHLAAKN048	2008/0646	Land rear of 10 Queens Road, Knaphill	Planning Permission	0.06	30	0	2	2	2
SHLAAKN050	2006/0795	Land adjacent to 68 High Street, Knaphill	Planning Permission	0.03	35	0	1	1	1
SHLAAKN051	2008/0907	Land adjacent to 43 Highclere Road, Knaphill	Planning Permission	0.02	41	0	1	1	1
SHLAAKW001	2006/1237	Westfield Tip, Westfield Avenue	Planning Permission	14.73	80	0	154	153	153
SHLAAKW003	2008/0244	62, 62A, 64 Westfield Road & Longreach, Westfield Avenue	Planning Permission & Stakeholder	0.41	45	4	14	11	11
SHLAAKW007	2006/0399	Nursery & Open land adjacent to Westfield Way (Moor Lane site)	Safeguarded site, PFI, Planning permission	9.75	45	6	447	441	441
SHLAAKW022	2008/0630	Elmbridge House, Elmbridge Lane Woking	Proposed by Stakeholder	0.18	45	0	10	10	10

SHLAA site reference	Planning App No	Address	Source of Site	Site Area (ha)	Density to be applied	No of existing units on site	Potential Yield	Net Gain	No of units left to complete
SHLAAKW026	2008/0712	St Olaves, Bonsey Lane	Planning Permission	0.15	13	1	2	1	1
SHLAAKW029	2008/0982	1 Quartermaine Avenue, Westfield	Planning Permission	0.02	100	1	2	1	1
SHLAAKW032	2006/0558	Cotswolds, Kingfield Road, Kingfield	Planning Permission	0.13	15	1	2	1	1
SHLAAKW035	2009/0852	Land adj. To Wohl, 7 Kingfield Close, Woking.	Planning Permission	0.18	13	0	1	1	0
SHLAAMHE002	Pre-apps 2007/0023 & 2008/0457	The Shanty, Coley Avenue	Previous Refusal	0.20	45	1	7	6	6
SHLAAMHE024	2007/1163	Land adjacent to White Walls, Bracken Close	Planning Permission	0.1	10	0	1	1	1
SHLAAMHE025	2007/0178	13 Bylands, Woking	Planning Permission	0.15	20	1	3	2	2
SHLAAMHE026	2005/0305	The Studio, 30a College Road, Woking	Planning Permission	0.02	50	0	1	1	1
SHLAAMHE027	2009/0866	Land to rear of Nithsdale, Pembroke Road, Woking	Planning Permission	0.06	17	0	1	1	1
SHLAAMHE028	2006/1251	Anglebury, Kingsway Avenue, Woking	Planning Permission	0.11	19	1	2	1	1

SHLAA site reference	Planning App No	Address	Source of Site	Site Area (ha)	Density to be applied	No of existing units on site	Potential Yield	Net Gain	No of units left to complete
SHLAAMHE033	2009/0432	24 College Road,Woking	Planning Permission	0.07	85	2	6	4	4
SHLAAMHE036	2010/0265	Littlemoor, 26 East Hill, Woking.	Planning Application	0.24	33	1	7	6	6
SHLAAMHW009	2008/0322	Sandringham, Mount Hermon Road	Planning Permission	0.16	87.5		14	14	14
SHLAAMHW011	2007/0857	Land at Bradfield Close and Guildford Road	PP and Under Construction	1.32	337	0	445	445	445
SHLAAMHW017	2008/0585	White Cottage & Cypress, Mount Hermon Road	Planning Permission	0.15	80	2	12	10	10
SHLAAMHW025	2008/0941 - Peartree Lodge	Former Park Cottage, Peartree Lodge, Blackness Lane, Woking	Desktop Survey	0.08	50	1	4	3	3
SHLAAMHW034	2008/1290	3 & 5 Egley Road, Woking	Planning Permission	0.25	16	1	4	3	3
SHLAAMHW035	2008/0186	Wishel, Lawn Tennis Club, Fircroft Close, Woking	Planning Permission	0.16	38	0	6	6	6
SHLAAMS003	2008/1026	The College Arms PH, 17 College Road	Planning Permission	0.13	100	1	13	12	12
SHLAAMS039		Walton Road Youth Centre, Walton Road	Proposed by Stakeholder	0.09	240	0	21	21	21
SHLAAMS041	2009/0281	29-31 Walton Road, Woking	Planning Application	0.05	280	4	14	10	10

SHLAA site reference	Planning App No	Address	Source of Site	Site Area (ha)	Density to be applied	No of existing units on site	Potential Yield	Net Gain	No of units left to complete
SHLAAMS042	2008/0555	Land adjacent to 1 Delta Road, Maybury	Planning Permission	0.02	100	1	2	1	1
SHLAAMS052	2009/0281	29-31 Walton Road, Woking.	Planning Permission	0.05	233	4	14	10	10
SHLAAOW004	2008/0024	Martins Press, High Street	Planning Permission	17.4	5	0	88	88	88
SHLAAOW010	2008/0328	Little Beeches, 250 Old Woking Road, Old Woking	Planning Permission	0.05	40	1	2	1	1
SHLAAOW011	2008/0867	Land adjacent to 134 High Street, Old Woking	Planning Permission	0.06	33	0	2	2	2
SHLAAOW012	2008/0743	248 Old Woking Road, Old Woking	Planning Permission	0.05	40	1	2	1	1
SHLAAPY007	2007/1304	Land to the rear of the Made House, Blackdown Avenue, Pyrford	Planning Permission	0.04	23	0	1	1	1
SHLAAPY008	2008/1152	Copper Beech, Old Woking Road, Pyrford	Planning Permission	0.08	25	1	2	1	1
SHLAAPY013	2008/0230	Bolberry Cottage, Ridgway Road, Pyrford	Planning Permission	0.16	12	1	2	1	1
SHLAASJHH037	2007/0630	Land rear of 12 Cavendish Road, St Johns	Planning Permission	0.06	35	1	1	1	1
SHLAASJHH050	2009/0619	17, St Johns Road, St Johns, Woking.	Planning Permission	0.04	50	1	2	1	1

SHLAA site reference	Planning App No	Address	Source of Site	Site Area (ha)	Density to be applied	No of existing units on site	Potential Yield	Net Gain	No of units left to complete
SHLAAWB008	2007/1234	Phoenix House, Pyrford Road	Planning Permission	0.12	116	0	14	14	14
SHLAAWB013	2005/1212	23 & Century House, Rosemount Avenue, 75 Old Woking Road.	Planning Permission	0.04	350	0	14	14	14
SHLAAWB014	2006/0041	Car Park to east of Enterprise House, Station Approach	Planning Permission	0.08	150	0	12	12	12
SHLAAWB047	2007/0757	61 Old Woking Road, West Byfleet	Planning Permission	0.02	20	0	3	3	3
SHLAAWB061	2008/0891	The White Cottage, Old Avenue, West Byfleet	Planning Permission	0.16	12	1	2	1	1
SHLAAWB065	2008/0807	Land adj. 120 Station Road, West Byfleet	Planning Permission	0.02	50	0	1	1	0
SHLAAWB066	2010/0012	The White Cottage, Old Avenue, West Byfleet.	Planning Permission	0.16	13	1	2	1	1
							1882	1799	1795

Appendix 3: Example Proforma



**Woking Borough Council
Five Year Housing Supply Position and SHLAA
Proforma**

<p>CONTACT DETAILS</p> <p>Name and Company (if applicable):</p> <p>Representing (if applicable):</p> <p>Address:</p> <p>Email:</p> <p>Telephone:</p> <p>Your status (please tick as appropriate)</p> <ul style="list-style-type: none"> • Landowner • Planning consultant • Developer • Land agent • Other (please specify) 	<p>Application Number or SHLAA site reference:</p> <p>Site Address:</p> <p>If you are the landowner, or if the site is in multiple ownership, please submit the name and contact details for each landowner:</p> <p>I can confirm that the landowner/s have been informed of this submission (please circle): YES NO</p>
<p>1) Is this site available for development now? i.e. development is physically and legally capable of commencing within one month of the date of this letter.</p>	
<p>2) Over which timeframe do you anticipate the site will become available for development?</p>	<p>Please tick:</p> <p>Short term – by 2016 ..</p> <p>Medium term – by 2021 ..</p> <p>Long term – by 2026 ..</p>
<p>3) If the site is not available for development in the short term, what are the reasons? Are there any legal/ ownership constraints that might prohibit or delay any development (e.g. ransom strips, covenants)?</p>	
<p>4) Have there been any changes in circumstances that may mean that the site is no longer suitable for residential development?</p>	
<p>5) Are you intending to develop the site yourself or is development dependant on a third party? Please supply details.</p>	
<p>6) How many dwellings can the site expect to deliver?</p>	

7) What density would the development be (based on net developable area)?	
8) What type of dwellings could the site achieve? Please indicate opposite.	Flats Small family homes Large family homes Affordable housing Sheltered housing Gypsy and Traveller accommodation Other
9) In view of the current housing market situation, are you actively considering alternative types of development? Please explain.	
10) Are there any issues that may influence the achievability or timing or the development of the site? Please give details.	
11) Do you have any additional comments to make regarding the planning application/site or the current housing market?	
12) Would you be interested in being actively involved in assisting the Council in developing its evidence base and future planning policies? Are there any particular policy areas you are interested in e.g. housing, employment, infrastructure).	

Please return this form to:
 The Planning Policy team, Woking Borough Council, Civic Offices, Gloucester
 Square, Woking, Surrey, GU21 6YL

or email planning.policy@woking.gov.uk