

# RESEARCH REPORT

**Local Development Framework**

**Research Report**

## **Housing Supply Position Statement**

**Position at 1 April 2011**



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## 1.0 Introduction

- 1.1 The housing requirement for Woking is currently set out in the South East Plan, the Regional Strategy (RS) for the South East, which was published on 6 May 2009. 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.
- 1.2 The Council is aware of the Government's intention to revoke Regional Strategies. The Council contributed to providing the evidence to justify the requirements of the South East Plan. This evidence has been tested at an Examination in Public and proven to be reliable. Some of the evidence used to inform the South East Plan has also been used to inform the housing target for the Core Strategy. Furthermore, a number of the policies of the Core Strategy are justified by evidence collated at the local level. Based on local evidence of past completion rates and future housing land supply, as identified in the Council's Strategic Housing Land Availability Assessment (SHLAA) and future direction of growth, it is considered that this level of housing provision is deliverable and justified. The Council considers that the level of growth being planned for through the Core Strategy represents a reasonable and realistic target for the Borough.
- 1.3 It should be noted that local evidence set out in the Strategic Housing Market Assessment (SHMA) 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 taking into account demand for market housing as well. This is around double the South East Plan requirement. Given the level of environmental constraints present in the Borough, it is considered that the provision of 292 dwellings per annum represents a reasonable level of housing growth for Woking that is deliverable. The SA Report assesses the impacts of alternative housing targets and provides further justification for the decision to adopt a target of 292 dwellings per annum.
- 1.4 Woking Borough Council is in the process of preparing Local Development Documents (LDDs). The Core Strategy will be the first LDD and the Council is currently undertaking consultation on the Core Strategy Publication Document before it is submitted to the Secretary of State in October 2011.
- 1.5 In accordance with Planning Policy Statement 3: Housing (PPS3) the Core Strategy sets out how the Council will ensure delivery of the housing requirement. PPS3 requires local authorities, through their LDDs, 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.
- 1.6 In the five year period 2006/07 to 2010/11 **1,501** net additional dwellings have been completed in Woking Borough (see fig 1 below). This represents an over supply of 42 dwellings and is an average of 300.4 per year which is slightly ahead of the South East Plan annual average provision.

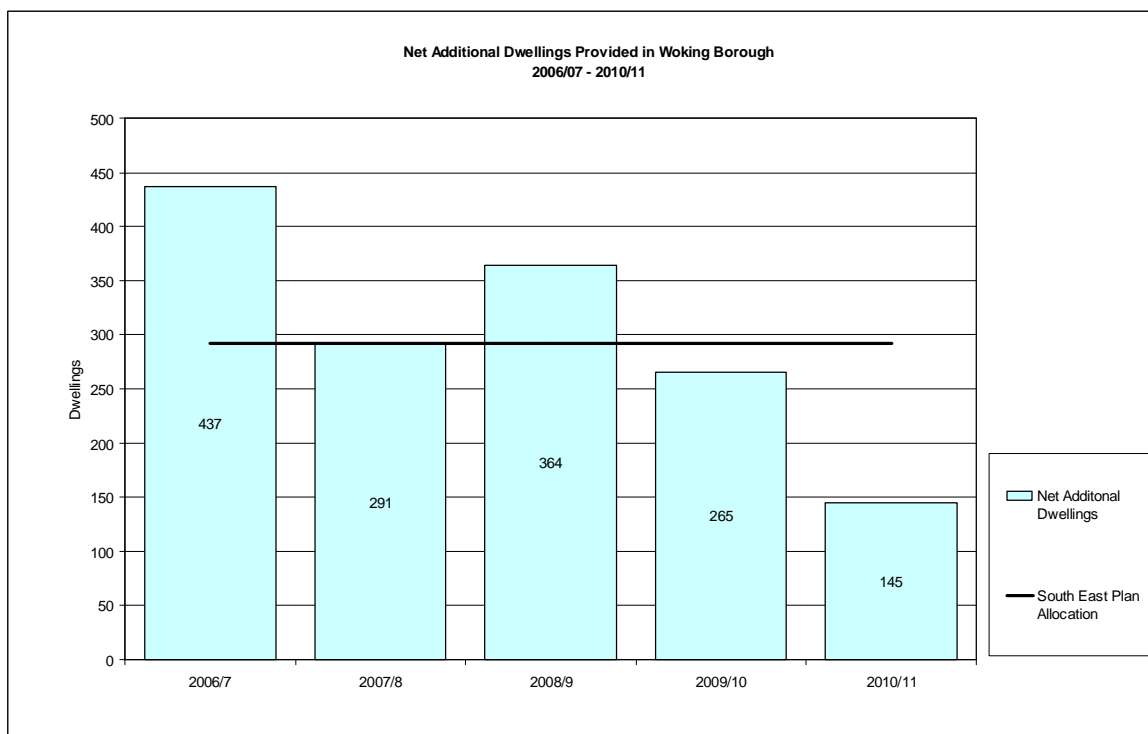


Fig 1: Net Additional Dwellings Provided in Woking Borough 2006/07– 2010/11

### Requirement to maintain a five year supply

1.7 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).

1.8 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.

1.9 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. next year), it is considered worthwhile to demonstrate a six year supply, which will include:

- A one year of supply for 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).

1.10 Woking’s housing requirement for the next six year period (2011/12 – 2016/17) is therefore **1,752** net additional dwellings (292x6).

## 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 was published in November 2010. A further update with the base date of 1 April 2011 is due to be published in autumn 2011. The data in this statement is based on the information contained in the unpublished 2011 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 2011 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.

|                                     | <b>South East Plan Requirement</b> | <b>Net additional dwellings as evidenced in SHLAA</b> | <b>Surplus/ deficit</b> |
|-------------------------------------|------------------------------------|---|-------------------------|
| Pre Plan period (2011/12)           | 292                                | 169   | -123                    |
| Plan years 0 -5 (2012/13 – 2016/17) | 1,460                              | 1,727   | 267                     |
| <b>Total</b>                        | <b>1,752</b>                       | <b>1,896</b>  | <b>144</b>              |

3.2 Woking therefore has a total housing land supply to enable the delivery of **1,896** net additional dwellings, compared with the South East Plan requirement of 1,752 between 2011/12 and 2016/17. This represents a surplus of 144 net additional dwellings against the requirement over that period.

3.3 There is likely to be a shortfall of 123 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 1.6, housing delivery in Woking has taken place at an average rate which is slightly higher 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 2011/12 – 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 2011.

**Appendix 1: Deliverable sites in the Pre Plan period - 2011/12**

| SHLAA site reference | Planning App No | Address                                       | Source of site            | Site Area (ha) | No of existing units on site | Potential Yield | Net Gain | No of units left to complete |
|----------------------|-----------------|---|---------------------------|----------------|------------------------------|-----------------|----------|------------------------------|
| SHLAAWB053           | 2008/0752       | Lotala 5 Camphill Road, West Byfleet          | PP and Under construction | 0.05           | 1                            | 3               | 2        | 3                            |
| SHLAAKN043           | 2008/0929       | 160 The Broadway, Knaphill                    | PP and Under construction | 0.04           | 1                            | 2               | 1        | 2                            |
| SHLAAKW035           | 2010/0863       | Wohl, 7 Kingfield Close, Kingfield            | PP and Under construction | 0.16           | 1                            | 2               | 1        | 2                            |
| SHLAAMHE034          | 2009/0800       | Land adj to The Denes, Shatsbury Road         | PP and Under construction | 0.07           | 0                            | 1               | 1        | 1                            |
| SHLAAPY014           | 2009/0541       | Land adj to Chipstead, Blackdown Ave, Pyrford | PP and Under construction | 0.12           | 0                            | 1               | 1        | 1                            |
| SHLAABY005           | 2010/1203       | Vanners Parade, High Road                     | Planning Application      | 0.23           | 5                            | 7               | 2        | 7                            |
| SHLAAHW002           | 2003/1224       | Former NFT Site, Guildford Road               | PP and Under Construction | 1.41           | 0                            | 54              | 54       | 10                           |
| SHLAAHW006           | 2010/0191       | 27 Broomhall Road                             | PP and Under Construction | 0.13           | 1                            | 10              | 9        | 9                            |
| SHLAAMS003           | 2008/1026       | The College Arms PH, 17 College Road          | PP and Under Construction | 0.13           | 1                            | 13              | 12       | 12                           |
| SHLAAOW002           | 2008/0438       | Queens Head PH, 40 - 42 High Street           | PP and Under Construction | 0.11           | 0                            | 9               | 9        | 9                            |
| SHLAAMHE022          | 2007/0538       | St Peters Convent, Maybury Hill, Woking       | PP and Under Construction | 1.27           | 0                            | 54              | 54       | 11                           |
| SHLAAHW031           | 2007/1006       | Land adj to Donamour, Well Lane, Horsell      | PP and Under Construction | 0.20           | 0                            | 1               | 1        | 1                            |
| SHLAAWB018           | 2009/0284       | Land to rear of 31 Station Road, West Byfleet | PP and Under Construction | 0.14           | 0                            | 6               | 6        | 6                            |

| SHLAA site reference | Planning App No | Address   | Source of site            | Site Area (ha) | No of existing units on site | Potential Yield | Net Gain | No of units left to complete |
|----------------------|-----------------|---|---------------------------|----------------|------------------------------|-----------------|----------|------------------------------|
| SHLAAPY007           | 2007/1304       | Land to the rear of the Made House, Blackdown Avenue, Pyrford | PP and Under Construction | 0.04           | 0                            | 1               | 1        | 1                            |
| SHLAAKW026           | 2008/0712       | St Olaves, Bonsey Lane  | PP and Under Construction | 0.15           | 1                            | 2               | 1        | 1                            |
| SHLAAMHE025          | 2007/0178       | 13 Bylands, Woking  | PP and Under Construction | 0.15           | 1                            | 3               | 2        | 2                            |
| SHLAAKW027           | 2008/0339       | Lanterns, 67 Egley Road, Woking                               | PP and Under Construction | 0.12           | 1                            | 3               | 2        | 2                            |
| SHLAAOW009           | 2007/1122       | Land to rear of 156 & The Cloisters, High Street, Old Woking  | PP and Under Construction | 0.04           | 0                            | 1               | 1        | 1                            |
| SHLAAMHE027          | 2008/1223       | Land to rear of Nithsdale, Pembroke Road, Woking              | PP and Under Construction | 0.06           | 0                            | 1               | 1        | 1                            |
| SHLAAKN048           | 2008/0646       | Land rear of 10 Queens Road, Knaphill                         | PP and Under Construction | 0.06           | 0                            | 2               | 2        | 2                            |
| SHLAAHW036           | 2006/1317       | Land adjacent 60 Horsell Moor, Horsell                        | PP and Under Construction | 0.08           | 0                            | 2               | 2        | 1                            |
| SHLAAKW031           | 2007/1001       | Happidais, Kingfield Road, Kingfield                          | PP and Under Construction | 0.11           | 1                            | 2               | 1        | 1                            |
| SHLAAWB061           | 2008/0891       | The White Cottage, Old Avenue, West Byfleet                   | PP and Under Construction | 0.16           | 1                            | 2               | 1        | 1                            |
| SHLAAMHW041          | 2009/0198       | 15-17 Claremont Avenue, Woking.                               | PP and Under Construction | 0.02           | 0                            | 2               | 2        | 2                            |
| SHLAASJHH048         | 2009/0229       | Sunningdale, Wych Hill Lane, Woking.                          | PP and Under Construction | 0.08           | 1                            | 4               | 3        | 3                            |
| SHLAABR029           | 2009/0861       | Yuruk, 157 Connaught Road, Brookwood.                         | PP and Under Construction | 0.02           | 1                            | 2               | 1        | 1                            |
| SHLAAHW039           | 2010/0020       | Denovo, Ormonde Road, Horsell, Woking.                        | PP and Under Construction | 0.06           | 1                            | 2               | 1        | 1                            |

Woking BC Five Year Housing Supply Position Statement – 2011



| SHLAA site reference | Planning App No | Address  | Source of site            | Site Area (ha) | No of existing units on site | Potential Yield   | Net Gain          | No of units left to complete |
|----------------------|-----------------|--|---------------------------|----------------|------------------------------|-------------------|-------------------|------------------------------|
| SHLAAHW040           | 2010/1064       | Land adj. To 2 Meadway Drive, Horsell, Woking                                | PP and Under Construction | 0.04           | 0                            | 2                 | 2                 | 2                            |
| SHLAASJHH051         | 2010/0652       | 8 St Johns Road, St Johns, Woking  | PP and Under Construction | 0.05           | 0                            | 1                 | 1                 | 1                            |
| SHLAAGE044           | 2010/0523       | 200 Goldsworth Road, Woking  | PP and Under Construction | 0.07           | 0                            | 1                 | 1                 | 1                            |
| SHLAAMS054           | 2011/0029       | 1 Delta Road, Woking   | PP and Under Construction | 0.04           | 0                            | 1                 | 1                 | 1                            |
| SHLAAMHW044          | 2010/0682       | 9 Guildford Road, Woking.  | PP and Under Construction | 0.01           | 0                            | 2                 | 2                 | 2                            |
| SHLAAKW040           | 2011/0514       | 120 Hawthorn Road, Woking  | Planning Application      | 0.01           | 1                            | 2                 | 1                 | 2                            |
| SHLAAKW041           | 2011/0553       | 1 Hawthorn Close, Woking   | Planning Application      | 0.04           | 1                            | 2                 | 1                 | 1                            |
| SHLAAMHW011          | 2007/0857       | Land at Bradfield Close and Guildford Road / New Central (1st year estimate) | PP and Under Construction | 1.32           | 0                            | 74<br>(445 total) | 74<br>(445 total) | 74<br>(445 total)            |
|                      |                 |  |                           |                | <b>20</b>                    | <b>277</b>        | <b>257</b>        | <b>169</b>                   |

**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) | No of existing units on site | Potential Yield | Net Gain |
|----------------------|-----------------|---|---------------------|----------------|------------------------------|-----------------|----------|
| SHLAABR017           |                 | Land at Brookwood Farm, Bagshot Road                | Reserved site       | 7.9            | 0                            | 300             | 300      |
| SHLAABY040           |                 | St Thomas More's Catholic Church, Binfield Road     | SHLAA               | 0.21           | 0                            | 8               | 8        |
| SHLAABY046           |                 | Library, 71 High Road, Byfleet                      | SHLAA               | 0.13           | 0                            | 12              | 12       |
| SHLAABY048           | 2010/1011       | Kings Head PH, Chertsey Road                        | Planning Permission | 0.14           | 0                            | 8               | 8        |
| SHLAABY053           |                 | Dunmow House, 20 Rectory Lane                       | SHLAA               | 0.23           | 23                           | 14              | -19      |
| SHLAAGE004           | 2008/1130       | 11 The Broadway                                     | Planning Permission | 0.02           | 0                            | 5               | 5        |
| SHLAAGE020           |                 | Car Park, Watercress Way                            | SHLAA               | 0.10           | 0                            | 8               | 8        |
| SHLAAGE028           | 2008/1254       | Kings Court, Church Street East                     | Planning Permission | 0.17           | 0                            | 14              | 14       |
| SHLAAGW001           |                 | Goldsworth Park Depot, Wishbone Way, Woking         | SHLAA               | 0.15           | 0                            | 4               | 4        |
| SHLAAHEW005          | 2008/0909       | Land to rear of Elmhurst, 22 Woodham Road           | Planning Permission | 0.095          | 0                            | 2               | 2        |
| SHLAAHEW015          |                 | The Willows & Coom Lodge Sheerwater Road,           | SHLAA               | 0.21           | 2                            | 14              | 12       |
| SHLAAHW030           |                 | Backland Garage Site behind 3-9 & 11-41 Pares Close | SHLAA               | 0.20           | 0                            | 8               | 8        |
| SHLAAKN005           |                 | 15 High Street, Knaphill                            | SHLAA               | 0.03           | 0                            | 12              | 12       |
| SHLAAKN035           | 2008/0816       | Former Library at 20 High Street Knaphill           | Planning Permission | 0.07           | 0                            | 6               | 6        |

| SHLAA site reference | Planning App No | Address   | Source of site              | Site Area (ha) | No of existing units on site | Potential Yield    | Net Gain           |
|----------------------|-----------------|---|-----------------------------|----------------|------------------------------|--------------------|--------------------|
| SHLAAKW001           | 2010/0514       | Westfield Tip, Westfield Avenue   | Planning Permission         | 14.73          | 0                            | 155                | 155                |
| SHLAAKW003           | 2011/0168       | 62, & 62A, Westfield Road.  | Planning Permission         | 0.09           | 2                            | 6                  | 4                  |
| SHLAAKW007           | 2006/0399       | Nursery & Open land adjacent to Westfield Way (Moor Lane site)                | Outline Planning Permission | 9.75           | 6                            | 400                | 400                |
| SHLAAKW022           |                 | Elmbridge House, Elmbridge Lane Woking  | SHLAA                       | 0.18           | 0                            | 10                 | 10                 |
| SHLAAMHE002          |                 | The Shanty, Coley Avenue  | SHLAA                       | 0.20           | 1                            | 7                  | 6                  |
| SHLAAMHW009          | 2008/0322       | Sandringham, Mount Hermon Road  | SHLAA                       | 0.16           |                              | 14                 | 14                 |
| SHLAAMHW011          | 2007/0857       | Land at Bradfield Close and Guildford Road / New Central (remaining estimate) | Planning Permission         | 1.32           | 0                            | 371<br>(445 total) | 371<br>(445 total) |
| SHLAAMHW017          |                 | White Cottage & Cypress, Mount Hermon Road                                    | SHLAA                       | 0.15           | 2                            | 12                 | 10                 |
| SHLAAMHW025          |                 | Former Park Cottage, Peartree Lodge, Blackness Lane, Woking                   | SHLAA                       | 0.08           | 1                            | 4                  | 3                  |
| SHLAAMS005           | 2010/0450       | 51 - 55 Maybury Road  | Planning Permission         | 0.20           | 5                            | 33                 | 28                 |
| SHLAAMS039           |                 | Walton Road Youth Centre, Walton Road   | SHLAA                       | 0.09           | 0                            | 21                 | 21                 |
| SHLAAOW003           | 2009/1097       | Cornerways, 184 High Street   | Planning Permission         | 0.14           | 1                            | 5                  | 4                  |
| SHLAAOW004           | 2010/0234       | Martins Press, High Street  | PP and under construction   | 17.4           | 0                            | 88                 | 88                 |

| SHLAA site reference | Planning App No | Address   | Source of site      | Site Area (ha) | No of existing units on site | Potential Yield | Net Gain |
|----------------------|-----------------|---|---------------------|----------------|------------------------------|-----------------|----------|
| SHLAAOW005           | 2008/1191       | Central Reservation, Rydens Way, Old Woking               | Planning Permission | 1.13           | 0                            | 42              | 42       |
| SHLAAWB008           | 2010/1116       | Phoenix House, Pyrford Road                               | Planning Permission | 0.12           | 0                            | 14              | 14       |
| SHLAAWB014           |                 | Car Park to east of Enterprise House, Station Approach    | SHLAA               | 0.08           | 0                            | 12              | 12       |
| SHLAAWB047           |                 | 61 Old Woking Road, West Byfleet                          | SHLAA               | 0.02           | 0                            | 3               | 3        |
| SHLAASJHH036         | 2007/0516       | Post Office, 9 St Johns Road, St Johns                    | Planning Permission | 0.11           | 0                            | 4               | 4        |
| SHLAAMS041           |                 | 29-31 Walton Road, Woking                                 | SHLAA               | 0.05           | 4                            | 14              | 10       |
| SHLAAKN040           | 2008/1204       | Land to the rear of Haroldene and Hillside, Anchor Hill   | Planning Permission | 0.04           | 0                            | 1               | 1        |
| SHLAAHK028           | 2008/1140       | 12 Ashely Road  | Planning Permission | 0.07           | 1                            | 3               | 2        |
| SHLAAKN041           | 2007/0046       | Hursley, 36 Bagshot Road, Knaphill                        | Planning Permission | 0.1            | 1                            | 2               | 1        |
| SHLAAGE033           |                 | Land to rear of Waitrose Supermarket, Bampton Way, Woking | SHLAA               | 0.15           | 0                            | 24              | 24       |
| SHLAAMHE024          |                 | Land adjacent to White Walls, Bracken Close               | SHLAA               | 0.1            | 0                            | 1               | 1        |
| SHLAASJHH037         | 2007/0630       | Land rear of 12 Cavendish Road, St Johns                  | SHLAA               | 0.06           | 1                            | 1               | 1        |
| SHLAAGE034           | 2008/1054       | 33 Chertsey Road, Woking                                  | Planning Permission | 0.02           | 0                            | 4               | 4        |

| SHLAA site reference | Planning App No | Address   | Source of site      | Site Area (ha) | No of existing units on site | Potential Yield | Net Gain |
|----------------------|-----------------|---|---------------------|----------------|------------------------------|-----------------|----------|
| SHLAAKN045           | 2008/0697       | 25a Chobham Road, Knaphill                      | SHLAA               | 0.07           | 1                            | 2               | 1        |
| SHLAAKN046           | 2008/0348       | Land adjacent to 41 Coresbrook Way, Knaphill    | Planning Permission | 0.15           | 0                            | 2               | 2        |
| SHLAAMS042           | 2008/0555       | Land adjacent to 1 Delta Road, Maybury          | Planning Permission | 0.02           | 1                            | 2               | 1        |
| SHLAASJHH040         | 2007/0189       | Land adjacent to 1 Derrydown, St Johns          | Planning Permission | 0.10           | 0                            | 1               | 1        |
| SHLAAMHW034          | 2008/1290       | 3 & 5 Egley Road, Woking                        | Planning Permission | 0.25           | 1                            | 4               | 3        |
| SHLAAWB065           | 2008/0807       | Land adj. 120 Station Road, West Byfleet        | Planning Permission | 0.02           | 0                            | 1               | 1        |
| SHLAAMS048           | 2009/0222       | 2 Linkway, Maybury, Woking.                     | Planning Permission | 0.06           | 0                            | 1               | 0        |
| SHLAABY058           | 2006/0564       | 140 High Road, Byfleet                          | SHLAA               | 0.50           | 0                            | 2               | 2        |
| SHLAAOW010           | 2008/0328       | Little Beeches, 250 Old Woking Road, Old Woking | Planning Permission | 0.05           | 1                            | 2               | 1        |
| SHLAAPY008           | 2008/1152       | Copper Beech, Old Woking Road, Pyrford          | Planning Permission | 0.08           | 1                            | 2               | 1        |
| SHLAAOW011           | 2008/0867       | Land adjacent to 134 High Street, Old Woking    | Planning Permission | 0.06           | 0                            | 2               | 2        |
| SHLAAOW012           | 2008/0743       | 248 Old Woking Road, Old Woking                 | Planning Permission | 0.05           | 1                            | 2               | 1        |
| SHLAABY059           | 2008/0305       | 101 Oyster Lane, Byfleet                        | Planning Permission | 0.04           | 1                            | 2               | 1        |
| SHLAAWB059           | 2007/1089       | Land at 28 Parvis Road, West Byfleet            | SHLAA               | 0.10           | 1                            | 2               | 1        |

| SHLAA site reference | Planning App No | Address  | Source of site      | Site Area (ha) | No of existing units on site | Potential Yield | Net Gain |
|----------------------|-----------------|--|---------------------|----------------|------------------------------|-----------------|----------|
| SHLAAKW029           | 2008/0982       | 1 Quartermaine Avenue, Westfield                             | Planning Permission | 0.02           | 1                            | 2               | 1        |
| SHLAAKN050           | 2006/0795       | Land adjacent to 68 High Street, Knaphill                    | Planning Permission | 0.03           | 0                            | 1               | 1        |
| SHLAAKN051           | 2008/0907       | Land adjacent to 43 Highclere Road, Knaphill                 | Planning Permission | 0.02           | 0                            | 1               | 1        |
| SHLAAKW032           | 2006/0558       | Cotswolds, Kingfield Road, Kingfield                         | Planning Permission | 0.13           | 1                            | 2               | 1        |
| SHLAAGE039           | 2004/0610       | Beaufort Mews, Kingsway, Woking                              | SHLAA               | 0.02           | 1                            | 5               | 4        |
| SHLAAMHE028          | 2006/1251       | Anglebury, Kingsway Avenue, Woking                           | Planning Permission | 0.11           | 1                            | 2               | 1        |
| SHLAAHEW017          |                 | Durnford Farm, Martyrs Lane, Woodham                         | SHLAA               | 0.24           | 0                            | 1               | 1        |
| SHLAAMS060           |                 | Bunyard Drive, Sheerwater. Woking.                           | SHLAA               |                | 41                           | 36              | -5       |
| SHLAABY066           |                 | Existing garage site adjacent to 55 & 57 Hart Road, Byfleet. | SHLAA               |                |                              | 4               | 4        |
| SHLAAKN054           |                 | Garage site adjacent to 23 & 24 Waterers Rise, Knaphill      | SHLAA               |                | 0                            | 2               | 2        |
| SHLAAPY013           | 2008/0230       | Bolberry Cottage, Ridgway Road, Pyrford                      | Planning Permission | 0.16           | 1                            | 2               | 1        |
| SHLAABY060           | 2007/0850       | Elmstead, 1 Sanway Road, Byfleet                             | Planning Permission | 0.03           | 1                            | 2               | 1        |
| SHLAAGE040           | 2008/0182       | Land rear of Bungalow, 188 St Johns Road                     | Planning Permission | 0.06           | 1                            | 2               | 1        |

| SHLAA site reference | Planning App No | Address  | Source of site      | Site Area (ha) | No of existing units on site | Potential Yield | Net Gain |
|----------------------|-----------------|--|---------------------|----------------|------------------------------|-----------------|----------|
| SHLAAGE047           |                 | Garages rear of 22 & 23 Huntingdon Road, Goldsworth Park.  | SHLAA               |                | 0                            | 2               | 2        |
| SHLAAKW039           |                 | Garage site adjacent to 49 & 51 Elmbridge Lane, Kingfield. | SHLAA               |                | 0                            | 4               | 4        |
| SHLAABY067           |                 | Garage site adjacent to 40 & 44 Eden Grove Road, Byfleet   | SHLAA               |                | 0                            | 6               | 6        |
| SHLAAMS061           |                 | Garage site adjacent to 24 & 26 Lockwood Path, Sheerwater  | SHLAA               |                | 0                            | 2               | 2        |
| SHLAAKW034           | 2008/0365       | Howards Farm, Stockers Lane, Woking                        | Planning Permission | 0.14           | 0                            | 5               | 5        |
| SHLAAHW037           | 2008/1195       | Land to rear of 34 - 40 Well Lane, Horsell                 | Planning Permission | 0.05           | 0                            | 1               | 1        |
| SHLAASJHH050         | 2009/0619       | 17, St Johns Road, St Johns, Woking.                       | Planning Permission | 0.04           | 1                            | 2               | 1        |
| SHLAAGE043           | 2009/0668       | Langmans, Langmans Lane, St Johns.                         | Planning Permission | 0.41           | 0                            | 1               | 1        |
| SHLAAMHW042          | 2009/0592       | 25 Claremont Avenue, Woking.                               | Planning Permission | 0.11           | 1                            | 9               | 8        |
| SHLAAHK029           | 2009/0780       | 62-66 Robin Hood Road, St Johns.                           | Planning Permission | 0.19           | 3                            | 8               | 5        |
| SHLAAHEW021          | 2009/1010       | Southover, 34 Woodham Road, Horsell, Woking.               | Planning Permission | 0.10           | 1                            | 2               | 1        |
| SHLAAMHE036          | 2010/0265       | Littlemoor, 26 East Hill, Woking.                          | Planning Permission | 0.24           | 1                            | 6               | 5        |
| SHLAAMHE037          | 2009/1128       | Peveril, Pembroke Road, Woking.                            | Planning Permission | 0.11           | 1                            | 2               | 1        |

| SHLAA site reference | Planning App No | Address   | Source of site      | Site Area (ha) | No of existing units on site | Potential Yield | Net Gain |
|----------------------|-----------------|---|---------------------|----------------|------------------------------|-----------------|----------|
| SHLAAMHE038          | 2010/0082       | Wisteria Cottage, Onslow Crescent, Woking.              | Planning Permission | 0.2            | 1                            | 2               | 1        |
| SHLAAKN053           | 2010/1200       | 31 Oak Tree Road, Knaphill                              | Planning Permission | 0.08           | 1                            | 2               | 1        |
| SHLAAMHE035          | 2010/0849       | Tembani, Pembroke Road, Woking                          | Planning Permission | 0.13           | 1                            | 2               | 1        |
| SHLAAGE045           | 2011/0105       | 25 Mabel Street, Woking                                 | Planning Permission | 0.06           | 0                            | 1               | 1        |
| SHLAAMS055           | 2010/1160       | 4 Beaufort Road, Woking                                 | Planning Permission | 0.04           | 1                            | 2               | 1        |
| SHLAAGE046           | 2010/0367       | 80 Kingsway, Woking                                     | Planning Permission | 0.06           | 1                            | 2               | 1        |
| SHLAAMHE039          | 2010/1066       | Summerley, Heathside Park Road, Woking                  | Planning Permission | 0.13           | 1                            | 2               | 1        |
| SHLAAMS056           | 2010/1073       | 141 Devonshire Avenue, Sheerwater, Woking               | Planning Permission | 0.03           | 1                            | 2               | 1        |
| SHLAASJHH052         | 2010/0757       | Land to side of Verlands, Pond Road, Hook Heath, Woking | Planning Permission | 0.12           | 0                            | 1               | 1        |
| SHLAABR028           | 2010/0039       | Orchard House, 11-124 Connaught Road, Brookwood.        | Planning Permission | 0.09           | 0                            | 1               | 1        |
| SHLAAMS057           | 2010/0637       | 22, Portugal Road, Maybury, Woking.                     | Planning Permission | 0.02           | 0                            | 2               | 2        |
| SHLAAWB069           | 2011/0249       | 11 Camphill Road, West Byfleet.                         | Planning Permission | 0.06           | 1                            | 3               | 2        |
| SHLAAMS059           | 2011/0336       | 23 Monument Road, Woking.                               | Planning Permission | 0.03           | 1                            | 2               | 1        |



| SHLAA site reference | Planning App No | Address   | Source of site      | Site Area (ha) | No of existing units on site | Potential Yield | Net Gain    |
|----------------------|-----------------|---|---------------------|----------------|------------------------------|-----------------|-------------|
| SHLAAWB070           |                 | 11 Old Woking Road, West Byfleet                            | SHLAA               | 0.02           | 0                            | 1               | 1           |
| SHLAAMHE040          |                 | Holman, Hockering Road, Woking                              | SHLAA               | 0.20           | 0                            | 1               | 1           |
| SHLAAKW038           |                 | Westfield Social Club, 33 Westfield Road, Westfield, Woking | SHLAA               | 0.21           | 0                            | 8               | 8           |
| SHLAAHK032           | 2011/0179       | 100 Inkerman Road, Knaphill.                                | Planning Permission | 0.03           | 0                            | 1               | 1           |
| SHLAAMS062           |                 | 22 Omega Road, Woking                                       | SHLAA               | 0.02           | 1                            | 2               | 1           |
| SHLAAMS063           |                 | 280 Albert Drive, Sheerwater, Woking                        | SHLAA               |                | 1                            | 2               | 1           |
| SHLAAMS064           |                 | Maybury Lodge Hotel, 83-84 Maybury Road, Woking.            | SHLAA               | 0.08           | 0                            | 12              | 12          |
|                      |                 |   |                     |                | <b>125</b>                   | <b>1856</b>     | <b>1801</b> |

### Appendix 3: Example Proforma



## Woking Borough Council

### Five Year Housing Supply Position and SHLAA Proforma



|  |   |
|--|---|
| <b>CONTACT DETAILS</b><br>Name and Company (if applicable):<br><br>Representing (if applicable):<br><br>Address:<br><br>Email:<br><br>Telephone:<br><br>Your status (please tick as appropriate) <ul style="list-style-type: none"> <li>• Landowner</li> <li>• Planning consultant</li> <li>• Developer</li> <li>• Land agent</li> <li>• Other (please specify)</li> </ul> | <b>Application Number or SHLAA site reference:</b><br><br><b>Site Address:</b><br><br>If you are the landowner, or if the site is in multiple ownership, please submit the name and contact details for each landowner:<br><br><br>I can confirm that the landowner/s have been informed of this submission (please circle):<br>YES    NO |
| 1) Is this site available for development now? i.e. development is physically and legally capable of commencing within one month of the date of this letter.   |   |
| 2) Over which timeframe do you anticipate the site will become available for development?  | Please tick:<br>Short term – by 2016/17    ..<br><br>Medium term – by 2021/22    ..<br><br>Long term – by 2026/27    ..   |
| 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)?  |   |
| 4) Have there been any changes in circumstances that may mean that the site is no longer suitable for residential development?   |   |
| 5) Are you intending to develop the site yourself or is development dependant on a third party? Please supply details.   |   |
| 6) How many dwellings can the site expect to deliver?  |   |

|  |  |
|--|--|
| 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<br>Small family homes<br>Large family homes<br>Affordable housing<br>Sheltered housing<br>Gypsy and Traveller accommodation<br>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](mailto:planning.policy@woking.gov.uk)

**By Friday 3 June 2011**