



SUTTON GREEN

WOKING

**THE CREATION OF A VIBRANT, LANDSCAPE-LED
EXTENSION TO THE COMMUNITY WITH HOMES,
LOCAL AMENITIES AND OUTSTANDING OPEN SPACE**

Quinn
Estates



**BUILDING
YOUR
FUTURE**

MAKING EXTRAORDINARY PLACES

DEFINED BY WHAT WE DELIVER

**THROUGH THE DELIVERY OF
HOMES, JOBS, GREEN SPACE
AND INFRASTRUCTURE
WE CREATE EXCEPTIONAL
COMMUNITIES**



SITE LOCATION & THE PROPOSAL

The applicant seeks outline planning permission for a landscape-led community extension at Sutton Green Golf Course.

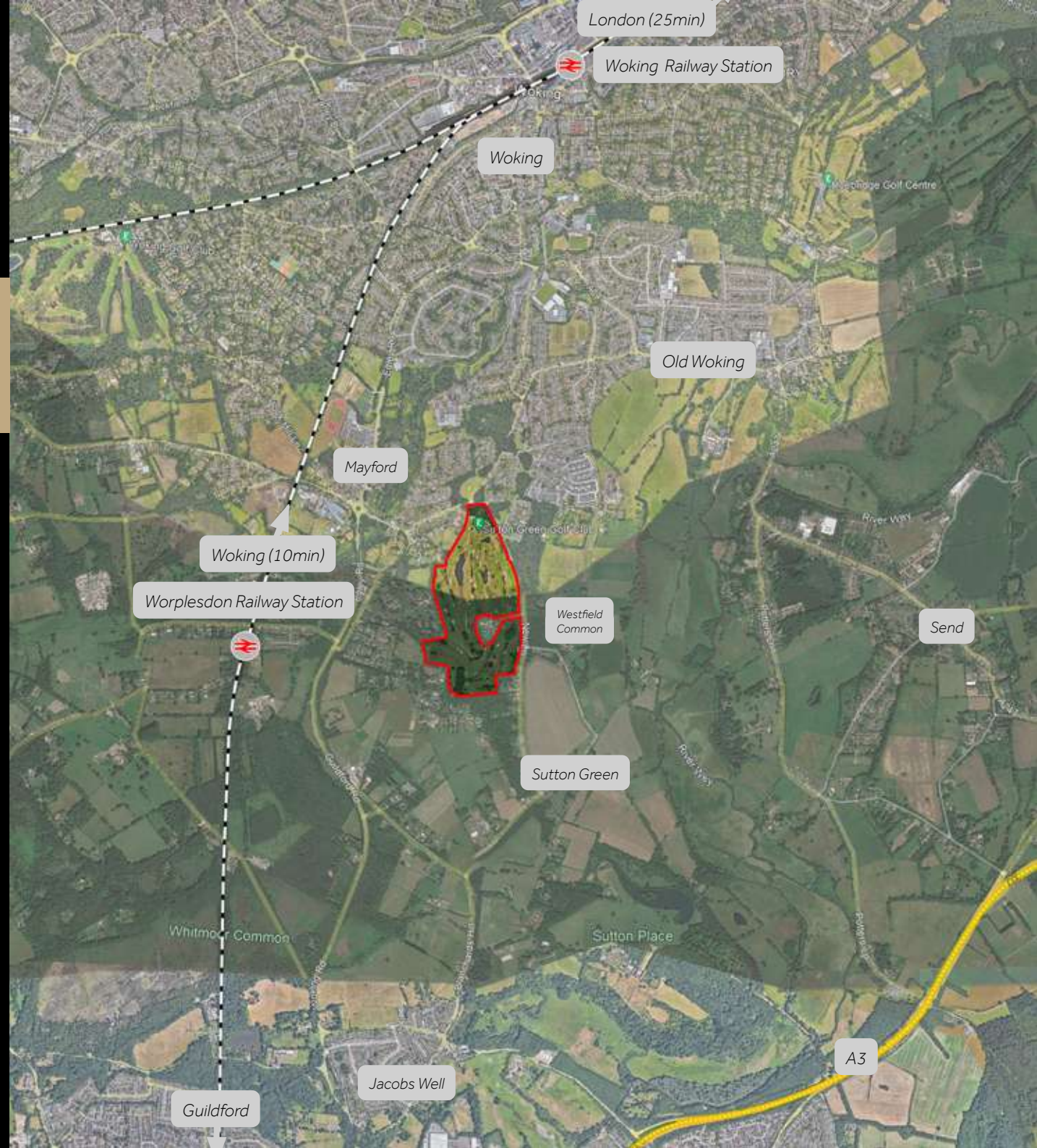
The scheme proposes;

- **Up to 650 homes**
- 50% Affordable Housing provision
- **Substantial green infrastructure within the development including a central village green and lake**
- A care home, community and retail facilities and café to serve the development; and
- **Publicly-accessible parkland alongside the development totaling over 13ha (32 acres)**

The proposal is the result of extensive technical work and engagement carried out over a number of years and has been carefully informed by the site's constraints and opportunities.

As such, the masterplan represents a considered response to the surrounding context in terms of layout, infrastructure, building height and design quality.

The scheme will deliver much-needed family housing in a sustainable and logical location for growth, while also securing significant public benefits – including the provision of 50% affordable housing, specialist housing for older people, supporting service infrastructure and substantial network of green infrastructure of exceptional quality to create a truly outstanding place to live.



THE VISION

- **To create beautifully and imaginatively designed homes with gardens, combining the best of town and country;**
- To create housing for all generations through the provision of market housing, affordable homes and a care home;
- **To create a range of local services and associated jobs in a high-quality setting within easy commuting distance of homes by foot, bus and cycle, enhancing the accessibility of the wider area;**
- To deliver a walkable, vibrant development with sociable neighbourhoods and distinct character areas;
- **To provide an integrated and accessible transport system, with walking, cycling and public transport designed to be the most attractive forms of local transport, enhancing connectivity to Woking Town Centre;**
- To create a unique landscape environment integrated with extensive publicly accessible green spaces which respects its landscape setting, retains trees and ponds and includes the delivery of a 13ha SANG country park within a short walk of every home;
- **To deliver significant social, economic and environmental benefits for new residents and improvements to the wider community in the Borough;**
- To promote a mixed-use sustainable development of locally inspired distinct character areas;
- **To enhance the natural environment, providing a comprehensive green infrastructure network and in excess of a 10% net gain in biodiversity on site.**



The vision for the redevelopment of Sutton Green Golf Club is to create a vibrant, landscape led community extension, delivering a wide range of homes, local amenities and access to outstanding open space.



SUTTON GREEN GOLF COURSE

- A surplus of golf facilities exist within a 20-minute drive time of Sutton Green with a high concentration of 18-hole courses and other golf facilities, significantly exceeding levels found elsewhere.
- Demographic trends, including an ageing population and a proportionate reduction in the number of under 25's, indicate that future demand for golf is likely to reduce further.
- Sutton Green ranks at the lower end in terms of quality when compared with directly comparable courses and does not offer any unique facilities.

The loss of Sutton Green would not materially affect the quantity, quality, accessibility or availability of golf provision for local residents or existing members.

PLANNING POLICY SUPPORT

- Paragraph 104 of the National Planning Policy Framework and Policy CS17 of the Core Strategy both allow for the loss of sports and recreational land where an assessment demonstrates surplus provision.
- Declining participation and the presence of suitable alternative courses within a reasonable catchment, some of which have already absorbed former Sutton Green members supports the necessary tests.
- In addition, the developer has committed to part-funding improvements at other local courses to enhance facilities and encourage wider participation.



Opened in 1994



Capacity for 600 members



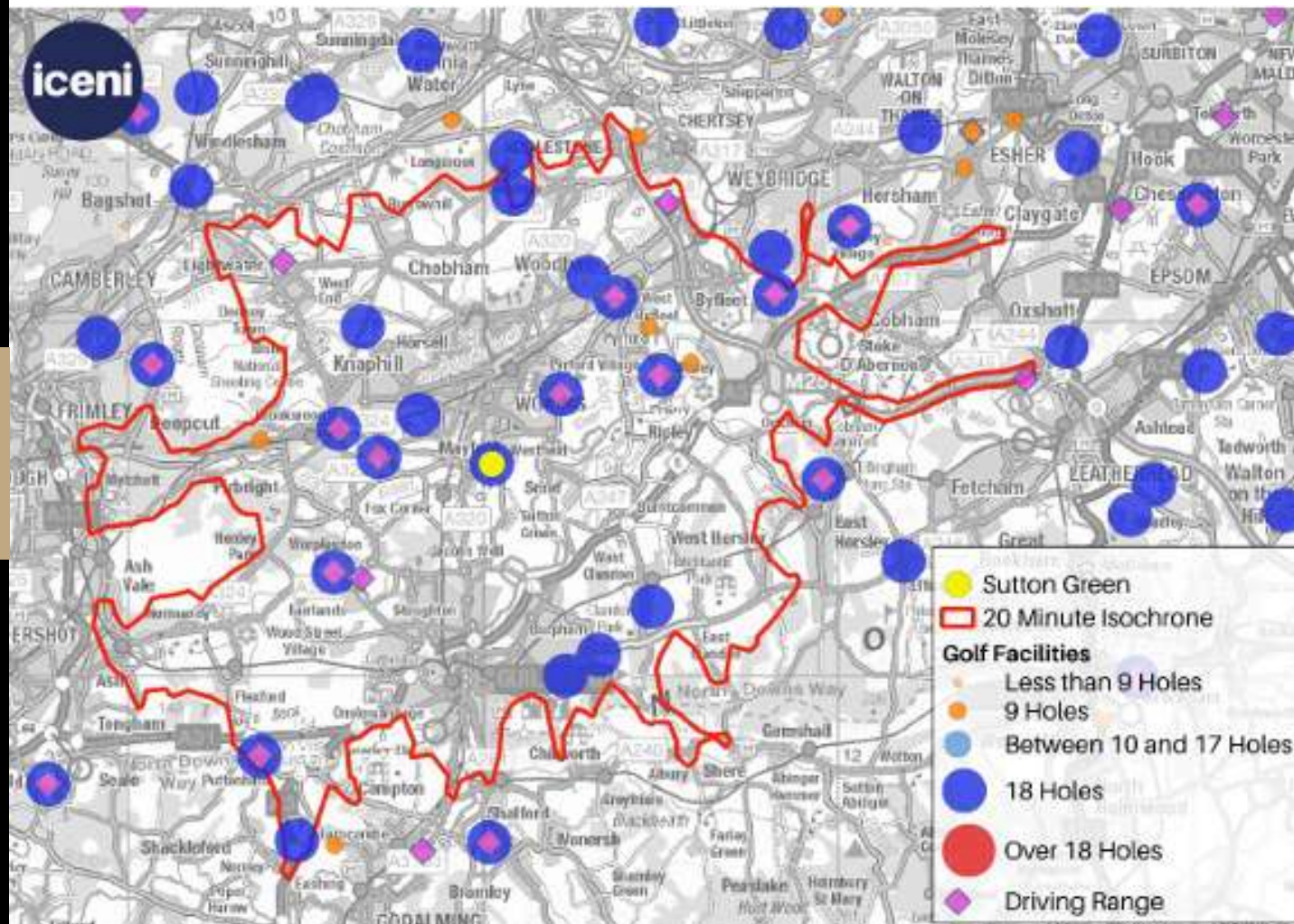
Within 20 minutes of Sutton Green there are 22 golf facilities



6,433 yard championship, 18 hole parkland golf course



Current membership 114



In the absence of an up-to-date local golf needs strategy, the assessment submitted should be afforded significant weight in planning decisions relating to the future of the Sutton Green site.

PLANNING CONTEXT

KEY PLANNING ARGUMENTS

We consider the site is 'grey belt' as defined under the 2025 National Planning Policy Framework (NPPF) because:

- It does not strongly contribute to key Green Belt purposes (sprawl, town merging, historic setting)
- Development would not undermine the wider Green Belt. The scheme meets the NPPF "Golden Rules" for grey belt development

HOUSING NEED AND POLICY CONTEXT

Due to increasing housing need Woking Borough Council is unable to demonstrate a five-year housing land supply. The borough currently has around 4.1 years of supply, potentially falling further. There is:

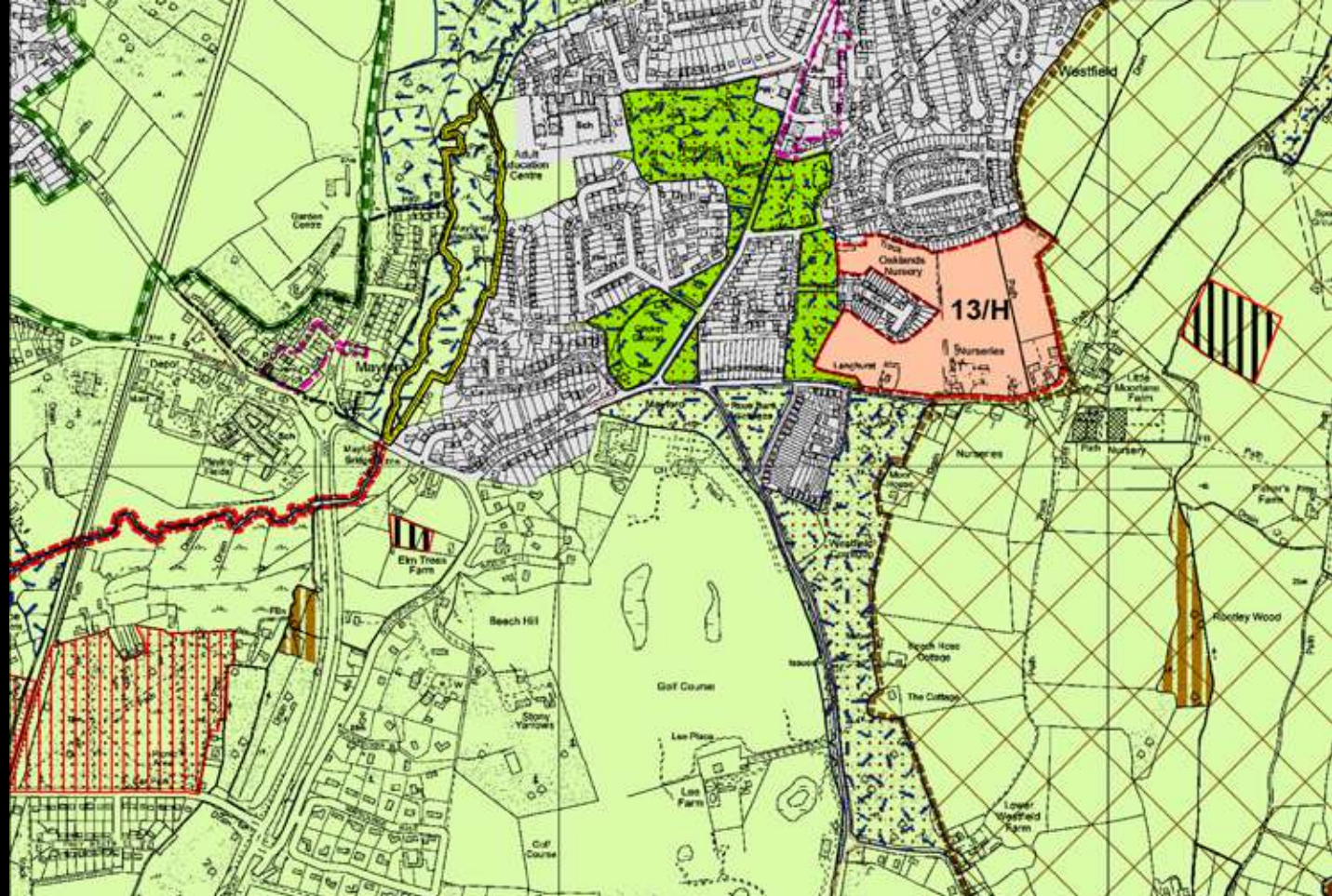
- A significant shortfall in affordable housing
- An acute unmet need for care accommodation for an ageing population

Many local plan policies are considered out of date or inconsistent with the latest NPPF, triggering the presumption in favour of sustainable development.

PLANNING BALANCE

Any limited harm (including minor Green Belt or heritage impacts) would be clearly outweighed by substantial public benefits, notably:

- Housing delivery (including affordable homes)
- Care provision



The site constitutes land that is not agricultural in nature and includes elements of previously developed land, within a highly sustainable location.

SITE CONTEXT

The site is a 41-hectare golf course, currently private and not publicly accessible. It lies within the Green Belt, close to existing residential areas (Westfield, Mayford and Pyle Hill).

The site is:

- In Flood Zone 1
- Near the Thames Basin Heaths SPA (mitigation proposed via SANG and contributions)
- Adjacent to, but not directly affecting, listed buildings

OPPORTUNITIES & CONSTRAINTS

The topography of the site falls gently from the highest point along the western boundary (approximately 33m AoD). The clubhouse is situated around 28m AoD provide marginal south eastern views over the golf course. From here to the boundary along New Lane falls gradually, falling another 2.5m.

Although the site is covered in trees, there are only a handful of mature trees which are predominantly situated to the north of the site with many trees being ornamental and associated with the golf course landscaping. These are covered in more detail in Aspect Arboriculture's Tree Schedule.

The western edge of the site runs adjacent to a Public Right of Way (PRoW) (number 37). This PRoW runs from Pyle Hill road along the western side of the site, up to Guildford Road. Along the southern boundary of the site runs another PRoW (number 38) which connects New Lane to the A320, along Pyle Hill road.



LANDSCAPE MASTERPLAN



THE MASTERPLAN



Up to 650 new homes (Use Class C3)



50% affordable housing (up to 325 homes)



A wide mix of homes, mainly family housing



A 70-bed care home (Use Class C2) for older people



A local centre (up to 1,535 sqm) including potential uses such as:

- Nursery
- Community space
- Café, shop, gym or studio



Extensive green infrastructure, including:

- Around 13 hectares of Suitable Alternative Natural Green Space (SANG)
- A new country park, play areas, walking routes and habitat creation





650

New residential homes
50% affordable homes (325)



1,847

New residents including
1,007 children



OPEN SPACE

13.07 hectares (53% of site)
open space and play space



70-BED

Care home

WHAT DOES THIS DO FOR THE LOCAL AREA?



£10.5M

Per year in new local
resident expenditure



ON SITE

Community space, gym, nursery,
takeaway, cafe, food store and retail



268 FTE

Construction jobs



203 FTE

Jobs in operation



NEW FOOTPATHS

including a 3.2km circular cycle
and walking route; SNCI woodland,
community garden and ponds

CASE STUDY: HERNE BAY GOLF COURSE

Quinn Estates gained planning permission on a redundant golf course and set about delivering a project that was unanimously supported by local councilors and local residents.

To date the scheme has delivered:

- **15-acre, £10m sports hub that welcomes thousands of members a week**
- Over 600 new homes – a mix of 1-, 2- & 3-bedroom apartments and 2, 3, 4 & 5-bedroom houses
- **A Co-Op retail store**
- A 60-bed care home with residential, dementia and respite care
- **Work has commenced on a dedicated development for over 55's affordable housing**
- New open space and connectivity to the town centre





Sketch shows view through central community park

housebuilder
Awards

**BEST COMMUNITY
INITIATIVE AWARD**



**BEST SMALL
HOUSEBUILDER
2024**

Quinn
Estates

**PLANNING
AWARDS 2025**

**BEST USE OF ART,
CULTURE OR SPORT
IN PLACEMAKING**

**Property
Awards
WINNER**

**IRVINE SELLAR AWARD
FOR HERNE BAY
SPORTS HUB**